

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1658

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: LEJ FARMS LLC
575 W BANNOCK ST
BOISE, ID 83702-5917

LESSOR: DEJ FARMS LLC
575 W BANNOCK ST
BOISE, ID 83702-5917

LESSOR: MAN FARMS LLC
575 W BANNOCK ST
BOISE ID 83702-5917

RECEIVED

FEB 02 2023

DEPARTMENT OF
WATER RESOURCES

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 29, 2022.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
2-2186	1/9/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	0.86	215.0	43.0
2-10594	2/20/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	1.16	290.0	58.0
2-10477	2/20/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	0.64	160.0	32.0
2-10587	5/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	0.64	160.0	32.0
2-10590	5/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	1.24	310.0	62.0
2-10591	5/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	6.4	160.0	32.0
Combined Limit Totals			5.180	1,295.00	259.00
Combined Lease Totals			5.180	1,295.00	259.00

SUPPORT DATA

IN FILE #

2-2186

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WATER SUPPLY BANK LEASE CONTRACT No. 1658

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
2-2186	0.86	215.0	43.0	0.02	5.0
2-10594	1.16	290.0	58.0	0.02	5.0
2-10477	0.64	160.0	32.0	0.02	5.0
2-10587	0.64	160.0	32.0	0.02	5.0
2-10590	1.24	310.0	62.0	0.02	5.0
2-10591	6.4	160.0	32.0	0.02	5.0
Combined Limit Totals	4.44	1,295.00	259.0	0.02	5.0

** The water right elements rentable have been reduced from the water right elements leased to account for combined limits.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2022 to December 31, 2022. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1658

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: LEJ FARMS LLC
575 W BANNOCK ST
BOISE, ID 83702-5917

By [Signature]
Title Manager
Date 1/25/23

LESSOR: DEJ FARMS LLC
575 W BANNOCK ST
BOISE, ID 83702-5917

By [Signature]
Title Manager of LLC
Date 1/24/2023

LESSOR: MAN FARMS LLC
575 W BANNOCK ST
BOISE, ID 83702-5917

By [Signature]
Title Manager
Date 1/24/23

IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By [Signature]
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 2/10/23

Lease approved by IDWR [Signature]

Date 2/10/23

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AUG 14 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1658

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 2-10594, 2-2186, 2-10477, 2-10587, 2-10590, 2-10591

SNAKE RIVER L4(NWSW) Sec. 34 Twp 05S Rge 09E ELMORE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
2-10594	IRRIGATION	03/15	to	11/15	1.16 cfs	290.0 AF
2-2186	IRRIGATION	03/15	to	11/15	0.86 cfs	215.0 AF
2-10477	IRRIGATION	03/15	to	11/15	0.64 cfs	160.0 AF
2-10587	IRRIGATION	03/15	to	11/15	0.64 cfs	160.0 AF
2-10590	IRRIGATION	03/15	to	11/15	1.24 cfs	310.0 AF
2-10591	IRRIGATION	03/15	to	11/15	6.40 cfs	160.0 AF
Totals:					5.18 cfs	1,295.0 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06S	09E	4	2.0 L1	8.0 L2	8.0	8.0									8.0	8.0	8.0	8.0	58.0
06S	09E	8													11.0	16.0	8.0	8.0	43.0
06S	09E	9									8.0	6.0							14.0
06S	09E	10					8.0	8.0	8.0	8.0									32.0
06S	09E	11									6.0	8.0	8.0	8.0					30.0
06S	09E	14					10.0	8.0											18.0
06S	09E	15					8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0					64.0

Total Acres: 259.0

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.

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AUG 4 2023

WATER SUPPLY BANK LEASE CONTRACT No. 1658

4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Rights 2-2186, 2-2371, 2-10032, 2-10034, 2-10035, 2-10477, 2-10587, 2-10588, 2-10589, 2-10590, 2-10591, 2-10592, 2-10593 & 2-10594 are also diverted through the point of diversion described above.
13. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 02.
14. Water rights 2-2371, 2-10032, 2-10034, 2-10035, 2-10588, 2-10589, 2-10592, 2-10593 and the unleased portions of 2-2186, 2-10477, 2-10587, 2-10590, 2-10591 & 2-10594 when combined shall not exceed a total diversion rate of 66.56 cfs.

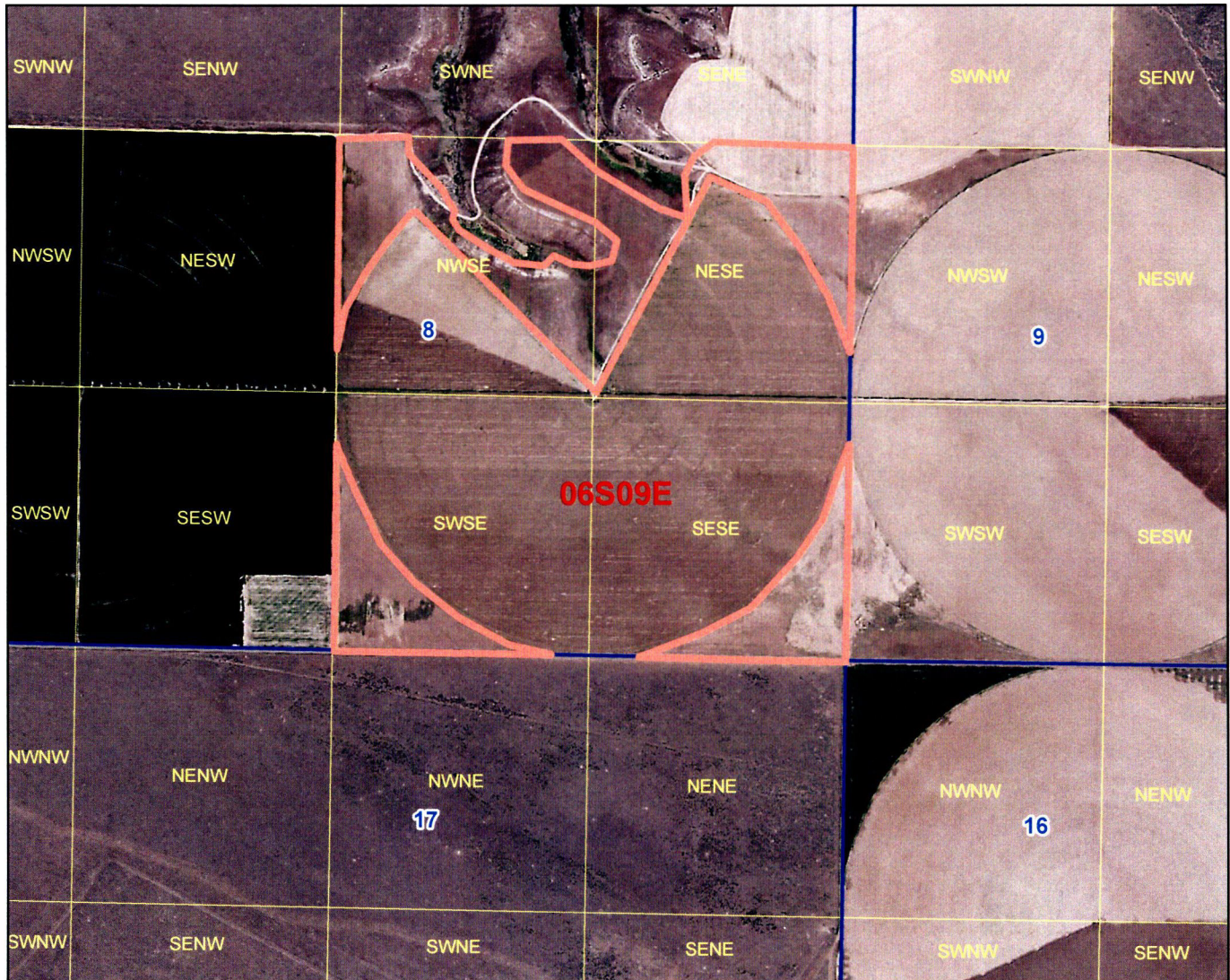
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AUG 14 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-2186
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections
- QQ

0 250 500 Feet

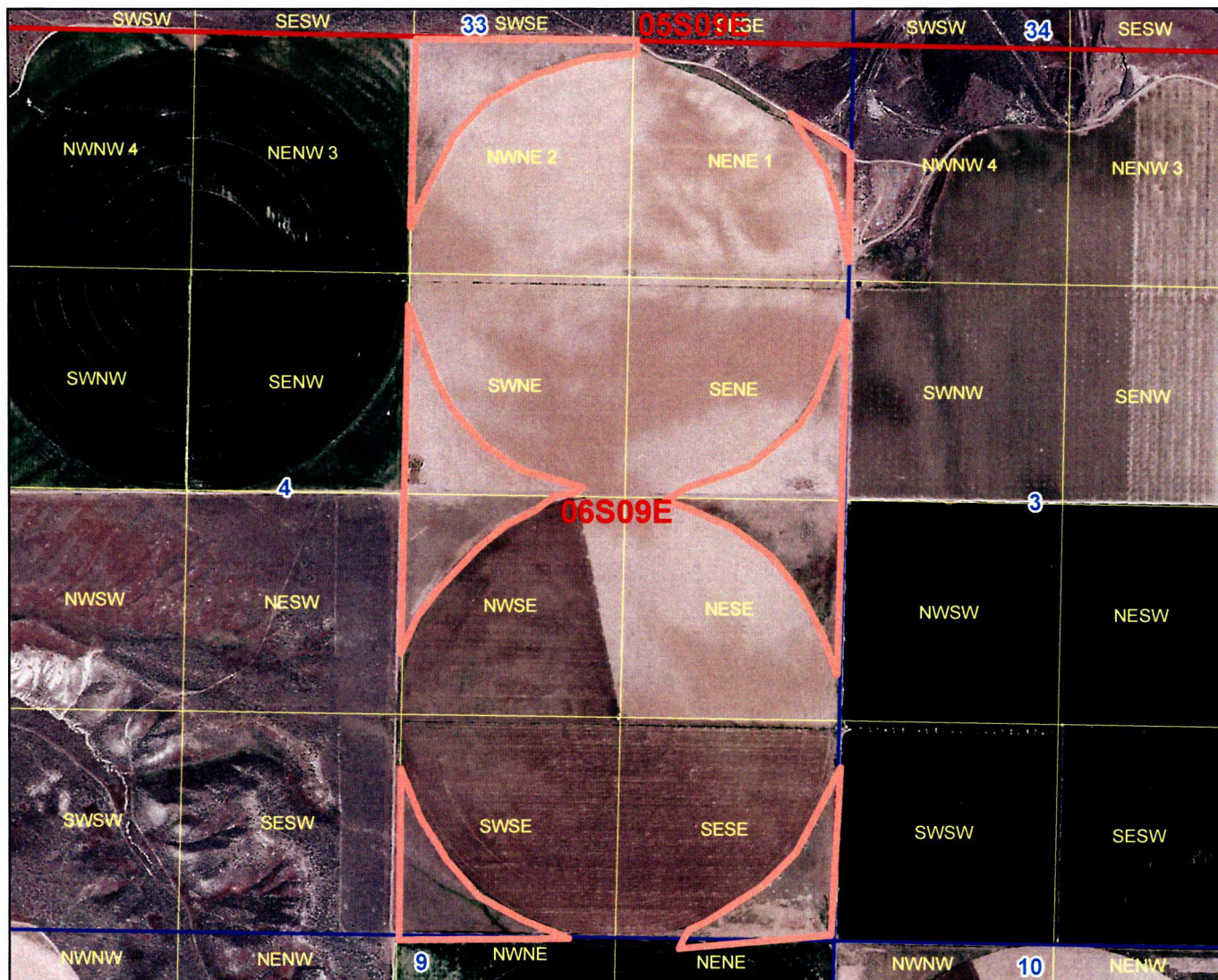


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AUG 14 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10594
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections
- QQ

0 500 1,000 Feet



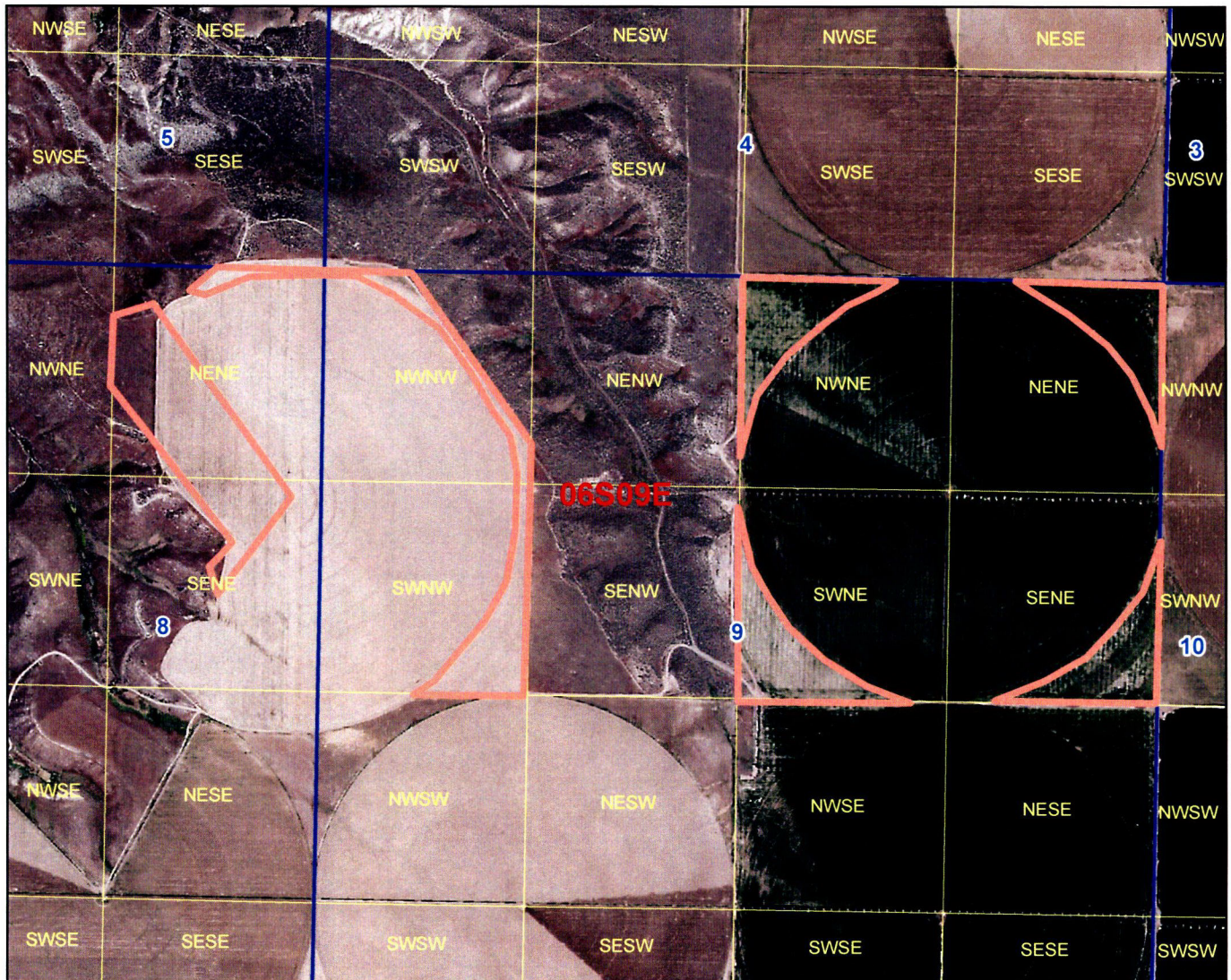
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AUG 14 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10477
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- ▨ Approved Lease Place of Use
- ▭ Township/Range
- ▭ Sections
- QQ



0 750 1,500 Feet

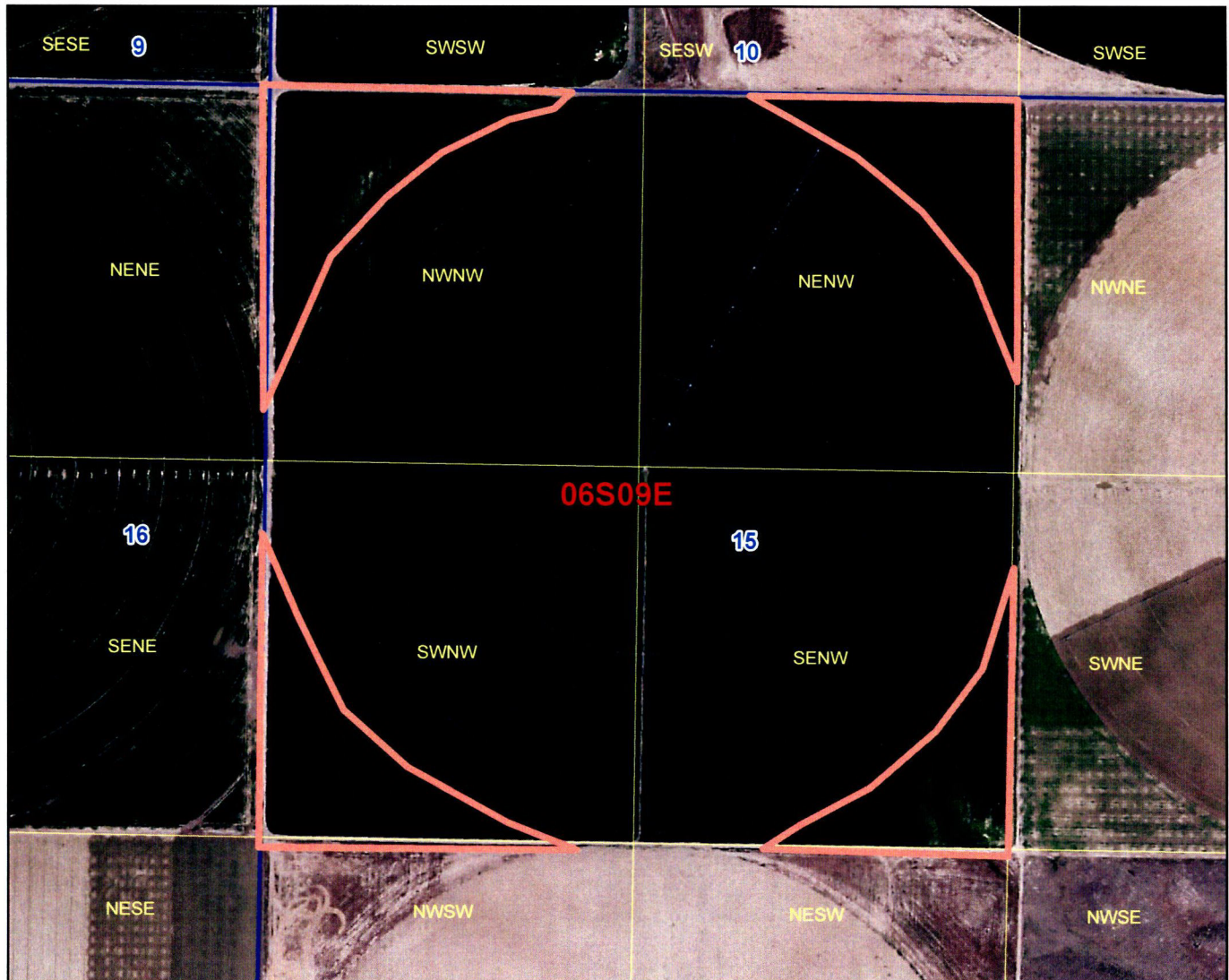
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AUG 14 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10587
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



● Approved Lease Point of Diversion

Approved Lease Place of Use

Township/Range

Sections

QQ



0 750 1,500 Feet

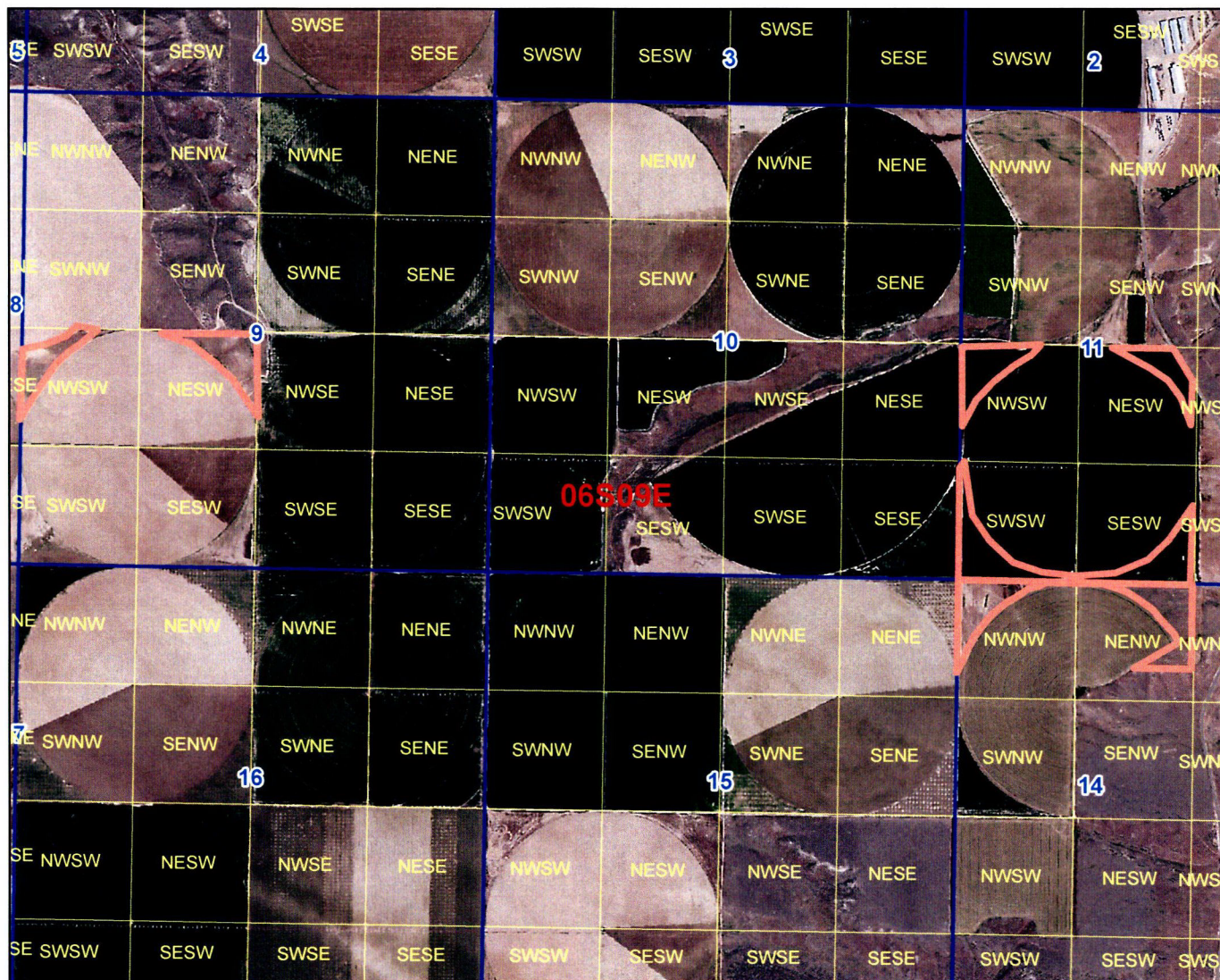
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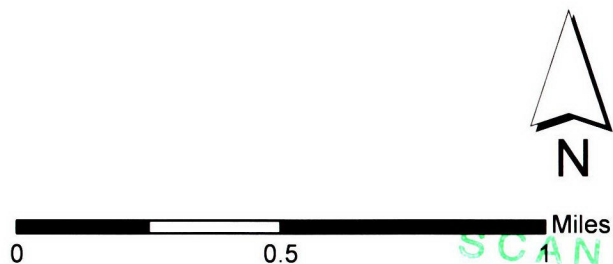
Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10590
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



-  Approved Lease Point of Diversion
-  Approved Lease Place of Use
-  Township/Range
-  Sections
- QQ

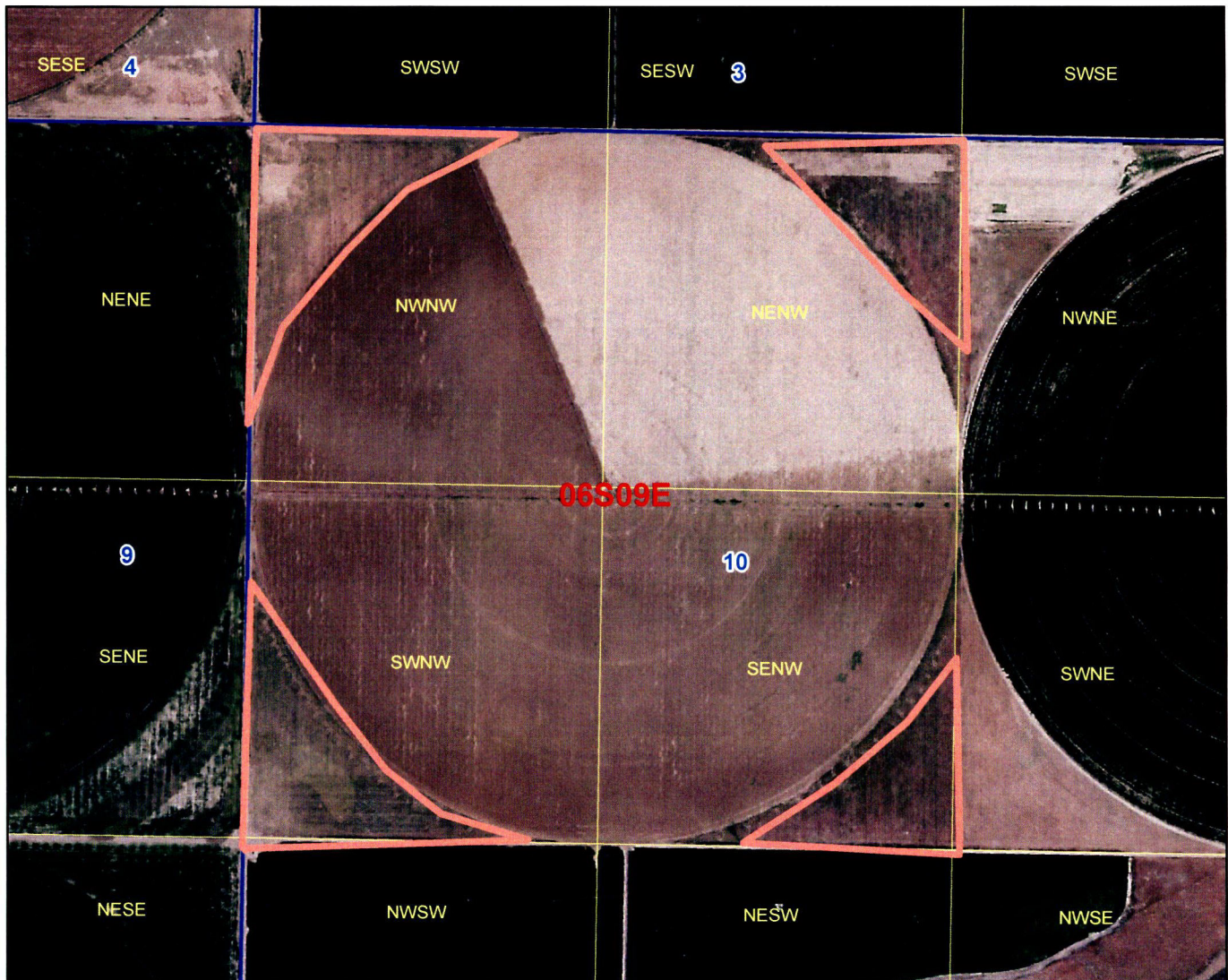


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AUG 4 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10591
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections
- QQ



0 500 1,000 Feet

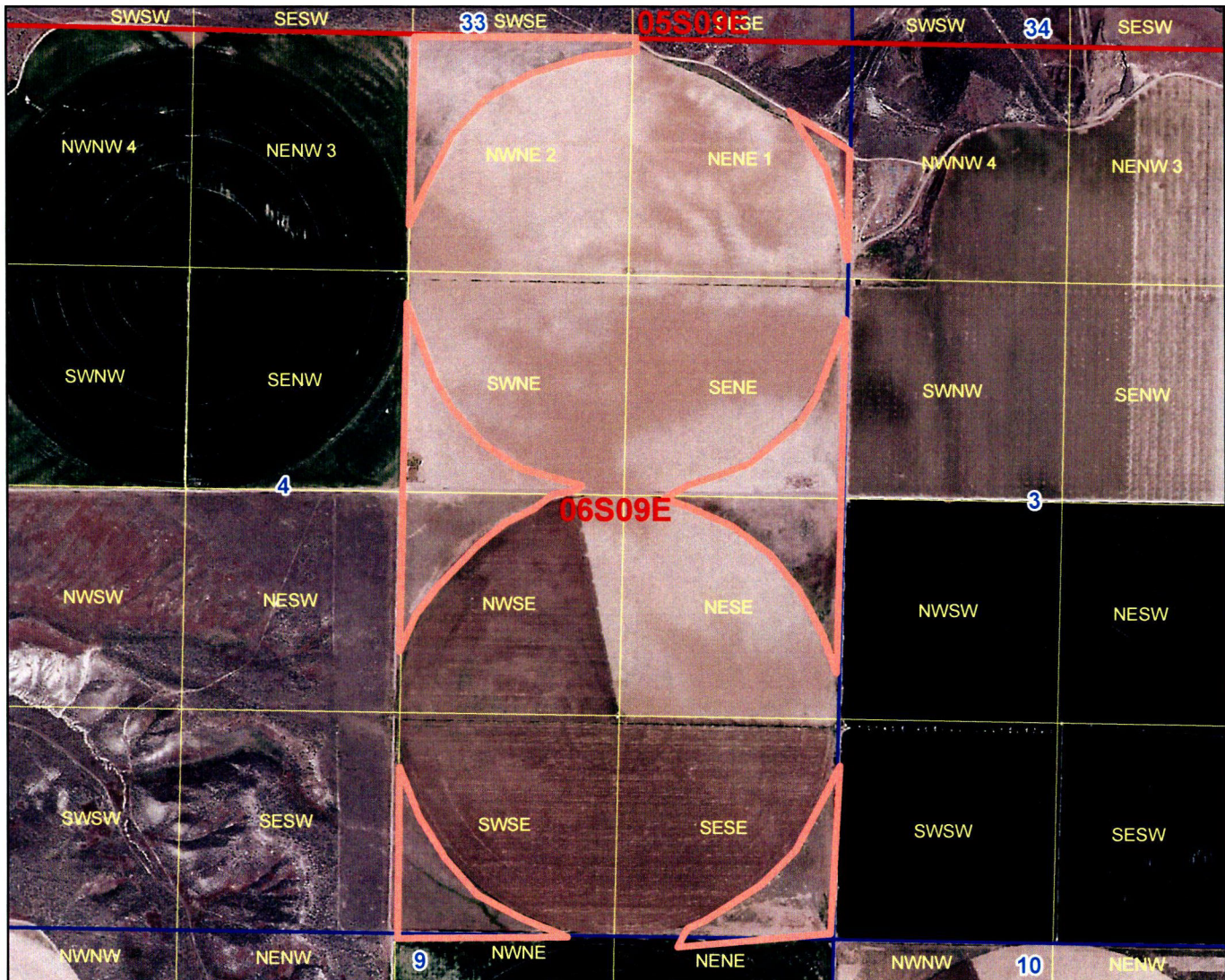
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AUG 1 2023

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-10594
Effective until December 31, 2022

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections
- QQ

0 500 1,000 Feet

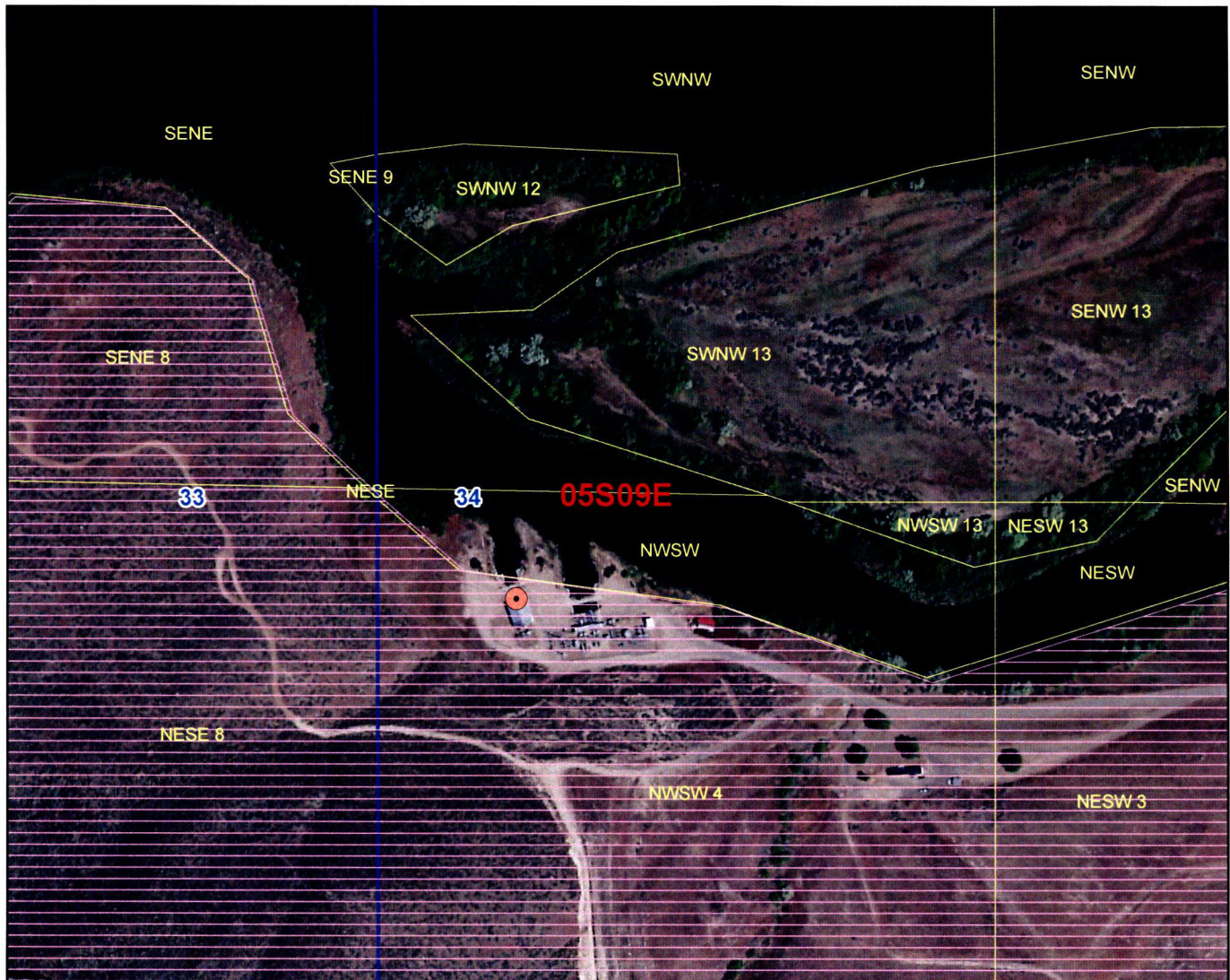


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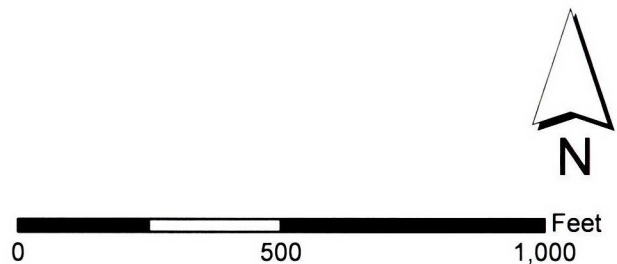
Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1658

2-2186, 2-10477, 2-10587, 2-10590, 2-105912-10594
Effective until December 31, 2022

This map depicts the **point of diversion** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Township/Range
- Sections
- QQ



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STATE OF IDAHO
WATER RESOURCE BOARDAPPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK

RECEIVED

DEC 29 2022

Department of Water Resources

Designated Applicant MAN Farms, LLC

(Select one owner – see item 1A on the application)

Water Right No. 2-2186

(One water right per application)

Is this application being submitted with a rental application as a lease/rental package?

Yes ☐ No ☒

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. Applications that do not meet the minimum requirements will not be processed and may be returned or denied.

MINIMUM REQUIREMENT CHECKLIST

All items must be checked as either *Attached (Yes)* or *Not Applicable (N/A)*

Yes

- ☒ Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.
- ☒ Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.
- ☒ Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

- 1A ☐ ☒ Signatures and contact information for **all owners** of the water right to be leased or sold on this application.
- 1B ☒ ☐ An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.
- 1C ☒ ☐ *Notice of Change in Water Right Ownership* form (accessible from www.idwr.idaho.gov).
- 1D ☐ ☒ Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
- 2 ☐ ☒ Description of a water right portion offered to the Water Supply Bank.
- 3 ☐ ☒ A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.
- 4A ☒ ☐ Written consent from irrigation district or water delivery company.
- 4G ☐ ☒ Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.

Department Use Only

Fee Amount \$ <u>250</u>	Received By: <u>KM</u>	Date Received: <u>12.29.22</u>	Receipt # <u>C114987</u>
W-9 received? Yes ☐ No ☒ (Route W-9 to Fiscal)		Name on W-9:	

2549

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STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant MAN Farms, LLC

Mailing Address 575 W Bannock St, Boise, ID 83702

Street City State Zip Code
Email Address markn@farmdevcorp.com Phone Number 208-991-2701

☒ The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☒ No ☐
If no, complete the form and attach to this application (Attachment 1B).

- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes ☒ No ☐
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Mark Noble

Organization MAN Farms, LLC

Professional Title Manager

Email Address markn@farmdevcorp.com

Mailing Address 575 W Bannock St, Boise ID 83702

Phone Number 208-342-6524

☒ Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

☐ Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☐ The full water right is being offered to the Bank.

OR

☒ A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map Attachment 3.

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STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes ☐ No ☐
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).
If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to Section 42-108, Idaho Code and IDAPA WSB Rule 37.02.03.25.02e.
- B. Please provide a description of the current water diversion and delivery system.
Pumps at river, penstock and mainlines.

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. None

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.
- E. Will the present place of use continue to receive water from any other source? Yes ☐ No ☒
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. _____

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. This right was decreed in the SRBA in 2008. Since that time the right has either been used in full or placed in the Water Bank.

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See Section 42-223, Idaho Code for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. _____

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? Yes ☐ No ☒
If yes, describe. _____

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE AGREEMENT

- A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒.

If lease, specify the years when the use of water will be suspended: 2022 to 2022 (maximum lease period 5 calendar years).
(Year) (Year)

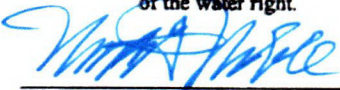
- B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

Current rental rate

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.



Signature of Designated Applicant

Mark Noble

Printed Name

12/27/22

Date

Signature of Authorized Representative

Printed Name

Date

Mail to:
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

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AUG 4 2023

**STATE OF IDAHO
WATER RESOURCE BOARD**

Complete Attachment 2 if only a portion of the water right is offered to the Bank.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

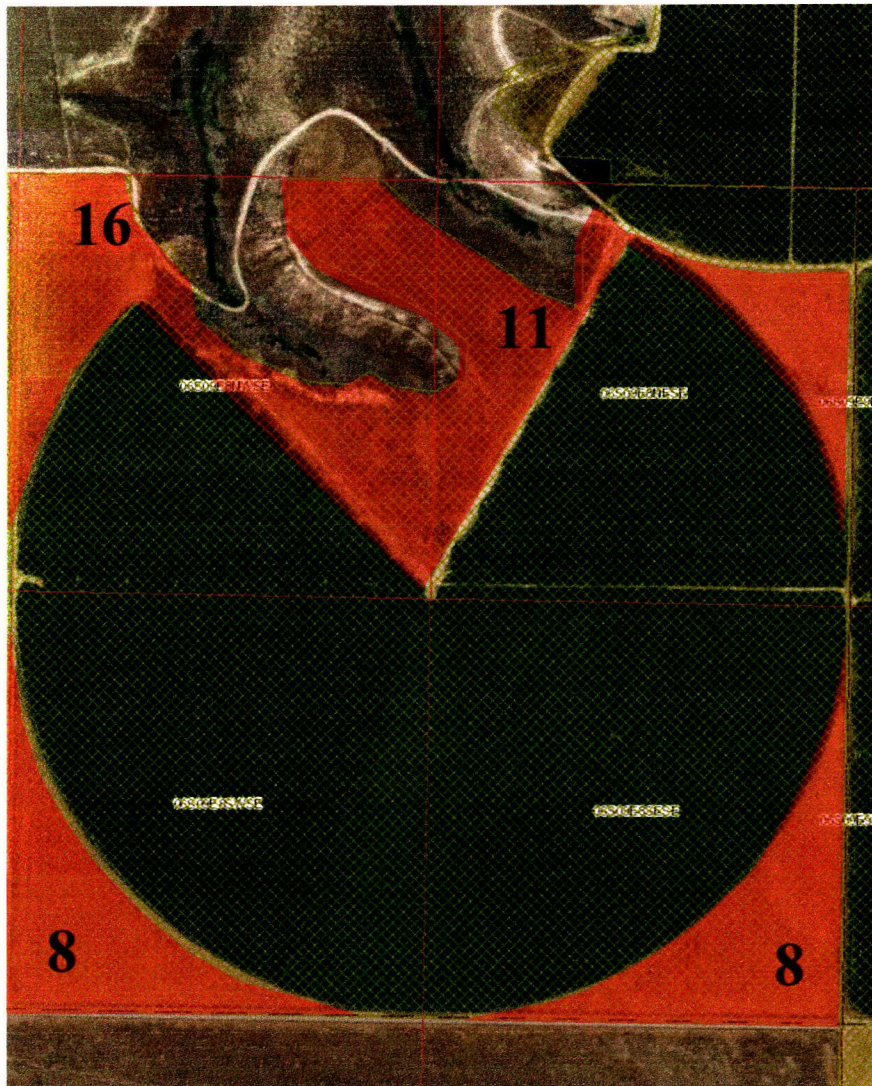
1. <u>Water Right Number</u>	Nature of Use	Leased Rate (cfs)	Leased Volume (af)	Leased Acres (ac)
<u>2-2186</u>	<u>Irrigation</u>	<u>0.74</u>	<u>215</u>	<u>43</u>
Total Amounts:				

2. Source of water Snake River tributary to Columbia River

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
5S	9E	34	4		NW	SW	Elmore

T6S R9E S8
43 acres



SCANNED
AUG 14 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 13, 2023

MAN FARMS LLC
DEJ FARMS LLC
LEJ FARMS LLC
575 W BANNOCK ST
BOISE ID 83702-5917

**RE: WATER SUPPLY BANK LEASE CONTRACT 1658
FOR WATER RIGHTS 2-2186, 2-10477, 2-10587, 2-10590, 2-10591 & 2-10594**

Dear Lessor:

Water right(s) **2-2186, 2-10477, 2-10587, 2-10590, 2-10591 & 2-10594** was/were leased into the Water Supply Bank (Bank) as of January 1, 2022, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right(s) were released from the Bank on **December 31, 2022**, unless the rights are released earlier by the Water Resource Board (Board). On behalf of the Board, the Department of Water Resources (Department) can evaluate an early release of the lease contract upon your request. To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water rights may not be available for immediate release if they have been rented or are being considered for a future rental. Furthermore, it is at the discretion of the Department whether or not a water right can be released early from a lease contract.**

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Jean Hersley

for
Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Western Office
John Marshall Law, PLLC

SCANNED
AUG 14 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

January 17, 2023

MAN FARMS LLC
DEJ FARMS LLC
LEJ FARMS LLC
575 W BANNOCK ST
BOISE ID 83702-5917

RE: APPLICATION TO LEASE WATER RIGHTS 2-2186, 2-10477, 2-10587, 2-10590, 2-10591 & 2-10594 TO THE WATER SUPPLY BANK CONTRACT 1658

******TIME SENSITIVE RESPONSE REQUIRED*****

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2022**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

for
Water Supply Bank

Enclosures: Proposed Lease Contracts

C: John Marshall Law, PLLC

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AUG 14 2023

WATER SUPPLY BANK

Lease Review Checklist

Applicant(s) Name: MAN Farms LLC, DEJ Farms LLC, LEJ Farms LLC

Memo Date: January 17, 2023

Water Right Number(s): 2-2186, 2-10477, 2-10587, 2-10590, 2-10591, 2-10594

Reviewers Name: Jean

Quick Tools

Decreed Year	No Forfeiture Concerns Thru:
2011	2017
2012	2018
2013	2019
2014	2020
2015	2021

		Check box		COMMENTS/CONCERNS:
1	Fill out WSB Data Entry Checklist for Leases (Front of File)	x		
2	Reason for lease of water rights (Brief description of lease proposal in narrative)			
	Portion of right	x		
	All of right			
3	Check GWMA/CGWA/ADC and basin 63 areas of concern (note area in comments)			
		Yes	No	
4	Rentable? (If no explain in comments or narrative)	x		
5	Authority to file			
	Current owner or designated applicant	x		
	SOS Web site checked for business entity	x		
	Other (explain in comments)			
6	Water Right validity			
	Decreed/Licensed/Statutory claim date (write in comments section)			2009
	Past irrigation to ensure forfeiture is not an issue if decreed or licensed over 7 years ago (consider transfers that changed the POU, rentals to the POU etc.)			
	Has this right previously been leased to the bank or in CREP?	x		
7	Injury to other water rights			
	If the POD is through a delivery entity, was consent provided?		na	
	If the POD is through a delivery entity, was holdback required? (percentage in comments)			%
	Any other concerns		x	
8	Enlargement concerns	Check box		
	Complete a POU comparison overlap analysis	x		
	Complete a combined limits review	x		
	Complete POD overlap analysis (if there is an overlap add condition to lease)	x		
		Yes	No	
	Are there overlapping rights that need to be placed in the bank also?		x	
	Will the place of use continue to receive water? (if yes explain in comments)		x	
9	Local Public Interest			
	Does the processor know of any problems this action will cause for the local public?		x	
10	Have you contacted regional office and watermaster for comment/concerns?	x		
	Send the watermaster comment request form or e-mail request	x		
11	Area Headgate requirement (write in Comments)			4
12	Is water right involved in any other department action? Pull file and check database () Ownership Change () Transfer () Mitigation () Other - Explain in comments		x	

Narrative: The Department received these applications on December 29, 2022 to place a portion of all rights in the Bank for the 2022 season. These rights or the parents of these rights were decreed in 2009. Portions have been in the Bank since 2012. These rights have a combined diversion rate. The water rights could have been placed on separate lease contracts but since the portions are being offered for the 2022 season, which has concluded, I am placing them all on one contract because of the combined rate. There are no issues with forfeiture. These rights are currently within WD 02. Mark A Noble signed for MAN Farms, Dustin E Johnson is the registered agent for DEJ Farms, and Rusty Johnson, aka Lynn E Johnson (see email from John Marshall) signed for LEJ Farms.

SCANNED
AUG 14 2023



0004787476

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004787476

Date Filed: 6/20/2022 2:45:46 PM

Entity Name and Mailing Address:								
Entity Name:	MAN FARMS, LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000107702							
Address	PO BOX 1201 BOISE, ID 83701-1201							
Entity Details:								
Entity Status	Active-Existing							
This entity is organized under the laws of:	IDAHO							
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W31601							
The registered agent on record is:								
Registered Agent	MARK A NOBLE Registered Agent Physical Address 2107 S SAILOR CREEK RD GLENN'S FERRY, ID 83623 Mailing Address							
Limited Liability Company Managers and Members								
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Mark A Noble</td><td>Member</td><td>PO BOX 99 GLENN'S FERRY, ID 83623</td></tr></tbody></table>			Name	Title	Business Address	Mark A Noble	Member	PO BOX 99 GLENN'S FERRY, ID 83623
Name	Title	Business Address						
Mark A Noble	Member	PO BOX 99 GLENN'S FERRY, ID 83623						
The annual report must be signed by an authorized signer of the entity.								
Job Title: Manager								
<u>Mark Noble</u>		<u>06/20/2022</u>						
Sign Here		Date						

B0718-6544 06/20/2022 2:45 PM Received by ID Secretary of State Lawrence Denney

SCANNED
AUG 14 2023



0004804407

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004804407

Date Filed: 7/5/2022 2:26:19 PM

Entity Name and Mailing Address:								
Entity Name:	DEJ FARMS LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000239146							
Address	PO BOX 1034 GLENN'S FERRY, ID 83623-1034							
Entity Details:								
Entity Status	Active-Existing							
This entity is organized under the laws of:	IDAHO							
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W76297							
The registered agent on record is:								
Registered Agent	DUSTIN E JOHNSON Registered Agent Physical Address 9863 OLD HIGHWAY 30 HAMMETT, ID 83627 Mailing Address PO BOX 1034 GLENN'S FERRY, ID 83623							
Limited Liability Company Managers and Members								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Dustin Johnson</td><td>Manager</td><td>PO BOX 1034 GLENN'S FERRY, ID 83623-1034</td></tr></tbody></table>			Name	Title	Business Address	Dustin Johnson	Manager	PO BOX 1034 GLENN'S FERRY, ID 83623-1034
Name	Title	Business Address						
Dustin Johnson	Manager	PO BOX 1034 GLENN'S FERRY, ID 83623-1034						
The annual report must be signed by an authorized signer of the entity.								
Job Title: CPA								
<i>John T Berg</i>		07/05/2022						
Sign Here		Date						

B0722-4035 07/05/2022 2:26 PM Received by ID Secretary of State Lawrence Denney

SCANNED
AUG 14 2023



0004814669

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0004814669

Date Filed: 7/10/2022 6:32:09 AM

Entity Name and Mailing Address:								
Entity Name:	LEJ FARMS, LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000107696							
Address	PO BOX 382 GLENN'S FERRY, ID 83623-0382							
Entity Details:								
Entity Status	Active-Existing							
This entity is organized under the laws of:	IDAHO							
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W31599							
The registered agent on record is:								
Registered Agent	LYNN JOHNSON Registered Agent Physical Address 623 S OWYHEE ST GLENN'S FERRY, ID 83623 Mailing Address							
Limited Liability Company Managers and Members								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Pamela L Johnson</td><td>Member</td><td>PO BOX 382 GLENN'S FERRY, ID 83623-0382</td></tr></tbody></table>			Name	Title	Business Address	Pamela L Johnson	Member	PO BOX 382 GLENN'S FERRY, ID 83623-0382
Name	Title	Business Address						
Pamela L Johnson	Member	PO BOX 382 GLENN'S FERRY, ID 83623-0382						
The annual report must be signed by an authorized signer of the entity.								
Job Title: Manager								
<u>Lynn E Johnson</u>		<u>07/10/2022</u>						
Sign Here		Date						

B0724-1372 07/10/2022 6:32 AM Received by ID Secretary of State Lawrence Denney

SCANNED
AUG 14 2023

John Marshall Law PLLC

575 W Bannock, Suite B
Boise, ID 83702

phone 208-991-2701
fax 208-906-8043
john@jmarshalllaw.com

December 27, 2022

Idaho Department of Water Resources
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

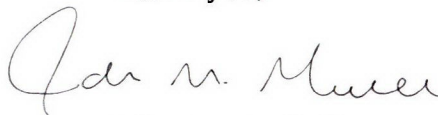
RECEIVED
DEC 29 2022
DEPARTMENT OF
WATER RESOURCES

Re: Sailor Creek Project Water Bank Applications

To Whom It May Concern:

On behalf of MAN Farms, LLC, DEJ Farms LLC, and LEJ Farms, LLC, I enclose executed Water Supply Bank Lease Applications for the following water rights: 02-2186, 2-10477, 2-10587, 2-10590, 2-10591, and 2-10594. Consistent with past practice, the filing fee for these applications is \$500 pursuant to a combined diversion limit that limits the total diversion under these rights to 71 cfs. Two checks in the amount of \$250 each are enclosed to cover the application fee.

Thank you,



John M. Marshall

SCANNED
AUG 14 2023

2549

Kienholz, Mackenzie

From: Kienholz, Mackenzie
Sent: Wednesday, January 11, 2023 2:59 PM
To: John Marshall
Subject: RE: MAN Farms, DEJ Farms & LEJ Farms Water Supply Bank Application

Hello John,

Thank you for the prompt response. Your response should be sufficient for both the authority to sign and confirming the water rights to be included. I will include this correspondence with the application. A review agent will contact you when they begin the full review process if they have any further questions.

Thank you,
Mackenzie

From: John Marshall <john@jmarshalllaw.com>
Sent: Wednesday, January 11, 2023 2:34 PM
To: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Subject: Re: MAN Farms, DEJ Farms & LEJ Farms Water Supply Bank Application

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Mackenzie, thanks for your message and initial review of the applications. As to the first issue you raised, Rusty Johnson is the same person as Lynn. He goes by Rusty, and often signs as such, although Lynn is his formal name. Is this explanation sufficient? If no, can I have him send you and email verifying this?

As the second issue, we submitted applications for all of the rights included within the permissible place of use that seek water bank inclusion for 2022. The other rights within the system were fully irrigated this year.

Thanks,
John

On Wed, Jan 11, 2023 at 9:14 AM Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov> wrote:

Good morning, John,

I am working to complete the initial intake for the Water Supply Bank lease package submitted on December 29, 2022 on behalf of MAN Farms, DEJ Farms, and LEJ Farms. Firstly, the application for water right 2-10594 owned by LEJ Farms LLC was signed by Rusty Johnson. Only Lynn Johnson and Pamela L Johnson are listed on the SOS annual report as managers/members. Either Lynn or Pamela will need to sign the application, or one of them will need to submit documentation stating that Rusty is authorized to act on behalf of the LLC.

SCANNED

AUG 14 2023

Secondly, you correctly noted on the cover letter that these rights have a combined limit on their rate of 71.0 cfs. Rights 2-2186, 2-10034, 2-10035, and 2-10477 were all split through ownership changes in the fall of 2020 (see table below), and that all the child rights created as a result of this were added to the combined limit. Also in 2020, rights 2-2371 and 2-10032 were offered for lease as they are part of the combined limit. Do you know whether any of the other water rights which are part of the combined limit are intended to be offered for lease? The previous leases included all rights which were part of the combined limit at that time. We should not *need* to lease all the rights which are now part of the combined limit, but I want to ensure there aren't any other applications that would be part of this package which have not been received yet.

Parent WR	Child WRs	Owned By
2-2186	2-2186	MAN FARMS LLC
	2-10593	LEJ FARMS LLC
	2-10034	FARM DEVELOPMENT CORP
2-10034	2-10587	MAN FARMS LLC
	2-10588	DEJ FARMS LLC
	2-10589	PJC FARMS LLC
	2-10035	FARM DEVELOPMENT CORP
2-10035	2-10590	MAN FARMS LLC
	2-10591	DEJ FARMS LLC
	2-10592	PJC FARMS LLC
2-10477	2-10477	MAN FARMS LLC
	2-10594	LEJ FARMS LLC

Please feel free to contact me with any questions or if discussion is desired.

Thank you,

Mackenzie Kienholz

Water Supply Bank Specialist



Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822

SCANNED
AUG 4 2023