

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2176

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

LESSOR: GO LLC
PO BOX 4026
POCATELLO, ID 83205-4026

RECEIVED

JUN 10 2026

DEPT. OF WATER RESOURCES

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 22, 2025.
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)
27-12180	9/30/1905	GROUND WATER	0.76	27.1
Combined Lease Totals			0.76	27.1

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, 2026 to December 31, 2030. 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.

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5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

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

LESSOR: GO LLC

PO BOX 4026

POCATELLO, ID 83205-4026

By

Title

Date

Richard O. Kirkham
Managing Partner
6/8/2026

IDAHO WATER RESOURCE BOARD

322 East Front Street

P.O. Box 83720

Boise, ID 83720-0098

By

Brian Patton, Executive Manager
Idaho Water Resource Board

Date

6/11/26

Lease approved by IDWR

Plummer

Date

6/11/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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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): 27-12180

GROUND WATER	NESW	Sec. 35	Twp 02S	Rge 35E	BINGHAM County
GROUND WATER	NESW	Sec. 35	Twp 02S	Rge 35E	BINGHAM County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
27-12180	INDUSTRIAL	01/01	to	12/31	0.76 cfs	26.5 AF
27-12180	COMMERCIAL	01/01	to	12/31	0.04 cfs	0.6 AF
Totals:					0.76 cfs	27.1 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: INDUSTRIAL

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02S	35E	35								X	X	X							

PLACES OF USE TO BE IDLED UNDER THIS LEASE: COMMERCIAL

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02S	35E	35									X								

Total Acres: 0.0

ADDITIONAL CONDITIONS OF ACCEPTANCE

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

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DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2176

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. Industrial use is for production of liquid fertilizer.
13. Commercial use is for an office.
14. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 27.

Water Supply Bank Lease Contract No. 2176 - Map 1

27-12180

Effective until December 31, 2030

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.



Legend

-  Application 3402 GO LLC POD
-  Water Supply Bank Lease POU - Beneficial Use Commercial
-  Township/Range
-  Sections
-  QQ
-  Parcels



0 50 100 200 Feet

Water Supply Bank Lease Contract No. 2176 - Map 2

27-12180

Effective until December 31, 2030

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.



Legend

-  Water Supply Bank Lease POU - Beneficial Use Industrial
-  Township/Range
-  Sections
-  QQ
-  Parcels



0 237.5 475 950 Feet

STATE OF IDAHO
WATER RESOURCE BOARD

Print Form

APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANKApplicant / Designated Lessor Go LLC
(Select one owner – see item 1A on the application)Water Right No. 27-12180
(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 *Application to Sell or Lease a Water Right to the Water Supply Bank*, 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 Internal Revenue Service (IRS) Form W-9 for the Applicant / Designated Lessor.

1C

Notice of Change in Water Right Ownership form (accessible from www.idwr.idaho.gov).

1D

Contact information for an authorized representative and documentary proof they are authorized to represent the 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 [Section 42-222\(2\), Idaho Code](#).



5B

Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 250.00Received By: KWDate Received: 12/22/2025Receipt # 6124474W-9 received? Yes ☐ No ☐ (Route W-9 to Fiscal)

Name on W-9:

3402

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 GO LLC

Mailing Address <u>PO Box 4026</u>	Pocatello	ID	83205
Street	City	State	Zip Code

Email Address dalesincorporated@gmail.com Phone Number (208) 232-6886

☐ 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 ☒
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 Rob Kirkham Organization Dale's Inc.

Professional Title General Manager Email Address dalesincorporated@gmail.com

Mailing Address PO Box 4026, Pocatello, ID 83205 Phone Number (208) 705-7249

☐ 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 GO LLC
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.
Well was decommissioned in 2017 after the property was sold, and the facility on the property was removed.
- 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. None
- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands, 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.
- 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. The water has been leased to the Water Supply Bank for the past five years.
- 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 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

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

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

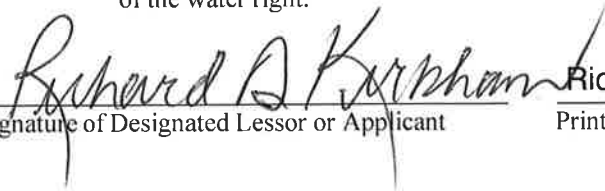
B. Show the minimum payment acceptable to the seller/lessor. If lease, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. *The owner payment is 90% of the rental fee. The 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.

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.



Signature of Designated Lessor or Applicant

Richard D. Kirkham

Printed Name

December 15, 2025

Date

Signature of Co-Applicant

Printed Name

Date



Signature of Authorized Representative

K. Robert Kirkham

Printed Name

December 15, 2025

Date

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

Print Form

STATE OF IDAHO
WATER RESOURCE BOARD

Complete Attachment 1A if more than one water right owner

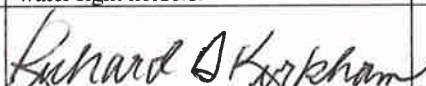
ATTACHMENT 1A

Multiple Water Right Holders Party to the Lease Application

For the water right offered for sale or lease, list all owners (individuals or business entities) of the right or the property to which it is appurtenant. All water right holders must sign a Water Supply Bank Lease Application. However, only the Designated Lessor or Applicant needs to provide a completed IRS Form W-9 (Attachment 1B). **All correspondence and any financial payment associated with the rental of this water right will be directed to the Designated Lessor.** If additional space is needed to list any other water right holders, attach a second copy of Attachment 1A.

If submitting multiple applications, it is only necessary to complete one Attachment 1A for the group of applications. List each water right below.

Water Right No(s). 27-12180

	Designated Lessor	Applicant #2	Applicant #3
Name	Go LLC		
Mailing Address	PO Box 4026		
Phone Number	208-232-6886		
Email Address	dalesincorporated@gmail.com		
Applicant Declaration	As Designated Lessor, I submit this lease application on behalf of all other water right holders.	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.
Signatures			

	Applicant #4	Applicant #5	Applicant #6
Name			
Mailing Address			
Phone Number			
Email Address			
Applicant Declaration	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.
Signatures			

Attachment 1D - Page 1

Authorized Representative and Proof of Authority

The Applicant, GO LLC, hereby designates the following individual as its authorized representative for purposes of this Water Supply Bank application and any related communications with the Idaho Department of Water Resources:

Name: K. Robert Kirkham
Title: General Manager
Mailing Address: PO Box 4026
City, State, ZIP: Pocatello, Idaho 83205-4026
Telephone: 208-705-7249
Email: dalesincorporated@gmail.com

The authorized representative is empowered to act on behalf of GO LLC in all matters related to this application, including execution of documents, submission of supporting materials, receipt of correspondence, and communication with IDWR staff.

Documentary Proof of Authority

GO LLC is a limited liability company duly organized and existing under the laws of the State of Idaho. Pursuant to its governing documents and applicable law, the authorized representative identified above is an officer or managing member of the company and is authorized to act on behalf of the Applicant.

Attached hereto is documentary evidence demonstrating such authority, namely:

- Annual Report / Certificate of Good Standing issued by the Idaho Secretary of State

These documents establish that the authorized representative has full authority to submit and execute this application and any associated documents on behalf of the Applicant.

Certification

I certify that the information provided above is true and correct and that the individual identified herein is duly authorized to represent GO LLC in connection with this Water Supply Bank application.

Signature: 

Name: Richard Kirkham

Title: Member

Date: December 15, 2025



ATTACHMENT 1D PAGE 2



0006135256



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 #: 0006135256

Date Filed: 3/3/2025 9:34:52 AM

Entity Name and Mailing Address:

Entity Name: GO LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000083729
Address: PO BOX 4026
POCATELLO, ID 83205-4026

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: W23439

The registered agent on record is:

Registered Agent: RICH KIRKHAM
Registered Agent
Physical Address
2055 GARRETT WAY
BLDG 1 STE 2
POCATELLO, ID 83201
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Richard D Kirkham	Member	P.O. BOX 4026 POCATELLO, ID 83201
Dale B Kirkham Jr	Member	P.O. BOX 4026 POCATELLO, ID 83201

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

Job Title: Secretary

Kathy Kirkham

Sign Here

03/03/2025

Date

Attachment 2

Description of Water Right 27-12180

The portion of Water Right No. 27-12180, with a **priority date of September 30, 1905**, in Water District 120, offered to the Water Supply Bank includes the full decreed diversion rate of **0.76 cubic feet per second (CFS) for industrial use** and **0.04 CFS for commercial use**, for a combined total annual volume of **27.10 acre-feet (AFA)**.

The water is sourced from **ground water** and historically diverted from a well located in the **NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 2 South, Range 35 East, B.M., in Bingham County, Idaho**.

The **place of use** includes parcels located in the **SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 2 South, Range 35 East, B.M., Bingham County**, for industrial purposes, and in the **NE $\frac{1}{4}$ SW $\frac{1}{4}$ of the same section** for commercial use.

The **season of use** is **January 1 through December 31** for both industrial and commercial purposes. The industrial use is for the **production of liquid fertilizer**, and the commercial use is for an **office**.

The entire active water right, as decreed and currently leased under Lease ID #1427, is offered for continuation in the Water Supply Bank.

Attachment 4G

Evidence of Non-Forfeiture pursuant to Section 42-222(2) Idaho Code

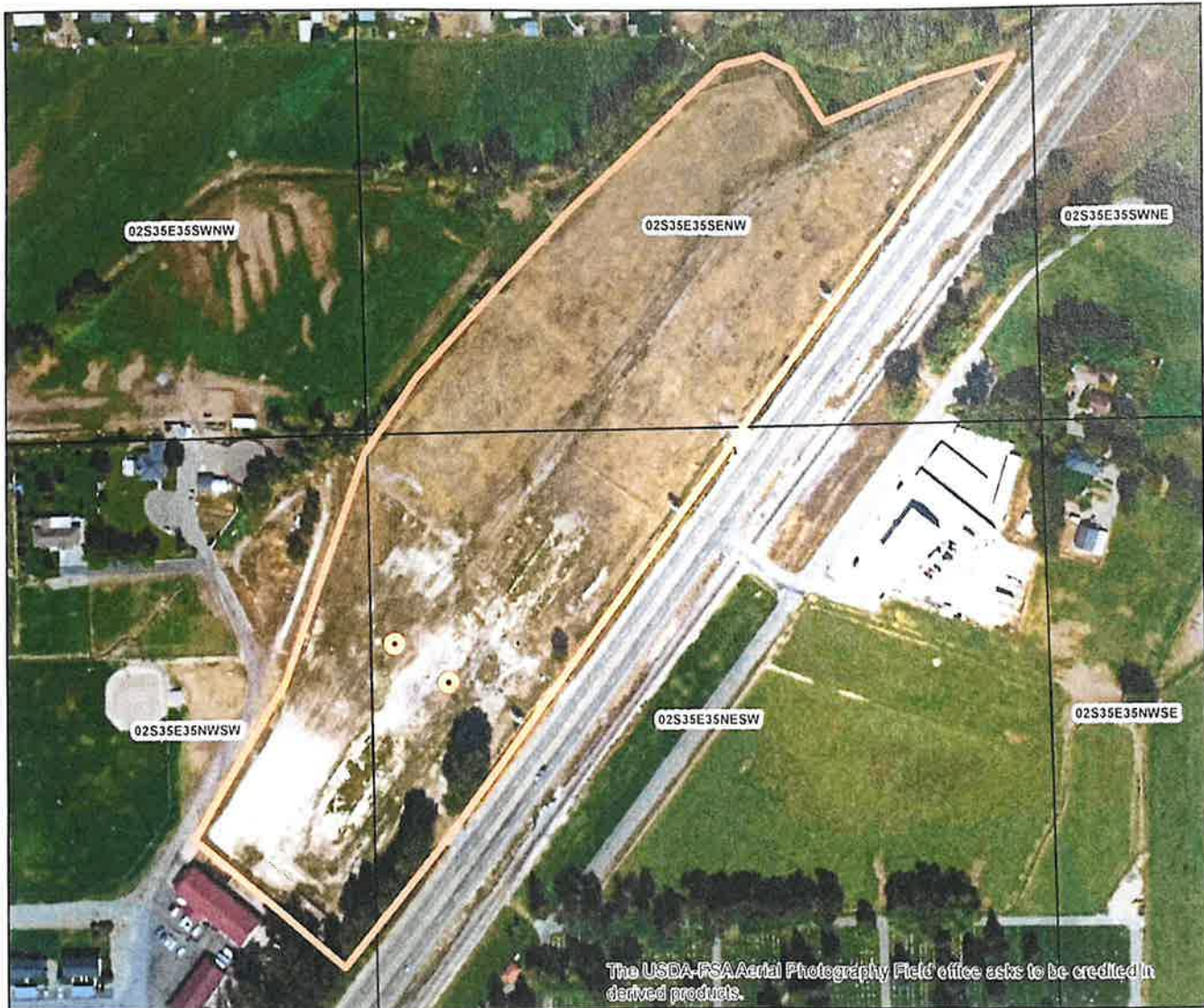
Water Right No. 27-12180 is an active and decreed right with a priority date of September 30, 1905. While a portion of the historical use under this right was previously forfeited for nonuse between 1949 and 2007, the remaining portion of the right was adjudicated and fully decreed by the Idaho court on December 29, 2011, and remains in good standing.

Since January 1, 2021, the entire decreed portion of Water Right No. 27-12180 has been leased into the Idaho Water Supply Bank under Lease ID No. 1427, with the lease remaining in active status through December 31, 2025. Pursuant to Idaho Code § 42-223, the placement of a water right into the Water Supply Bank suspends the running of any forfeiture period under Idaho Code § 42-222(2) for the duration of the lease term.

Accordingly, the subject water right has not been forfeited and remains valid and protected from forfeiture throughout the lease period.

ATTACHMENT 3 – MAP PAGE 1

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



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



Idaho Water Resource Board

ATTACHMENT 3 – MAP PAGE 2

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



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



0 500



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

June 11, 2026

GO LLC
PO BOX 4026
POCATELLO ID 83205-4026

**RE: WATER SUPPLY BANK LEASE CONTRACTS 2176
FOR WATER RIGHTS 27-12180**

Dear Lessor:

Water right **27-12180** are/is leased into the Water Supply Bank (Bank) as of January 1, **2026** 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, 2030**, 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. **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 or 208-287-4800.

Sincerely,

Darin Vrem
Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Eastern Region Office
Water District No. 120



Dale's Inc • PO Box 4026 • Pocatello, ID 83205 • dalesinc.biz • dalesincorporated@gmail.com

RECEIVED

JUN 10 2026

DEPT. OF WATER RESOURCES

June 8, 2026

Water Supply Bank
322 E Front St. Suite 648
Boise, ID 83702

To Whom It May Concern:

Please see the enclosed, signed original contracts (no. 2176) for water rights (27-12180) in Blackfoot, ID for GoLLC. If you need anything else from us, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Robert Kirkham". The signature is stylized and cursive.

K. Robert Kirkham
General Manager
Dale's Inc



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

June 3, 2026

GO LLC
PO BOX 4026
POCATELLO, ID 83205-4026
(208) 251-6570

**RE: REQUEST FOR RETURN OF SIGNED WATER SUPPLY BANK LEASE CONTRACT
2176 FOR WATER RIGHT 27-12180**

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

Dear Applicant,

The Department of Water Resources (Department) mailed two original Water Supply Bank Lease Contracts for your review and signature on May 18, 2026. The signed contracts have not been returned to the Department.

Please sign both original Lease Contracts and return them to the Department within ten (10) days of this letter to complete processing. The Lease Contract is not considered final until both you and the Department have signed.

If the signed lease contracts are not received by the Department within the 10-day period, the lease application will be returned, and the application fee will not be refunded. You can reapply to lease the water right in the future by submitting new application form along with applicable fees.

Please note the forfeiture period is not tolled unless a right is accepted into the Bank, or unless an exception or defense to forfeiture applies as described under Idaho Code § 42-223. If forfeiture is a concern, you may consider filing an Application for Extension of Time to Avoid Forfeiture of a Water Right form. This and other water right forms are available from the Department's web site at www.idwr.idaho.gov.

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov 208-287-4800; or, call me directly at the number below.

Sincerely,

Darin Vrem
Water Supply Bank
208-287-4963

c: Rob Kirkham, Dale's Inc

SCANNED

JUN 03 2026



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

MAY 18, 2026

GO LLC
PO BOX 4026
POCATELLO, ID 83205-4026

**RE: APPLICATION TO LEASE WATER RIGHTS 27-12180 TO THE WATER SUPPLY BANK
CONTRACT 2176**

******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, 2030** unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:
"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

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

Sincerely,



Darin Vrem

Water Supply Bank

Enclosures: Proposed Lease Contract
Receipt C124474

CC: IDWR- Eastern Region Office
Dale's Inc.

Darin Vrem

From: Darin Vrem
Sent: Monday, May 18, 2026 8:30 AM
To: watermanager@wd37.org; Skinner, Corey
Cc: Bank
Subject: WSB Lease Agreement 2177, Rember Properties LLC, Rights 37-420 & 37-601
Attachments: Memo WSB Lease Agreement 2177 Rember Properties LL.pdf; WSB Proposed Lease Agreement 2177 Rember Properties LLC 2026-2030.pdf

Sunny and Corey,

Attached is the proposed Water Supply Bank Lease Agreement 2177, Rember Properties LLC. This water right has been previously leased to the bank since 2021. If you have any comments or concerns, please respond within 10 days of receiving this email.

Thank you,

Darin Vrem
Technical Records Specialist II
Idaho Department of Water Resources
darin.vrem@idwr.idaho.gov | 208-287-4963

MEMORANDUM FOR APPLICATION # 3402, CONTRACT #2176

To: Water Right 27-12180

From: Darin Vrem

Date: 5/18/2026

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

PURPOSE/NARRATIVE: Lease Application 3402 was received by the Idaho Department of Water Resources on December 22, 2025; the correct fee amount of \$250.00 (Receipt C124474) was received with the application. The applicant proposes to lease the full right of 27.1 acre-feet of water right no. 27-12180 into the Water Supply Bank (WSB) for 5 years, 2026-2030. The proposed points of diversion (POD) and places of use (POU) are within the Snake River Basin Moratorium Area, ESPA and ACGWS, and Water District 120. This application is intended as a renewal of lease contract 1427.

AUTHORITY TO FILE: Richard Kirkham, the Registered Agent of Go LLC, signed the application on December 15, 2025. GO LLC is the owner of record and IDSOS 2026 shows Rich Kirkham as a registered agent. The 2015 Sale and Purchase Agreement (in file) for the property containing the POD, specifically excluded WR 27-12180 from the sale of the property. This (WR) remained the property of Gemco Limited Partnership until it was sold to GO LLC.

WATER RIGHT VALIDITY:

A partial decree was issued for WR 27-12180 on December 29, 2011, allocating a water quantity of 0.76 CFS and 27.10 acre-feet per year from groundwater. The WMIS map shows both PODs for this WR but notes that only one well has a WMIS location and metal tag. This well was last inspected in 1993. WR 27-12180 was previously leased to the Water Supply Bank from 2001 to 2025 under Contract 1427. There are no concerns with the validity of the water right and portion offered to the bank.

INJURY TO OTHER WATER RIGHTS: Lease of this water right would not cause injury to other water rights. Proper review to prevent injury if rented.

ENLARGEMENT OF USE: The historic industrial use for this water right was the production of liquid fertilizer, and the commercial use was for an office. There are no overlapping water rights at the POD. There are five overlapping POU water rights, however these are all surface water rights held by irrigation companies. The full rights will be accepted so the lease will not result in an enlargement of use.

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 of the water right POD is with IDWR's Eastern Region and within Water District 27. A request for comment regarding the proposed lease was sent on May 18, 2026.