

JUL 10 2025

DEPT. OF WATER RESOURCES

STATE OF IDAHO
WATER RESOURCE BOARD

Print Form

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

Applicant / Designated Lessor Edith P LLC
(Select one owner – see item 1A on the application)

Water Right No. 11-7511
(One water right per application)

Is this application being submitted with a rental application as a lease/rental package? Yes ☐ No ☒
If yes, include renter and rental fee payment information as attachment 5B.

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
Check All Items as Either Attached (Yes) or Not Applicable (N/A)

Yes			
☒			Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> , printed single sided , per requirement of 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.
N/A	Yes	Attachments	
☒	☐	1A	Signatures and contact information for all owners of the water right to be leased or sold on this application.
☒	☐	1B	An <u>Internal Revenue Service (IRS) Form W-9</u> for the Applicant / Designated Lessor.
☒	☐	1C	<i>Notice of Change in Water Right Ownership</i> form (accessible from www.idwr.idaho.gov).
☐	☒	1D	Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the 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 <u>Section 42-222(2), Idaho Code</u> .
☒	☐	5B	Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 250.00 Received By: BM Date Received: 7-10-25 Receipt # C122061
W-9 received? Yes ☐ No ☒ (Route W-9 to Fiscal) Name on W-9:

3241

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. The applicant or designated lessor must be listed as a current owner of the water right offered for sale or lease to the Water Supply Bank. If there are multiple current owners, choose one owner as the Designated Lessor. Complete and attach the Designated Lessor - Attachment 1A of this application package with the signatures of all current owners.

Applicant / Designated Lessor Edith P LLC
Mailing Address PO Box 433 Soda Springs ID 83276
Street City State Zip Code
Email Address ccsun10@aol.com Phone Number 208-547-7076

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

OR

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

- B. Has the Designated Lessor / Applicant submitted an IRS Form W-9 to this Department within 6 months? Yes ☐ No ☒ NA
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 Water Right Holder? Yes ☒ No ☐
If yes, representatives (includes employees of Water Right Holder companies) must complete this section and submit documentary proof of their authority to represent the Water Right Holder (Attachment 1D).

Name of Representative Stanford Mark Steele Organization Edith P LLC FEIN 82-0577631
Professional Title Manager Email Address ccsun10@aol.com
Mailing Address PO Box 433, Soda Springs, ID 83276 Phone Number 208-547-7076

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

OR

☐ Send original correspondence to the Designated Lessor / 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 and none will still be used.

OR

☐ A portion of the water right is being offered to the Bank and a portion will still be used.
If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map. The map must locate the point of diversion from the source of water and the location of the lands to be idled or the place where the water will no longer be used. The map must also show townships, ranges, sections, and government lots. For irrigation purposes, mark the number of acres for lease per 40-acre tract (1/4-1/4). 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. Identify the owner of the water delivery system or well Edith PLLC
- 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 (Label Attachment 4A)*
- B. Please provide a description of the current water diversion and delivery system, including source, pump, pipeline or diversion.
Diversion by lateral ditches from Ledger Creek, a tributary to Bear River
- C. Describe any other water sources, including municipal, irrigation company shares, or water rights with combined limits to the water right offered to the bank, which are used for the same purpose at the same place of use as the water right being offered to the Bank. N/A
- 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, and usually have combined limits in the conditions of the water rights. 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, including those listed in 4C? 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. 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 (Label Attachment 4G). See Section 42-223, Idaho Code for exceptions to forfeiture, including lease into the Bank. Your application may be denied if forfeiture concerns are not addressed. Land has been in CRP Programs and Tilled. See attached FSA Payment history for past 30 years.
- G. Identify annual volumes and/or rates of water diverted (used) in the last 5 years to accomplish the beneficial use authorized by this water right. Tilled by CRP enrollment acres.
- 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 CONTRACT

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

If lease, specify the first calendar year when the use of water will be suspended: 2025

(year)

All lease contracts are for a calendar year from January 1st to December 31st

*Mark Desired Lease Duration (Calendar Years)					
☐	☐	☐	☐	☒	Other Term Length (# of years): <u>Flexible, 1 to 5 years or more</u> *Prior IWRB approval required
1	2	3	4	5	

- B. Show the minimum payment acceptable to the seller/lessor. If lease, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. The owner payment is 90% of the rental fee. The administrative fee retained by the IWRB is 10% of either the current rental rate or the negotiated rental fee, whichever is higher. Include the method of determining the minimum payment if submitted as a companion lease rental package, and whether the owner payment will be paid directly to the lessor from the renter or if owner payment should be collected by the Department from the renter for payment to the lessor. (Label attachment 5B).

Current Rental Rate (or flexible)

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 Lessor / Applicant acknowledges the following:

1. Payment to the Designated Lessor / 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 Lessor / 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.

Edith P LLC by Stanford Mark Steele, Mgr. 7-2-25
Signature of Designated Lessor or Applicant Printed Name Date

Signature of Co-Applicant

Printed Name

Date

Stanford Mark Steele
Signature of Authorized Representative

Stanford Mark Steele
Printed Name

7-2-25
Date

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

Print Form

Attachment 1D



0005921728



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 #: 0005921728

Date Filed: 10/3/2024 11:46:50 AM

Federal EIN = 82-0517631

Entity Name and Mailing Address:		
Entity Name:	EDITH P. L.L.C.	
The file number of this entity on the records of the Idaho Secretary of State is:	0000045450	
Address	MARK STEELE PO BOX 815 SODA SPRINGS, ID 83276-0815	
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:	W10294	
The registered agent on record is:		
Registered Agent	MARK STEELE Registered Agent Physical Address 780 S 3RD E SODA SPRINGS, ID 83276 Mailing Address 83276	
Limited Liability Company Managers and Members		
Name	Title	Business Address
STANFORD MARK STEELE	Manager	780 S 3RD E PO BOX 67 SODA SPRINGS, ID 83276
Brett B. Steele	Manager	3307 SCADLOCK LANE SHERMAN OAKS, CA 91403
Mark C. Steele	Member	90445 BOEING DRIVE EUGENE, OR 97401
The annual report must be signed by an authorized signer of the entity.		
Job Title: Manager		
Stanford Mark Steele		10/03/2024
Sign Here		Date

B0951-9900 10/03/2024 11:46 AM Received by Office of the Idaho Secretary of State

Attachment 1D

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)



STATE OF IDAHO
ARTICLE 20
EFFECTIVE

1. The name of the limited liability company is: Edith P. L.L.C.

2. The date the articles of organization were filed was: November 29, 1999

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read: _____

4. The latest date certain upon which the limited liability company will dissolve is amended to read: _____

5. The management of the limited liability company shall henceforth be vested in
☒ Manager(s) ☐ Members.

6. The information on managers/members shall be amended as follows:

Name:	Address:	Add:	Delete:	Other:
<u>Edith P. Steele</u>	<u>880 S. 3rd E.</u>	☐	☐	<u>same</u>
	<u>Soda Springs, ID 83276</u>	☐	☐	
<u>Stanford Mark Steele</u>	<u>780 S. 3rd E.</u>	☒	☐	
	<u>Soda Springs, ID 83276</u>	☐	☐	
		☐	☐	

7. Signature of at least one manager, if any, or at least one member

Edith P. Steele Manager
Stanford Mark Steele Manager
 _____ Capacity
 _____ Capacity
 _____ Capacity
 _____ Capacity

IDAHO SECRETARY OF STATE

08/04/2000 09:00
 CK: 981 ET: 78596 BR: 538906

1 @ 30.00 = 30.00 ORGAN AMEN # 2

W10294

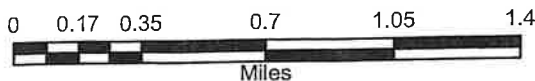
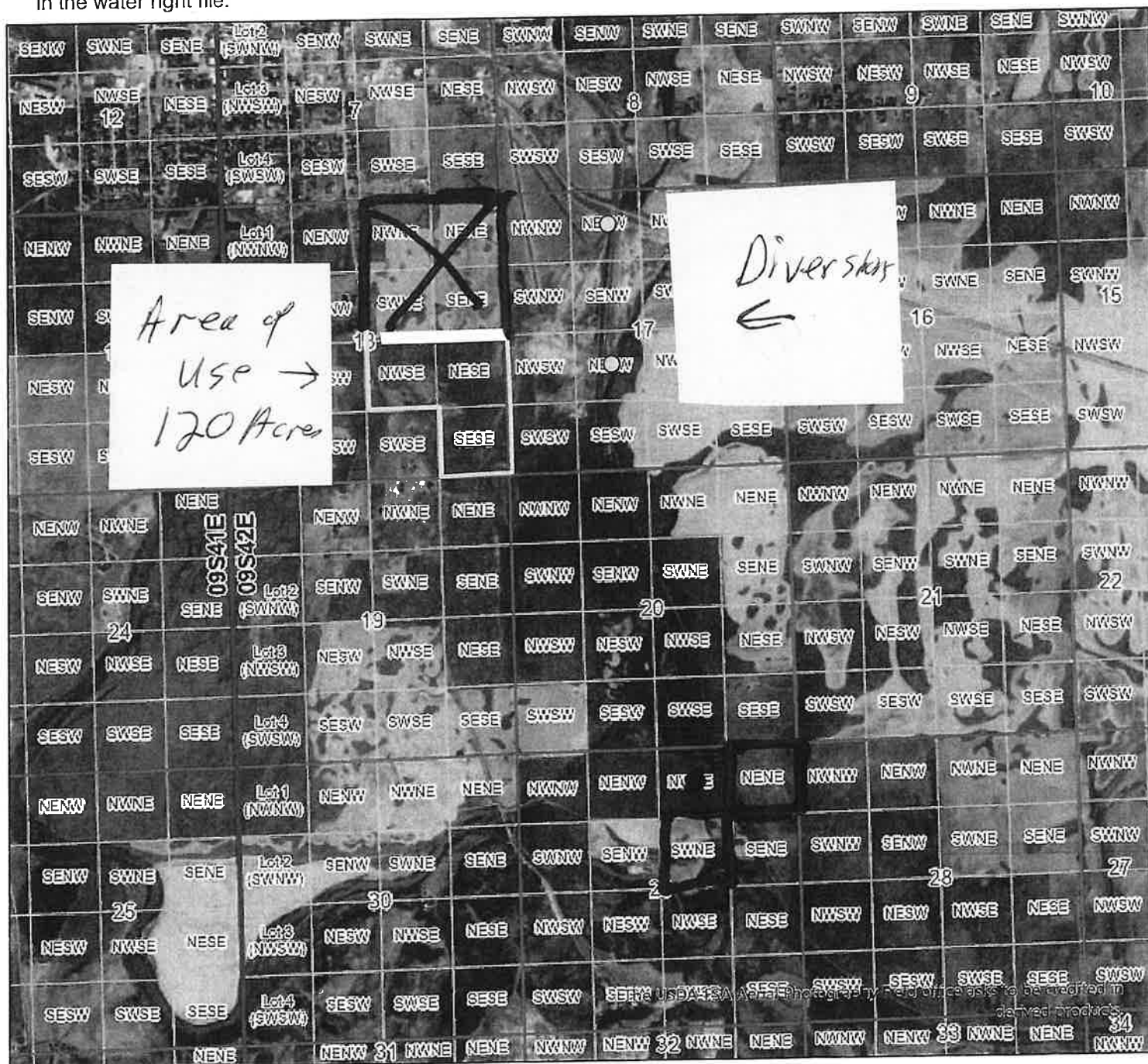
Attachment 31
State of Idaho
Department of Water Resources

Water Right

11-7511

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





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 Mathew Weaver

October 3, 2025

EDITH P. LLC
PO BOX 433
SODA SPRINGS, ID 83276

**RE: RETURNED APPLICATION(S) TO LEASE WATER RIGHT NO. 11-7511 TO THE
WATER SUPPLY BANK**

Dear Applicant:

The Department of Water Resources (Department) has completed its review of your application(s) to lease water right(s) to the Water Supply Bank (Bank). Based on that review, the Department cannot accept water right 11-7511 into the Bank.

This letter is notice that the attached application(s) to lease water to the Bank are being returned. A full refund of the application filing fee has been requested. The Bank rules and Idaho Statute provide criteria to be considered when determining whether to accept a water right into the Bank. According to Idaho Code § 42-1762 the Idaho Water Resource Board "may purchase, lease, or otherwise obtain decreed, licensed or permitted water rights" into the Water Supply Bank. Currently Water Right No. 11-7511 is based on a Statutory Claim. Therefore, the Department cannot accept this right into the WSB because it is not based on a decree, license, or permit.

According to Department records a Claim was filed in the Bear River Basin Adjudication for Water Right No. 11-7511. While the claim is actively being processed until the claim is withdrawn, returned or recommended and decreed the water right is protected for being lost to forfeiture. Once Water Right No. 11-7511 is decreed the right could be accepted into the Water Supply Bank if requested with a new application. If you have any questions regarding Adjudication processing please contact the Department at (208)-287-4800 or at idwrinfo@idwr.idaho.gov.

If you have questions regarding the return of your application, please contact me at (208) 287-4913 or at skyler.cheever@idwr.idaho.gov.

Sincerely,

Skyler Cheever

Water Resource Agent, Sr – State Office
Idaho Dept. of Water Resources

Enclosure: Lease Application, Receipt No. C122061

Cc: Representative (via email)

Idaho Dept. of Water Resources/Water Supply Bank
PO Box 83720
Boise, ID 83720-0098

July 2, 2025

RECEIVED

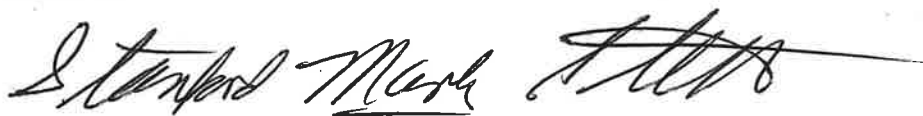
JUL 10 2025

DEPT. OF WATER RESOURCES

Dear IDWR Water Supply Bank Staff.

Enclosed is an application and payment for a water right lease. The applicant and single water right holder is Edith P LLC for water right 11-7511. The LLC is the applicant and I am the manager and authorized representative of the LLC.

The application and payment for lease application is included and is enclosed. Thank you for your time and efforts in trying to use Idaho water for Idaho purposes. Until just recently, I had no idea this is how the state water supply bank was working and thought more of it as the various water rental pools that I had read about. I should have been paying more attention. Again thank you for your efforts for to lead in the solutions for our water issues.



(Stanford) Mark Steele, Manager/Member

Edith P LLC

PO Box 433

Soda Springs, ID 83276

Email: ccsun10@aol.com

Cell Phone: 208-547-7076

3241