

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1858

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

**LESSOR:** HIDDEN PARADISE LLC

~~216 W. JEFFERSON ST~~ 1120 S Five Mile Rd  
BOISE, ID ~~83702-6044~~ 83709

### 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 January 16, 2024.
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)  |
|------------------------------|---------------|-----------------------------------------------------|----------------------|-----------------------|-------------|
| 37-2227                      | 2/21/1912     | EAST FORK THREEMILE CREEK, tributary to CAMAS CREEK | 0.32                 | Not Stated            | 16.0        |
| 37-8609                      | 2/15/1990     | GROUND WATER                                        | 0.33                 | Not Stated            | 40.0        |
| <b>Combined Limit Totals</b> |               |                                                     | <b>0.65</b>          | <b>Not Stated</b>     | <b>40.0</b> |
| 37-19832                     | 4/15/1915     | EAST FORK THREEMILE CREEK, tributary to CAMAS CREEK | 0.91                 | Not Stated            | 45.4        |
| <b>Combined Lease Totals</b> |               |                                                     | <b>1.56</b>          | <b>Not Stated</b>     | <b>45.4</b> |

#### 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) |
|------------------------------|----------------------|-----------------------|----------------------|------------------------|-------------------------|
| 37-2227                      | 0.32                 | 56.0                  | 16.0                 | 0.02                   | 3.5                     |
| 37-8609                      | 0.91                 | 159                   | 40.0                 | 0.02                   | 3.5                     |
| 37-19832                     | 0.33                 | 140                   | 45.4                 | 0.01                   | 3.5                     |
| <b>Combined Limit Totals</b> | <b>1.56</b>          | <b>159</b>            | <b>45.4</b>          | <b>0.02</b>            | <b>3.5</b>              |

SUPPORT DATA  
IN FILE # 37-2227

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1858**

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

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, 2024 to December 31, 2025. 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.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1858**

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

**LESSOR:** HIDDEN PARADISE LLC

216 W JEFFERSON ST 1130 S Five Mile Rd.  
BOISE, ID 83702-6044 83709

By Eligbeth Lyber  
Title CEO  
Date 12-16-2024

**IDAHO WATER RESOURCE BOARD**

322 East Front Street  
P.O. Box 83720  
Boise, ID 83720-0098

By Brian Patton  
Brian Patton, Acting Administrator  
Idaho Water Resource Board

Date 3/25/25

Lease approved by IDWR HP

Date 3/25/25

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1858

### 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): 37-8609**

GROUND WATER      NWNE      Sec. 23      Twp 01N      Rge 13E      CAMAS County

**Source and Location of Point(s) of Diversion for Water Right No(s): 37-19832**

THREEMILE CREEK      SWSESE      Sec. 14      Twp 01N      Rge 13E      CAMAS County

**Source and Location of Point(s) of Diversion for Water Right No(s): 37-2227**

THREEMILE CREEK      SESWSE      Sec. 14      Twp 01N      Rge 13E      CAMAS County

| Water Right    | Beneficial Use | Season of Use |    |       | Diversion Rate (CFS) | Volume (AF)       |
|----------------|----------------|---------------|----|-------|----------------------|-------------------|
|                |                | From          |    | To    |                      |                   |
| 37-8609        | IRRIGATION     | 04/15         | to | 10/15 | 0.33 cfs             | Not Stated        |
| 37-19832       | IRRIGATION     | 04/15         | to | 10/31 | 0.91 cfs             | Not Stated        |
| 37-2227        | IRRIGATION     | 04/15         | to | 10/31 | 0.32 cfs             | Not Stated        |
| <b>Totals:</b> |                |               |    |       | <b>1.56 cfs</b>      | <b>Not Stated</b> |

**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  |        |
| 01N | 13E | 14  |     |      |    | 0.5 |    |    |    |    |    |    |    |    | 13.3 |    | 8.1 | 9.8 | 31.7   |
| 01N | 13E | 23  | 0.9 | 12.8 |    |     |    |    |    |    |    |    |    |    |      |    |     |     | 13.7   |

Total Acres: 45.4

### 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.
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).

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1858**

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. The rights listed below are limited to the irrigation of a combined total of 45.4 acres in a single irrigation season. Combined Right Nos.: 37-2227, 37-8609 & 37-19832.
13. Water rights No. 37-2227 and 37-19832 shall be administered as being from a separate source pursuant to Basin 37 Part 2 General Provision No. 1A. If the holder of this right seeks to change the right pursuant to Idaho Code Sec. 42-222 or successor statute, nothing in this General Provision shall preclude any other person or entity from demonstrating that such a change in use would cause injury to its water right or from receiving relief provided by law in the event of injury.
14. This right is limited to the irrigation of 40.0 acres within the place of use described above in a single irrigation season. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual diversion volume of 140.0 af for the 40 acres upon which this right may be used. This right shall not be used if the surface water right(s) appurtenant to the place of use is sold, transferred, leased, or used on any other place of use.
15. The right holder shall use the full allotment of appurtenant surface water rights in conjunction with groundwater diverted under this right and shall only divert groundwater under this right when water from the appurtenant surface water rights cannot be delivered to the right holder.
16. The rights listed below are limited to the irrigation of a combined total of 40.0 acres in a single irrigation season. Combined Right Nos.: 37-2227 & 37-8609.

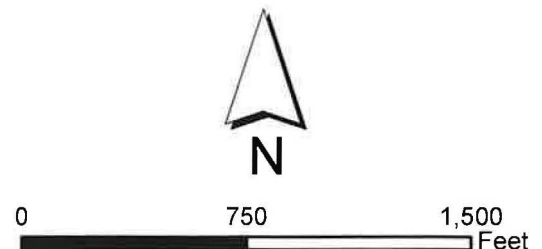
Idaho Water Resource Board  
**Water Supply Bank Lease Contract No. 1858**

37-19832,37-2227,37-8609  
Effective until December 31, 2025

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 POD
-  Approved Lease POU
-  Township/Range
-  Sections
-  QQ



STATE OF IDAHO  
WATER RESOURCE BOARD

RECEIVED

JAN 16 2024

DEPARTMENT OF  
WATER RESOURCESAPPLICATION TO SELL OR LEASE A WATER RIGHT  
TO THE WATER SUPPLY BANKDesignated Applicant Hidden Paradise LLC

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

Water Right No. 37-2227

(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](http://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](http://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 \$ 500.00Received By: KMDate Received: 1.17.24Receipt # C117655W-9 received? Yes ☒ No ☐

(Route W-9 to Fiscal)

Name on W-9: Hidden Paradise LLC

2906

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 Hidden Paradise LLC

Mailing Address 216 W. Jefferson St Boise, Idaho 83702

Street City State Zip Code

Email Address elizabeth@camprainbowgold.org

Phone Number 208-350-6435

☐ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Engineer

Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 N Washington St Ste 4 Twin Falls, Idaho 83301

Phone Number 208-736-8543

☐ 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.**

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.  
Existing diversions and delivery systems.

- 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. 37-2227, 37-8609 and 37-19832

- 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. Water rights 37-2227, 37-8609 and 37-19832 were leased into the Idaho Water Supply Bank under lease contract 1267.

- 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?  
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: 2024 to 2024 (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.

Elizabeth Lizberg  
Signature of Designated Applicant

Elizabeth Lizberg  
Printed Name

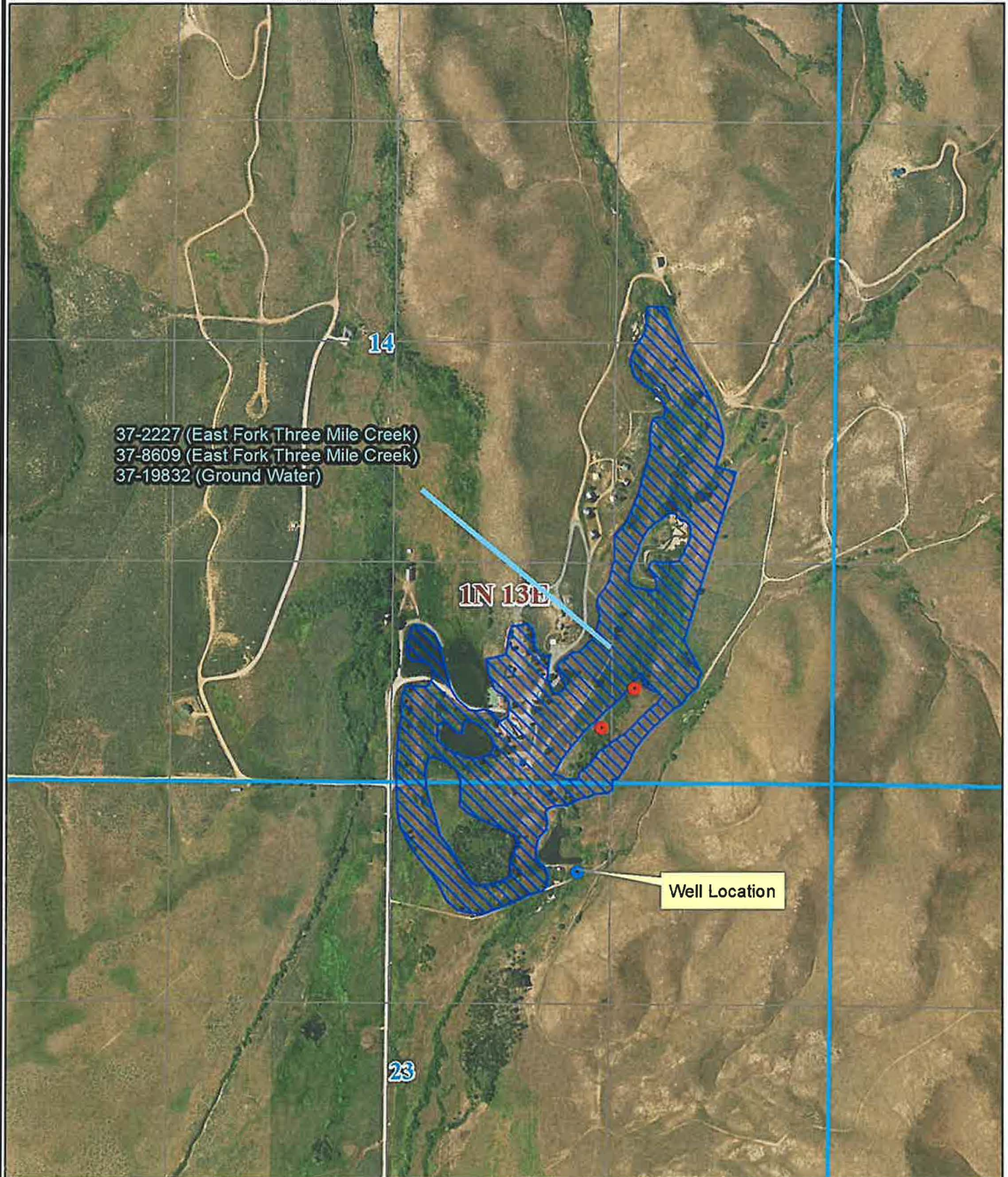
1/11/2024  
Date

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

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



0 500 1,000 Feet

**HIDDEN PARADISE  
45.4 ACRES OF ALLOWED IRRIGATION  
WATER RIGHTS 37-2227, 37-8609, 37-19832  
NAIP 2019 AERIAL**

BROCKWAY ENGINEERING, PLLC.  
GWS Date: 11/17/2020

**Legend**

- East Fork Three Mile Creek PODs
- Ground Water Well
- Irrigation\_WRs





0005348076

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***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 #: 0005348076

Date Filed: 8/3/2023 4:43:42 PM

B0826-7835 08/03/2023 4:43 PM Received by Office of the Idaho Secretary of State

## Entity Name and Mailing Address:

Entity Name: Hidden Paradise LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0004005859  
Address: 1120 S FIVE MILE RD  
BOISE, ID 83709

## 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:

## The registered agent on record is:

Registered Agent: CAMP RAINBOW GOLD, INC.  
Registered Agent  
Physical Address  
1020 W MAIN STREET  
SUITE 312  
BOISE, ID 83702  
Mailing Address  
1020 W MAIN ST  
STE 312  
BOISE, ID 83702-6151

## The new physical (street) address of the existing agent in Idaho is:

Physical Address: ELIZABETH  
1120 S FIVE MILE RD  
BOISE, ID 83709

## The new mailing address of the existing agent in Idaho is:

Mailing Address: 1120 S FIVE MILE RD  
BOISE, ID 83709

## Limited Liability Company Managers and Members

| Name                                                                                                        | Title   | Business Address                       |
|-------------------------------------------------------------------------------------------------------------|---------|----------------------------------------|
|  Camp Rainbow Gold, Inc. | Manager | 1120 S FIVE MILE RD<br>BOISE, ID 83709 |

The annual report must be signed by an authorized signer of the entity.

Job Title: CEO/Executive Director

Elizabeth Lizberg

Sign Here

08/03/2023

Date

STATE OF IDAHO  
WATER RESOURCE BOARD

RECEIVED

JAN 16 2024

DEPARTMENT OF  
WATER RESOURCES

## APPLICATION TO SELL OR LEASE A WATER RIGHT TO THE WATER SUPPLY BANK

Designated Applicant Hidden Paradise LLC

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

Water Right No. 37-8609

(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](http://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](http://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>500</u>                                                          | Received By: <u>KM</u> | Date Received: <u>1.17.24</u>           | Receipt # <u>C11755</u> |
| W-9 received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | (Route W-9 to Fiscal)  | Name on W-9: <u>Hidden Paradise LLC</u> |                         |

2904

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 Hidden Paradise LLC

Mailing Address 216 W. Jefferson St Boise, Idaho 83702

Street

City

State

Zip Code

Email Address elizabeth@camprainbowgold.org

Phone Number 208-350-6435

☐ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Engineer

Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 N Washington St Ste 4 Twin Falls, Idaho 83301

Phone Number 208-736-8543

☐ 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.**

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.  
Existing diversions and delivery systems.

- 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. 37-2227, 37-8609 and 37-19832

- 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. Water rights 37-2227, 37-8609 and 37-19832 were leased into the Idaho Water Supply Bank under lease contract 1267.

- 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?  
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: 2024 to 2024 (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.

Elizabeth Lizberg  
Signature of Designated Applicant

Elizabeth Lizberg  
Printed Name

1/11/2024  
Date

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

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

STATE OF IDAHO  
WATER RESOURCE BOARD

## APPLICATION TO SELL OR LEASE A WATER RIGHT TO THE WATER SUPPLY BANK

**RECEIVED**  
**JAN 16 2024**  
DEPARTMENT OF  
WATER RESOURCES

**Designated Applicant** Hidden Paradise LLC **Water Right No.** 37-19832  
(Select one owner – see item 1A on the application) (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.**

| <b>MINIMUM REQUIREMENT CHECKLIST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>All items must be checked as either <i>Attached (Yes)</i> or <i>Not Applicable (N/A)</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> 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. |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> Confirmation this form has been printed <b>single sided</b> , per requirement of the Water Supply Bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Attachment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>N/A</b>                              | <b>Yes</b>                                                                                                                                                                                                                                                                                                                                                                                 |
| 1A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                | <input type="checkbox"/> Signatures and contact information for <b><i>all owners</i></b> of the water right to be leased or sold on this application.                                                                                                                                                                                                                                      |
| 1B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                | <input checked="" type="checkbox"/> An <a href="#">Internal Revenue Service (IRS) Form W-9</a> for the Designated Applicant.                                                                                                                                                                                                                                                               |
| 1C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/>     | <input type="checkbox"/> <i>Notice of Change in Water Right Ownership</i> form (accessible from <a href="http://www.idwr.idaho.gov">www.idwr.idaho.gov</a> ).                                                                                                                                                                                                                              |
| 1D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                | <input checked="" type="checkbox"/> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                | <input checked="" type="checkbox"/> Description of a water right portion offered to the Water Supply Bank.                                                                                                                                                                                                                                                                                 |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                | <input checked="" type="checkbox"/> 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: <a href="http://www.idwr.idaho.gov">www.idwr.idaho.gov</a> .                                                            |
| 4A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/>     | <input type="checkbox"/> Written consent from irrigation district or water delivery company.                                                                                                                                                                                                                                                                                               |
| 4G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                | <input checked="" type="checkbox"/> Evidence demonstrating the water right has not been forfeited pursuant to <a href="#">Section 42-222(2), Idaho Code</a> .                                                                                                                                                                                                                              |
| <b>Department Use Only</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                                                                                                                                                                            |
| Fee Amount \$ <u>500</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Received By: <u>KM</u>                  | Date Received: <u>1.17.24</u> Receipt # <u>C118655</u>                                                                                                                                                                                                                                                                                                                                     |
| W-9 received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Route W-9 to Fiscal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Name on W-9: <u>Hidden Paradise LLC</u> |                                                                                                                                                                                                                                                                                                                                                                                            |

2904

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 Hidden Paradise LLC

Mailing Address 216 W. Jefferson St Boise, Idaho 83702

Street

City

State

Zip Code

Email Address elizabeth@camprainbowgold.org

Phone Number 208-350-6435

☐ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Engineer

Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 N Washington St Ste 4 Twin Falls, Idaho 83301

Phone Number 208-736-8543

☐ 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.**

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.  
Existing diversions and delivery systems.  
\_\_\_\_\_  
\_\_\_\_\_
- 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. 37-2227, 37-8609 and 37-19832  
\_\_\_\_\_  
\_\_\_\_\_
- 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. Water rights 37-2227, 37-8609 and 37-19832 were leased into the Idaho Water Supply Bank under lease contract 1267.  
\_\_\_\_\_  
\_\_\_\_\_
- 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?  
**If yes**, describe. Yes ☐ No ☒  
\_\_\_\_\_  
\_\_\_\_\_

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: 2024 to 2024 (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.

Elizabeth Lizberg  
Signature of Designated Applicant

Elizabeth Lizberg  
Printed Name

1/11/2024  
Date

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

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



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

March 27, 2025

HIDDEN PARADISE LLC  
1120 S FIVE MILE RD  
BOISE ID 83709

**RE: WATER SUPPLY BANK LEASE CONTRACT 1858  
FOR WATER RIGHT 37-2227, 37-8609, 37-19832**

Dear Lessor:

Water rights **37-2227, 37-8609 & 37-19832** are leased into the Water Supply Bank (Bank) as of January **2024** 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) will automatically be released from the Bank on **December 31, 2025**, unless the rights are released earlier by the Water Resource Board (Board). 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](http://www.idwr.idaho.gov). **Please note your water rights may not be available for immediate release if they are rented.**

If you have questions regarding this matter, please contact this office at [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,

*Debra Mansfield*

Technical Records Specialist I

Enclosure: Executed Lease Contract, Receipt Copy – C117655

c: IDWR Southern Region Office  
Representative  
Water District No. 37B

## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Thursday, March 27, 2025 9:29 AM  
**To:** Skinner, Corey; Rusty Krame; Greg Sullivan  
**Cc:** Bank  
**Subject:** Executed WSB Lease Contract 1858  
**Attachments:** Executed Lease Contract 1858, Hidden Paradise LLC.pdf

Hello,

Please see the attached copy of Executed WSB Lease Contract 1858, in the name of Hidden Paradise LLC, for your records.

Thank you,

**Debra Mansfield** | Technical Records Specialist 1  
IDWR – State Office  
322 E Front St, Boise ID 83702-7371  
(208) 287-4921 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)

## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Friday, October 18, 2024 10:45 AM  
**To:** 'elizabeth@camprainbowgold.org'; greg.sullivan@brockwayeng.com  
**Cc:** Bank  
**Subject:** Proposed WSB Lease Contract 1858 Hidden Paradise LLC 2024  
**Attachments:** Proposed WSB Lease Contract 1858 Hidden Paradise LLC 2024.pdf

Hello,

Please see the attached copy of Proposed WSB Lease Contract 1858, in the name of Hidden Paradise LLC, for your records.

Thank you,

**Debra Mansfield** | Technical Records Specialist 1  
IDWR – State Office  
322 E Front St, Boise ID 83702-7371  
(208) 287-4921 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

October 18, 2024

HIDDEN PARADISE LLC  
216 W JEFFERSON ST  
BOISE ID 83702-6044

**RE: APPLICATION TO LEASE WATER RIGHTS 37-2227, 37-8609, 37-19832 TO THE WATER  
SUPPLY BANK CONTRACT 1858**

**\*\*\*\*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, 2024**, 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](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,

for  
Water Supply Bank

Enclosures: Proposed Lease Contracts

C: Consultant (via email)

## Beck, Catalina

---

**From:** Beck, Catalina  
**Sent:** Tuesday, May 7, 2024 2:52 PM  
**To:** Skinner, Corey  
**Cc:** Bank; waterdistrict37b@outlook.com  
**Subject:** Water Supply Bank Lease 2906 Comments or Concerns  
**Attachments:** WSB Lease Application # 2906 WR # 37-8609.pdf; WSB Lease Application # 2906 WR # 37-19832.pdf; WSB Lease Application # 2906 WR # 37-2227.pdf; L1.1 Lease Review Memo Template.docx

Please see the attached lease memo and imagery review, and kindly respond with comments or concerns within 10 days.



**Catalina Beck**  
Technical Records Specialist I  
208-287-4920  
[Catalina.beck@idwr.idaho.gov](mailto:Catalina.beck@idwr.idaho.gov)

**Idaho Dept. of Water Resources**  
322 E FRONT ST STE 648, BOISE ID 83702-7371

## MEMORANDUM FOR APPLICATION # 2906

**To:** Water Right(s) 37-2227,37-8609, ,37-19832

**From:** Catalina Beck Technical Records Specialist I

**Date:** May 7, 2024

**Re:** Review & Analysis of Application to Lease Water to the State Water Supply Bank

---

**PURPOSE/NARRATIVE:** Hidden Paradise LLC applied for application 2906 received on Jan 16, 2024. The proposed lease is the full water right for 37-2227,37-8609,37-19832 (45.40 acres). The lease application is for two years starting in 2024 ending in 2025. Application received was for one year however the applicant wanted to extend the lease for two years to end in 2025. The same portions have been leased to the Water Supply Bank (WSB) from 2018 through 2023.

Water rights 37-2227 and 37-19832 main source of water is East Fork Threemile Creek. Groundwater is the main source of water for water right 37-8609 and is diverted through underground pipelines. The point of diversion is within Big Wood River GWMA, Snake River Moratorium, Big River Moratorium, and Trust Water Area.

**AUTHORITY TO FILE:** The application was signed by Elizabeth Lizberg who is the CEO of the Company, there are no concerns with the authority to file at this time.

**WATER RIGHT VALIDITY:** Water rights 37-2227 and 37-19832 were decreed in 2011 and 37-8609 was licensed in 1997. According to an email from Watermaster in 2018, the property was irrigated in 2014-2018. Since 2018 the water rights 37-2227,37-8609,37-19832 have continuously been in the Water Supply Bank. There are no forfeiture concerns and no concerns with the validity of the water rights offered to the bank.

**INJURY TO OTHER WATER RIGHTS:** There is no apparent injury through the portion of this lease water rights to other water right holders who receive water from the shared diversion or other aspects of the lease.

**ENLARGEMENT OF USE:** Water rights 37-2227,37-8609, and 37-19832 have an irrigation limit of 45.4 acres. If there were no limit on the water rights, the rate and volume would exceed historic use, therefore these rights should be leased together to prevent enlargement. The full allotment of surface water 37-2227 and 37-8609 shall be used before or in conjunction with groundwater right 37-8609 to prevent enlargement. This can only happen if the surface water cannot be delivered in sufficient quantity to fulfill what is authorized under any rental agreement.

**LOCAL PUBLIC INTEREST:** Review staff has no information to suggest this application is inconsistent with the local public interest.

**BENEFICIAL USE/CONSERVATION OF WATER RESOURCES:** The lease appears consistent with the conservation of water resources in Idaho.

**DEPARTMENT STAFF OR WATERMASTER COMMENTS:** The location for the rental PD is subject to Water District 37B. The region office and watermaster were notified for comment or concerns on May 7, 2024. Watermaster responded on May 10 there are no concerns with the lease application.



0005348076

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***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 #: 0005348076

Date Filed: 8/3/2023 4:43:42 PM

B0826-7835 08/03/2023 4:43 PM Received by Office of the Idaho Secretary of State

## Entity Name and Mailing Address:

Entity Name: Hidden Paradise LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0004005859  
Address: 1120 S FIVE MILE RD  
BOISE, ID 83709

## 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:

## The registered agent on record is:

Registered Agent: CAMP RAINBOW GOLD, INC.  
Registered Agent  
Physical Address  
1020 W MAIN STREET  
SUITE 312  
BOISE, ID 83702  
Mailing Address  
1020 W MAIN ST  
STE 312  
BOISE, ID 83702-6151

## The new physical (street) address of the existing agent in Idaho is:

Physical Address: ELIZABETH  
1120 S FIVE MILE RD  
BOISE, ID 83709

## The new mailing address of the existing agent in Idaho is:

Mailing Address: 1120 S FIVE MILE RD  
BOISE, ID 83709

## Limited Liability Company Managers and Members

| Name                                                        | Title   | Business Address                       |
|-------------------------------------------------------------|---------|----------------------------------------|
| <input checked="" type="checkbox"/> Camp Rainbow Gold, Inc. | Manager | 1120 S FIVE MILE RD<br>BOISE, ID 83709 |

## The annual report must be signed by an authorized signer of the entity.

Job Title: CEO/Executive Director

*Elizabeth Lizberg*

Sign Here

*08/03/2023*

Date



**BROCKWAY**  
ENGINEERING  
P.L.L.C.

Hydraulics

Hydrology

Water Resources

RECEIVED

JAN 16 2024

DEPARTMENT OF  
WATER RESOURCES

January 11, 2024

Mary Condon  
Idaho Water Supply Bank  
Idaho Department of Water Resources  
P.O. Box 83720  
Boise, ID 83720-0098

Re: Hidden Paradise LLC

Dear Ms. Condon:

Hidden Paradise LLC desires to lease 45.4 acres of water rights 37-2227, 37-8609 and 37-19832 into the Idaho Water Supply Bank. The proposed lease contract period will be for 2024.

These three water rights have been leased into the Idaho Water Supply Bank for the 2018-2023 irrigation seasons.

Please copy our office on all correspondence regarding this application.

Sincerely,

Greg Sullivan, M.S., Engineer

CHARLES E.  
BROCKWAY,  
Ph.D., P.E.

CHARLES G.  
BROCKWAY,  
Ph.D., P.E.

2016 NORTH  
WASHINGTON  
STREET • SUITE 4

TWIN FALLS,  
IDAHO 83301

208•736•8543

FAX: 736•8506

Cc: Elizabeth Lizberg

Enc: Lease Applications, W-9 Form, Aerial Map, Annual Report, Check # 0747 for  
\$500.00

2906

RECEIVED

OFFICE OF THE

STATE COMPTROLLER

Mar-11

Hidden Paradise submitted  
the check separately to  
the Water Supply Bank

RECEIVED

JAN 16 2024

DEPARTMENT OF  
WATER RESOURCES