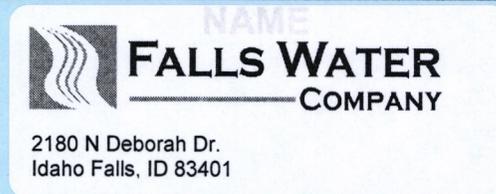


FLS-W

ANNUAL REPORT

OF

RECEIVED
2018 APR 13 AM 9:10
IDAHO PUBLIC
UTILITIES COMMISSION



ADDRESS

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED 2017

**ANNUAL REPORT FOR WATER UTILITIES TO
THE IDAHO PUBLIC UTILITIES COMMISSION
FOR THE YEAR ENDING December 31, 2017**

COMPANY INFORMATION

1 Give full name of utility Falls Water Co., Inc.
 Telephone Area Code (208) 522-1300
 E-mail address scott1@fallswater.com
 2 Date of Organization 1/7/1959
 3 Organized under the laws of the state of Idaho
 4 Address of Principal Office (number & street) 2180 N Deborah Dr
 5 P.O. Box (if applicable) _____
 6 City Idaho Falls
 7 State Idaho
 8 Zip Code 83401
 9 Organization (proprietor, partnership, corp.) Corporation
 10 Towns, Counties served Bonneville County and portions of Ammon, Idaho

11 Are there any affiliated companies? No
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Brent Johnson	208-709-2669
Vice President		
Secretary		
General Manager	K. Scott Bruce	208-522-1300
Complaints or Billing	K. Scott Bruce	208-522-1300
Engineering	Tony Wise	208-522-1300
Emergency Service	Tony Wise	208-522-1300
Accounting	K. Scott Bruce	208-522-1300

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? Yes
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

14 Where are the Company's books and records kept?
 Street Address 2180 N Deborah Dr
 City Idaho Falls
 State Idaho
 Zip 83401

NAME: Falls Water Co., Inc.

COMPANY INFORMATION (Cont.)

For the Year Ended December 31, 2017

15 Is the system operated or maintained under a service contract? No

16 If yes: With whom is the contract? _____
 When does the contract expire? _____
 What services and rates are included? _____

17 Is water purchased for resale through the system? Yes, Leased well site within FWC's Service Area

18 If yes: Name of Organization Lincoln Land Company LLC
 Name of owner or operator Well operated by Falls Water Company, Inc.
 Mailing Address PO Box 1768
 City Idaho Falls
 State Idaho
 Zip 83403

Water Purchased	Gallons/CCF	\$Amount
	31,628,221	\$ 3,300.38

19 Has any system(s) been disapproved by the Idaho Division of Environmental Quality? No

If yes, attach full explanation

20 Has the Idaho Division of Environmental Quality recommended any improvements? No

If yes, attach full explanation

21 Number of Complaints received during year concerning:
 Quality of Service 24
 High Bills 30
 Disconnection 6

22 Number of Customers involuntarily disconnected 129

23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701? June 2017

Attach a copy of the Summary

24 Did significant additions or retirements from the Plant Accounts occur during the year? No

If yes, attach full explanation and an updated system map

NAME: Falls Water Co., Inc.

REVENUE & EXPENSE DETAIL

For the Year Ended December 31, 2017

ACCT #	DESCRIPTION		
<u>400 REVENUES</u>			
1	460	Unmetered Water Revenue	-
2	461.1	Metered Sales - Residential	1,578,859
3	461.2	Metered Sales - Commercial, Industrial	64,046
4	462	Fire Protection Revenue	-
5	464	Other Water Sales Revenue	8,178
6	465	Irrigation Sales Revenue	-
7	466	Sales for Resale	-
8	400	Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)	1,651,083
9	* DEQ Fees Billed separately to customers		Booked to Acct # _____
10	** Hookup or Connection Fees Collected	127,512	Booked to Acct # 271.3
11	***Commission Approved Surcharges Collected		Booked to Acct # _____
<u>401 OPERATING EXPENSES</u>			
12	601.1-6	Labor - Operation & Maintenance	196,752
13	601.7	Labor - Customer Accounts	-
14	601.8	Labor - Administrative & General	253,880
15	603	Salaries, Officers & Directors	-
16	604	Employee Pensions & Benefits	105,421
17	610	Purchased Water	3,300
18	615-16	Purchased Power & Fuel for Power	184,929
19	618	Chemicals	3,727
20	620.1-6	Materials & Supplies - Operation & Maint.	39,193
21	620.7-8	Materials & Supplies - Administrative & General	113,887
22	631.3-4	Contract Services - Professional	6,393
23	635	Contract Services - Water Testing	3,512
24	636	Contract Services - Other	13,066
25	641-42	Rentals - Property & Equipment	63,703
26	650	Transportation Expense	42,793
27	656-59	Insurance	29,535
28	660	Advertising	-
29	666	Rate Case Expense (Amortization)	-
30	667	Regulatory Comm. Exp. (Other except taxes)	-
31	670	Bad Debt Expense	6,861
32	675	Miscellaneous	18,299
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		1,085,251

Name: Falls Water Co., Inc.

INCOME STATEMENT

For Year Ended December 31, 2017

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>1,651,083</u>
2	Operating Expenses (From Page 3, line 33)	<u>1,085,251</u>	
3	403 Depreciation Expense	<u>126,553</u>	
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)	<u>3,678</u>	
7	408.11 Property Taxes	<u>53,070</u>	
8	408.12 Payroll Taxes	<u>39,928</u>	
9A	408.13 Other Taxes (list)		
9B			
9C			
9D			
10	409.10 Federal Income Taxes		
11	409.11 State Income Taxes	<u>20</u>	
12	410.10 Provision for Deferred Income Tax - Federal		
13	410.11 Provision for Deferred Income Tax - State		
14	411 Provision for Deferred Utility Income Tax Credits		
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)		<u>1,308,499</u>
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		<u>(1,931)</u>
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		<u>340,652</u>
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		<u>98</u>
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income		<u>7,369</u>
25	426 Miscellaneous Non-Utility Expense		<u>36,153</u>
26	408.20 Other Taxes, Non-Utility Operations		
27	409-20 Income Taxes, Non-Utility Operations		
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		<u>(28,686)</u>
29	Gross Income (add lines 19 & 28)		<u>311,967</u>
30	427.3 Interest Exp. on Long-Term Debt		<u>31,156</u>
31	427.5 Other Interest Charges		<u>0</u>
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u><u>280,811</u></u>

Name: Falls Water Co., Inc.

ACCOUNT 101 PLANT IN SERVICE DETAIL
For Year Ended December 31, 2017

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1 301	Organization				
2 302	Franchises and Consents				
3 303	Land & Land Rights	2,121,305	-	-	2,121,305
4 304	Structures and Improvements	506,154	-	-	506,154
5 305	Collecting & Impounding Reservoirs				-
6 306	Lake, River & Other Intakes				-
7 307	Wells	401,931	-	-	401,931
8 308	Infiltration Galleries & Tunnels				-
9 309	Supply Mains				-
10 310	Power Generation Equipment	16,693	-	-	16,693
11 311	Power Pumping Equipment	481,001	6,540	-	487,541
12 320	Purification Systems	45,713	1,619		47,332
13 330	Distribution Reservoirs & Standpipes				-
14 331	Trans. & Distrib. Mains & Accessories	1,367,385	190,369	-	1,557,754
15 333	Services				-
16 334	Meters and Meter Installations	2,077,155	130,146	18,313	2,188,988
17 335	Hydrants	65,401	4,238	-	69,639
18 336	Backflow Prevention Devices				-
19 339	Other Plant & Misc. Equipment				-
20 340	Office Furniture and Equipment	69,553	14,450	10,143	73,860
21 341	Transportation Equipment	205,669	16,465	32,491	189,643
22 342	Stores Equipment				-
23 343	Tools, Shop and Garage Equipment	86,273	16,012	12,021.49	90,264
24 344	Laboratory Equipment				-
25 345	Power Operated Equipment	104,406	38,690	-	143,096
26 346	Communications Equipment				-
27 347	Miscellaneous Equipment				-
28 348	Other Tangible Property				-
29	TOTAL PLANT IN SERVICE	7,548,640	418,529	72,968	7,894,200

(Add lines 1 - 28)

Enter beginning & end of year totals on Pg 7, Line 1

Name: Falls Water Co., Inc.

ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL

For Year Ended December 31, 2017

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements		137,459	154,777	17,318
2 305	Collecting & Impounding Reservoirs				
3 306	Lake, River & Other Intakes				
4 307	Wells		158,038	171,239	13,201
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains				
7 310	Power Generation Equipment		15,962	16,693	731
8 311	Power Pumping Equipment		269,637	295,912	26,276
9 320	Purification Systems		25,635	29,248	3,613
10 330	Distribution Reservoirs & Standpipes				
11 331	Trans. & Distrib. Mains & Accessories		344,177	383,608	39,431
12 333	Services				
13 334	Meters and Meter Installations		1,071,224	1,149,706	78,483
14 335	Hydrants		19,053	21,302	2,249
15 336	Backflow Prevention Devices				
16 339	Other Plant & Misc. Equipment				
17 340	Office Furniture and Equipment		45,352	41,505	(3,847)
18 341	Transportation Equipment		146,537	133,844	(12,693)
19 342	Stores Equipment				
20 343	Tools, Shop and Garage Equipment		51,725	55,324	3,599
21 344	Laboratory Equipment				
22 345	Power Operated Equipment		34,664	48,329	13,665
23 346	Communications Equipment				
24 347	Miscellaneous Equipment				
25 348	Other Tangible Property		782,700	869,667	86,967
26	TOTALS (Add Lines 1 - 25)		3,102,162	3,371,152	268,990

Enter beginning & end of year totals on Pg 7, Line 7

Name: Falls Water Co., Inc.

BALANCE SHEET

For Year Ended December 31, 2017

		<u>ASSETS</u>	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
ACCT #	DESCRIPTION				
1	101	Utility Plant in Service (From Pg 5, Line 29)	7,548,640	7,894,200	345,560
2	102	Utility Plant Leased to Others			
3	103	Plant Held for Future Use	80,000	80,000	-
4	105	Construction Work in Progress	60,810	314,812	254,001
5	114	Utility Plant Aquisition Adjustment			
6		Subtotal (Add Lines 1 - 5)	7,689,450	8,289,012	599,562
7	108.1	Accumulated Depreciation (From Pg 6, Line 26)	3,102,162	3,372,680	270,518
8	108.2	Accum. Depr. - Utility Plant Lease to Others			
9	108.3	Accum. Depr. - Property Held for Future Use			
10	110.1	Accum. Amort. - Utility Plant in Service			
11	110.2	Accum. Amort. - Utility Plant Lease to Others			
12	115	Accumulated Amortization - Aquisition Adj.			
13		Net Utility Plant (Line 6 less lines 7 - 12)	4,587,288	4,916,331	329,043
14	123	Investment in Subsidiaries			
15	125	Other Investments			
16		Total Investments (Add lines 14 & 15)			
17	131	Cash	392,423	194,428	(197,995)
18	135	Short Term Investments			
19	141	Accts/Notes Receivable - Customers	100,668	94,544	(6,123)
20	142	Other Receivables	30	279	249
21	145	Receivables from Associated Companies			
22	151	Materials & Supplies Inventory	17,487	16,288	(1,198)
23	162	Prepaid Expenses	100,854	100,854	-
24	173	Unbilled (Accrued) Utility Revenue			
25	143	Provision for Uncollectable Accounts	1,300	1,300	-
26		Total Current (Add lines 17 -24 less line 25)	610,161	405,093	(205,068)
27	181	Unamortized Debt Discount & Expense			
28	183	Preliminary Survey & Investigation Charges			
29	184	Deferred Rate Case Expenses			
30	186	Other Deferred Charges			
31		Total Assets (Add lines 13, 16 & 26 - 30)	5,197,449	5,321,425	123,976

Name: Falls Water Co., Inc.

BALANCE SHEET

For Year Ended December 31, 2017

LIABILITIES & CAPITAL

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock	25,000	25,000	-
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts	1,002,157	1,002,157	-
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings	1,084,141	1,364,951	280,811
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	2,111,298	2,392,109	280,811
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt	906,285	834,303	(71,982)
12	231 Accounts Payable	55,247	55,247	-
13	232 Notes Payable	20,933	19,241	(1,692)
14	233 Accounts Payable - Associated Companies	69,698	71,982	2,284
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable			
17	236.12 Accrued Income Taxes Payable			
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities	2470	1870	(601)
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities			
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction	3,942,756	4,070,268	127,512
28	272 Accum. Amort. of Contrib. in Aid of Const. **	(1,911,238)	(2,123,594)	(212,355)
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)	3,086,151	2,929,316	(156,835)
31	TOTAL LIAB & CAPITAL (Add lines 8 & 30)	5,197,449	5,321,425	123,976

**** Only if Commission Approved**

Name: Falls Water Co., Inc.

STATEMENT OF RETAINED EARNINGS

For Year Ended December 31, 2017

1	Retained Earnings Balance @ Beginning of Year	<u>1,084,141</u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>280,811</u>
3	Other Credits to Account	<u> </u>
4	Dividends Paid or Appropriated	<u> </u>
5	Other Distributions of Retained Earnings	<u> </u>
6	Retained Earnings Balance @ End of Year	<u><u>1,364,951</u></u>

CAPITAL STOCK DETAIL

7	Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid
	COMMON	1000	25	

DETAIL OF LONG-TERM DEBT

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
	DEQ State Revolving Loan Fund - DW-9923	3.25%	109,152	4,382	
	DEQ State Revolving Loan Fund - DW-9931	3.25%	725,151	26,774	

Name: Falls Water Co., Inc.

SYSTEM ENGINEERING DATA

For Year Ended December 31, 2017

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
Well #1	750	NONE	51,654	WELL
Well #2	400	CHLORINATION	49,045	WELL
Well #4	1500	SAND SEP/CHLRN	104,721	WELL
Well #5	750	SAND SEP/CHLRN	152,935	WELL
Well #6 (Pump 6)	600	NONE	73,243	WELL
Pump #7 (In Well #6)	600	NONE	128,966	WELL
Well #8	1500	CHLORINATION	179,456	WELL
Well #9	3000	CHLORINATION	578,227	WELL

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
Well 2/4	5	1.8	Pressurized	Steel

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA
(continued)**

For Year Ended December 31, 2017

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Horse Power	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy Used This Year
Well #2, Turbine Pump #2	40	400	65	
Well #4, Turbine Pump #4	150	1500	65	
Well #6, Submersible Pump #6	75	600	65	
Pump #7, Submersible Pump #7	75	600	65	
SUBTOTAL OF ABOVE	The Above are all on one Power Meter Totaling			525,920 kwh
Well #1, VFD Turbine Pump #1	75	750	65	89,909 kwh
Well #5, Turbine Pump #5	75	750	65	202,543 kwh
Well #8, Turbine Pump #8	150	1500	65	331,880 kwh
Well #9, VFD Turbine Pump #9	400	3000	65	1,190,840 kwh

**** Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year.
Attach additional sheets if inadequate space is available on this page.**

- 5 If Wells are metered:
- What was the total amount pumped this year? 1,318,247,000
 - What was the total amount pumped during peak month? 282,935,500
 - What was the total amount pumped on the peak day? 10,960,800
- 6 If customers are metered, what was the total amount sold in peak month? 223,194,000
- 7 Was your system designed to supply fire flows? Yes
If Yes: What is current system rating? 4
- 8 How many times were meters read this year? 12
 During which months? January through December
- 9 How many additional customers could be served with no system improvements except a service line and meter? 436
 How many of those potential additions are vacant lots? 167
- 10 Are backbone plant additions anticipated during the coming year? No
If Yes, attach an explanation of projects and anticipated costs!
- 11 In what year do you anticipate that the system capacity (supply, storage or distribution) will have to be expanded? 2019

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA
(continued)**

For Year Ended December 31, 2017

FEET OF MAINS

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	2"	1,121	-	-	1,121
	4"	1,641	765	-	2,406
	6"	224,116	953	-	225,069
	8"	96,504	15,055	-	111,559
	10"	31,481	3,424	-	34,905
	12"	27,394	7,860	-	35,254

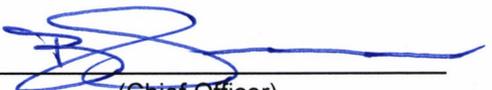
CUSTOMER STATISTICS

		<u>Number of Customers</u>		<u>Thousands of Gallons Sold</u>	
		<u>This Year</u>	<u>Last Year</u>	<u>This Year</u>	<u>Last Year</u>
2	Metered:				
2A	Residential	4,878	4,669	1,165,161	1,215,813
2B	Commercial	89	85	58,013	53,399
2C	Industrial	N/A	N/A	N/A	N/A
3	Flat Rate:				
3A	Residential	N/A	N/A	N/A	N/A
3B	Commercial	N/A	N/A	N/A	N/A
3C	Industrial	N/A	N/A	N/A	N/A
4	Private Fire Protection	N/A	N/A	N/A	N/A
5	Public Fire Protection	479	467	N/A	N/A
6	Street Sprinkling	N/A	N/A	N/A	N/A
7	Municipal, Other	N/A	N/A	N/A	N/A
8	Other Water Utilities	N/A	N/A	N/A	N/A
TOTALS (Add lines 2 through 8)		5,446	5,221	1,223,174	1,269,212

CERTIFICATE

State of Idaho)
) ss
County of Bonneville)

WE, the undersigned Brent Johnson, President, and K. Scott Bruce, General Manager, of the of the Falls Water Company, Inc. utility, on our oath do severally say that the foregoing report has been prepared under our direction, from the original books, papers and records of said utility; that we have carefully examined same, and declare the same to be a correct statement of the business and affairs of said utility for the period covered by the report in respect to each and every matter and thing therein set forth, to the best of our knowledge, information and belief.



(Chief Officer)



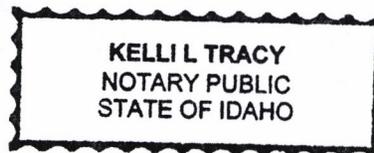
(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 26 day of March, 2018



NOTARY PUBLIC



My Commission Expires 4-12-23

gdk/excel/jnelson/anulrpts/wtrannualrpt

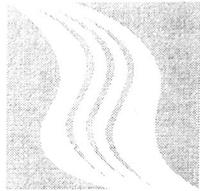
Supplemental information for question 13:

List of new subdivisions (see attached will serve letter) added to water system in 2017 include:

- Berkley Park Division 1
- Berkley Park Division 2
- Bridgewater Division 5
- Bridgewater Division 6
- Green Valley Subdivision Division 5
- Green Valley Subdivision Division 6
- Ridge View Division 2
- Ridge View Division 3
- Rock River Division 2
- The Barn on First Street Division 1
- Wheelhouse Headquarters
- Wolf Creek Subdivision Division 1

See attached Spout copy for copy of summary requested in question 23.

Spout sent to customers in June 2017.



FALLS WATER COMPANY

1770 Sabin Dr, Idaho Falls, Idaho 83406-6747
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

May 17, 2016

Harper-Leavitt Engineering
985 N Capital Ave
Idaho Falls, ID 83402

Water Service for Bridgewater Division No. 5

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, **Bridgewater Division No. 5**.

Part of S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 2 North, Range 38 East, Boise Meridian, Bonneville County, Idaho. More particularly described as:

Commencing at the NE corner of said Section 15; Thence S $00^{\circ}02'56''$ E. 2639.82 feet along the section line to the E $\frac{1}{4}$ corner of said Section 15; Thence S $89^{\circ}47'10''$ W. 1018.56 feet to the SW corner of Bridgewater Division No. 1 (Instrument No. 1229650) and the point of beginning; Thence N $89^{\circ}24'18''$ W. 408.39 feet along said boundary line; Thence N $00^{\circ}15'06''$ W 390.05 feet to the S boundary line of Bridgewater Division No. 4 (Instrument No. 1276998); Thence S $89^{\circ}24'17''$ E 317.03 feet along the S boundary line of Bridgewater Divisions 3 & 4 to the NW corner of Block 1 of said Bridgewater Division No. 1; Thence S $27^{\circ}23'04''$ E 207.00 feet along said Block 1; Thence S $00^{\circ}35'34''$ W 207.20 feet along said Block 1 to the point of beginning.

Parcel contains 3.478 acres more or less and is subject to an easement for a power transmission line across the southerly 100 feet of the above described parcel

This is subject to the following conditions:

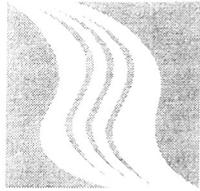
1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Health and Welfare, Division of Environmental Quality, Falls Water's designated professional engineer (Schiess and Associates Consulting Engineers), and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings of this division of the development on paper and in an electronic format readable by Falls Water before any connections to the system will be accepted.
7. The GPS coordinates for water main valves, fire hydrants, fire hydrant valves, and meter barrels will be provided to Falls Water in a file format that is usable by Falls Water Co., inc. to update its system mapping.
8. This will serve letter is valid for one year from the date of this letter.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

This will serve letter is valid for one year from the date this letter is written. If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter. Fees will be recalculated at the current rates at the time a new will serve letter is issued.

FALLS WATER COMPANY, INC.

A handwritten signature in cursive script that reads "K. Scott Bruce".

K. Scott Bruce
Manager



FALLS WATER COMPANY

1770 Sabin Dr, Idaho Falls, Idaho 83406-6747
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

August 8, 2016

Harper-Leavitt Engineering
985 N Capital Ave
Idaho Falls, ID 83402

Water Service for Bridgewater Division No. 6

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, **Bridgewater Division No. 6**.

Part of S 1/2 NE 1/4 of Section 15, Township 2 North, Range 38 East, B.M., Bonneville County, Idaho, more particularly described as:

Commencing at the NE corner of said Section 15; thence S 00°02'56" E 911.97 feet along the section line; thence S 89°57'04" W 1420.01 feet to the SW corner of Lot 14, Block 8 of Bridgewater Division No. 4 and the point of beginning; thence S 00°02'56" E 190.00 feet; thence N 89°57'04" E 49.98 feet to the NW corner of Lot 6, Block 9 of Bridgewater Division No. 3; thence S 00°02'56" E 73.86 feet along said Lot 6; thence S 25°35'43" W 830.71 feet along said Block 6; thence N 89°24'18" W 342.05 feet; thence N 25°35'43" E 903.51 feet; thence N 7°05'49" E 195.91 feet to the SW corner of Lot 9 Block 8 of Bridgewater Division No. 4; thence N 89°57'04" E 236.17 feet along said Block 8 to the point of beginning.

Parcel contains 7.532 acres more or less.

This is subject to the following conditions:

1. **Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.**
2. **Approval by the Idaho Public Utilities Commission (IPUC).**
3. **In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.**
4. **Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.**
5. **System design and installation approved, inspected and accepted by Idaho Department of Health and Welfare, Division of Environmental Quality, Falls Water's designated professional engineer (Schuess and Associates Consulting Engineers), and by Falls Water's own internal staff.**
6. **Developer or their representative shall provide as-built drawings of this division of the development on paper and in an electronic format readable by Falls Water before any connections to the system will be accepted.**
7. **The GPS coordinates for water main valves, fire hydrants, fire hydrant valves, and meter barrels will be provided to Falls Water in a file format that is usable by Falls Water Co., inc. to update its system mapping.**
8. **This will serve letter is valid for one year from the date of this letter.**
9. **In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.**

This will serve letter is valid for one year from the date this letter is written. If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will

need to seek a new will serve letter. Fees will be recalculated at the current rates at the time a new will serve letter is issued.

FALLS WATER COMPANY, INC.

A handwritten signature in cursive script that reads "K. Scott Bruce".

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Eagle Rock Engineering
4400 Colonial Way
Idaho Falls, ID 83404

July 12, 2017

Water Service for Green Valley Subdivision Division No. 5

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Green Valley Subdivision described as follows:

BEGINNING AT THE NE 1/4 CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE, MERIDIAN; BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE N84°48'57"W 1065.81 FEET ALONG SAID SECTION LINE; THENCE S00°03'41"W 2237.76 FEET; THENCE N87°14'15"W 804.34 FEET; N00°03'36"E 1176.54 FEET; THENCE N84°49'04"W 377.72 FEET; S00°03'34"W 1192.51 FEET; THENCE N87°14'15"W 391.44 FEET; THENCE S00°03'41"W 329.00 FEET; THENCE S87°14'15"E 2637.17 FEET; THENCE N00°00'56"E 2521.78 FEET TO THE TRUCE POINT OF BEGINNING, CONTAINING 84.15 ACRES.

This will serve letter authorizes water service to Green Valley Estates Subdivision Division 5 described as follows:

BEGINNING AT A POINT THAT IS S00°01'06"W 546.10 FEET ALONG THE EAST SECTION LINE FROM THE NE CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO AND RUNNING THENCE ALONG SAID SECTION LINE S00°01'06"W 1094.24 FEET TO A BOUNDARY POINT ON GREEN VALLEY ESTATES DIVISION No. 1, BONNEVILLE COUNTY, IDAHO; THENCE N87°10'04"W 55.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF 45th EAST; THENCE N00°30'13"E 578.26 FEET ALONG SAID RIGHT-OF-WAY LINE ALSO BEING THE EAST BOUNDARY LINE OF GREEN VALLEY ESTATES DIVISION No. 4, BONNEVILLE COUNTY, IDAHO; THENCE N89°56'19"W 134.01 FEET; THENCE S61°54'05"W 79.40 FEET; THENCE N89°56'19"W 807.50 FEET TO A CORNER ON THE NORTHWEST BOUNDARY LINE OF GREEN VALLEY ESTATES DIVISION No. 4, BONNEVILLE COUNTY, IDAHO; THENCE N00°03'40"E 548.07; THENCE S89°56'19"E 133.50 FEET; THENCE N00°03'41"E 2.21 FEET; THENCE S89°56'19"E 337.00 FEET; THENCE N00°03'41"E 24.52 FEET; THENCE S89°56'19"E 407.00 FEET; THENCE S00°03'41"W 24.02 FEET; THENCE S89°56'19"E 184.46 FEET TO THE EAST SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 14.162 ACRES.

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Eagle Rock Engineering
4400 Colonial Way
Idaho Falls, ID 83404

July 12, 2017

Water Service for Green Valley Subdivision Division No. 6

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Green Valley Subdivision described as follows:

BEGINNING AT THE NE 1/4 CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE, MERIDIAN; BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE N84°48'57"W 1065.81 FEET ALONG SAID SECTION LINE; THENCE S00°03'41"W 2237.76 FEET; THENCE N87°14'15"W 804.34 FEET; N00°03'36"E 1176.54 FEET; THENCE N84°49'04"W 377.72 FEET; S00°03'34"W 1192.51 FEET; THENCE N87°14'15"W 391.44 FEET; THENCE S00°03'41"W 329.00 FEET; THENCE S87°14'15"E 2637.17 FEET; THENCE N00°00'56"E 2521.78 FEET TO THE TRUCE POINT OF BEGINNING, CONTAINING 84.15 ACRES.

This will serve letter authorizes water service to Green Valley Estates Subdivision Division 6 described as follows:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE ALONG THE EAST SECTION LINE OF SAID SECTION S00°01'06"W 546.30 FEET TO THE NORTHEAST BOUNDARY CORNER OF GREEN VALLEY ESTATES DIVISION 5; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING 7 COURSES; (1) N89°56'19"W 184.46 FEET; (2) THENCE N00°03'41"E 24.02 FEET; (3) N89°56'19"W 407.00 FEET; (4) S00°03'41"W 24.52 FEET; (5) N89°56'19"W 337.00 FEET; (6) S00°03'41"W 2.21 FEET; (7) N89°56'19"W 133.50 FEET TO THE NORTHWEST BOUNDARY CORNER OF SAID SUBDIVISION; THENCE N00°03'40"E 644.17 FEET TO THE NORTH SECTION LINE OF SAID SECTION; THENCE ALONG SAID NORTH SECTION LINE S84°48'57"E 1065.81 FEET TO THE POINT OF BEGINNING, CONTAINING 14.263 ACRES.

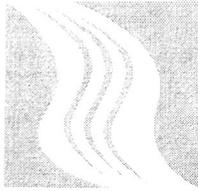
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Jeff Freiberg Engineering
946 Oxbow Lane
Idaho Falls, ID 83404

June 16, 2016

Water Service for Ridge View Division No. 2

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Ridge View Division No. 2 described as follows:

A parcel of land being part of Section 13, Township 2 North, Range 38 East, Boise Meridian, described as follows:

Beginning at the West Quarter Corner of said Section 13, said West Quarter Corner being the True Point of Beginning, running thence N89°55'31"E 197.25 feet along the Center Section Line to the South line of Rettius Retreat Div. 1, thence along said South line S86°58'51"E 171.17 feet, thence leaving said South line S02°09'31"W 294.03 feet, thence S86°59'12"E 329.93 feet to the West line of Rettius Retreat Div. 1, thence along the boundary of said Rettius Retreat Div. 1 the following seven (7) courses; (1) S02°09'50"W 232.88 feet, (2) N88°57'16"E 143.64 feet, (3) N38°26'50"E 52.50 feet, (4) N40°36'34"E 73.77 feet, (5) N45°19'47"E 81.66 feet, (6) N52°33'29"E 99.85 feet, (7) N02°09'50"E 336.40 feet to the South line of Caribou Meadows Div. 2, thence along the boundary of said Caribou Meadows Div. 2 the following three (3) courses; (1) N89°55'31"E 260.80 feet, (2) S86°58'53"E 56.26 feet, (3) S89°56'14"E 109.15 feet to the Southeast corner of said Caribou Meadows Div. 2, said corner also being the Southwest corner of Caribou Meadows Div. 3, thence along the boundary of said Caribou Meadows Div. 3 the following two (2) courses; (1) S89°56'14"E 822.54 feet, (2) N02°25'27"E 5.28 feet to the Center Section Line of said Section 13, thence along said Center Section Line N89°55'31"E 354.51 feet to the Center Quarter Corner of said Section 13, thence along the Center Section Line S01°39'41"W 1313.59 feet to the Northwest Corner of the Southwest Quarter or the Southeast Quarter, thence N89°56'42"E 1343.92 feet along the North line of said Southwest Quarter of the Southeast Quarter to the Northeast Corner of the Southwest Quarter of the Southeast Quarter, thence S01°51'46"W 1314.20 feet along the East line of said Southwest Quarter of the Southeast Quarter to the South line of said Section 13, thence S89°57'54"W 1339.28 feet along said South line to the South Quarter corner of said Section 13, thence continuing along said South line S89°57'54"W 100.40 feet, thence leaving said South line N01°40'04"E 868.97 feet, thence S46°39'44"W 455.76 feet, thence S69°56'36"W 39.25 feet, thence S88°53'40"W 752.97 feet to the East line of Ridge View Div. 1, thence along the boundary of said Ridge View Div. 1 the following twelve (12) courses; (1) N04°55'06"W 199.41 feet, (2) N87°50'01"W 421.93 feet, (3) N02°09'59"E 130.00 feet, (4) S87°50'01"E 21.92 feet, (5) N02°09'59"E 190.00 feet, (6) N87°50'01"W 18.33 feet, (7) N02°09'59"E 610.11 feet, (8) N78°46'23"W 126.28 feet, (9) S82°57'20"W 62.47 feet, (10) N87°50'01"W 133.63 feet, (11) S02°09'59"W 300.00 feet, (12) N87°50'01"W 336.21 feet, thence N02°08'29"E 291.53 feet, thence N87°10'10"W 362.02 feet to the West line of said Section 13, thence N02°10'00"E 907.45 feet along said West line to the True Point of Beginning.

Parcel contains 134.841 Acres.

Parcel is subject to Right of Way on the West and South sides and any easements as they exist.

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings of this division of the development on paper and in an electronic format readable by Falls Water before any connections to the system will be accepted.

7. The GPS coordinates for water main valves, fire hydrants, fire hydrant valves, and meter barrels will be provided to Falls Water in a file format that is usable by Falls Water Co., Inc. to update its system mapping.
8. This will serve letter is valid for one year from the date of this letter.
9. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc. or used to irrigate landscaping and sports/athletic fields by the school district.
10. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.



K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Jeff Freiberg Engineering
946 Oxbow Lane
Idaho Falls, Idaho 83404

April 11, 2017

Water Service for Ridge View Division No. 3

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Ridge View Division No. 3 described as follows:

A parcel of land being part of the Southwest Quarter of Section 13, Township 2 North, Range 38 East, Boise Meridian, described as follows;

Commencing at the West Quarter Corner of said Section 13, thence along the West line of said Section 13 S02°10'00"W 1103.11 feet, thence leaving said West line S87°50'01"E 1018.33 feet to the Northeast corner of Lot 2, Block 5 of Ridgeview Division No. 1, said Southeast corner being the True Point of Beginning, and running thence S87°50'01"E 313.40 feet, thence S01°55'02"W 740.00 feet, thence N87°50'01"W 320.21 feet, to the East line of Ridgeview Division No. 2, thence along said East line the following five (5) courses; (1) N02°09'59"E 130.00 feet, (2) S87°50'01"E 21.92 feet, (3) N02°09'59"E 189.94 feet, (4) N87°50'01"W 18.33 feet, (5) N02°09'59"E 420.06 feet to the True Point of Beginning.

Parcel contains 5.282 Acres.

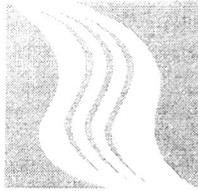
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
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Fax: (208) 522-4099

Eagle Rock Engineering
4400 Colonial Way
Idaho Falls, ID 83404

March 18, 2016

Water Service for Rock River Division No. 2

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Rock River Subdivision Division 2 described as follows:

BEGINNING AT A POINT THAT IS S87°35'38"E 471.13 FEET FROM THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; POINT ALSO BEING THE SOUTHEAST BOUNDARY CORNER OF ROCK RIVER ESTATES DIVISION No. 1, BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION FOLLOWING NINE (9) COURSES; (1) N02°24'22"E 130.00 FEET; (2) N13°14'38"E 61.09 FEET; (3) N00°52'36"E 122.95 FEET; (4) N02°35'57"E 100.05 FEET; (5) N08°25'28"E 100.87 FEET; (6) N14°30'30"E 102.90 FEET; (7) N17°36'53"E 117.58 FEET; (8) N24°29'52"E 66.16 FEET; (9) N00°25'50"W 120.00 FEET TO THE NORTHEAST CORNER BOUNDAR OF SAID SUBDIVISION; THENCE N89°34'10"E 129.38 FEET; THENCE S85°39'20"E 60.06 FEET; THENCE N89°34'10"E 130.76 FEET; THENCE S00°25'50"E 175.00 FEET; THENCE S89°34'10"W 33.95 FEET; THENCE S10°48'41"W 395.45 FEET; THENCE S00°52'36"W 161.74 FEET; THENCE S45°22'59"E 76.85 FEET; THENCE S00°52'36"W 138.42 FEET TO A POINT ON THE NORTH LINE OF RED ROCK ESTATES DIVISION NO. 2, AS SAID SUBDIVISION PLAT IS RECORDED IN BONNEVILLE COUNTY; THENCE ALONG SAID NORTH LINE OF RED ROCK ESTATES DIVISION NO. 2 N87°35'38"W 392.21 FEET TO THE POINT OF BEGINNING, CONTAINING 7.027 ACRES.

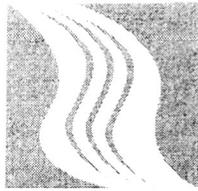
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Ellsworth & Associates, PLLC
253 1st Street
Idaho Falls, ID, 83401

December 18, 2017

Water Service for The Barn on First Street Division No. 1

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, The Barn on First Street Division No. 1 described as follows:

Commencing at the Northwest corner of Section 23, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho; running thence S.89°39'12"E. along the Section line 2245.28 feet to the Northeast corner of Warm Spring Meadows, Division No. 6, Bonneville County, Idaho, said point being the TRUE POINT OF BEGINNING; running thence S.00°19'41"E. 437.37 feet; thence N.89°53'48"E. 324.88 feet to the West Right-of-Way line of the Railroad; thence N.00°19'24"W. along said Railroad Right-of-Way 434.82 feet to the North line of said Section; thence N.89°39'12"W. along said North line 324.94 feet to the TRUE POINT OF BEGINNING.
LESS THAN AND EXCEPTING:

Commencing at the Northwest corner of Section 23, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho; running thence S.89°39'12"E. along the Section line 2245.28 feet to the Northeast corner of Warm Spring Meadows, Division No. 6, Bonneville County, Idaho; thence S.00°19'41"E. 50.00 feet; thence S.89°39'12"E. 81.41 feet to the TRUE POINT OF BEGINNING; running thence S.89°39'12"E. 106.28 feet; thence S.00°19'41"E. 118.92 feet; thence N.89°39'12"W. 63.93 feet; thence N.62°37'17"W. 47.83 feet; thence N.00°19'41"W. 97.18 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 129,508 Sq. Ft. or 2.973 acres

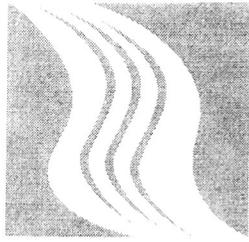
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce
K. Scott Bruce
Manager



FALLS WATER COMPANY

1770 Sabin Dr, Idaho Falls, Idaho 83406-6747
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Ellsworth Engineering, Inc.
253 E First St.
Idaho Falls, ID 83401

August 1, 2016

Water Service Will Serve for Wheelhaus Headquarters

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Wheelhaus Headquarters. Situated on a parcel of ground which is part of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, Township 3 North, Range 39 East, Boise Meridian, Bonneville County, Idaho more particularly described as:

Beginning at a point that is N 89°16'35" E 1324.37 feet along the section line from the SW corner of said Section 35 and running thence N 0°17'35" W 713.63 feet; thence N 87°35'10" E 1061.91 feet to the Southeasterly bank of Sand Creek; thence along said bank the following six (6) courses; thence (1) S 63°18'49" W 131.27 feet; thence (2) S 59°23'39" W 387.60 feet; thence (3) S 49°51'11" W 99.00 feet; thence (4) S 23°59'57" W 118.20 feet; thence (5) S 03°30'00" W 109.98 feet; thence (6) S 01°49'17" W 214.64 feet to the section line; thence S 89°16'35" W 469.18 feet along said section line to the Point of Beginning. Parcel contains 10.00 acres more or less and is subject to an easement for Sand Creek along the Southeasterly side and the County Road right-of-way along the south side.

Commonly known as 3755 East 49th North, Idaho Falls, ID 83401

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs as of the date building is constructed.
5. System design and installation approved, inspected and accepted by the Idaho Department of Environmental Quality, Falls Water's designated professional engineer (Schuess and Associates Consulting Engineers), and by Falls Water's own internal staff.
6. Developer shall provide as-built drawings on paper and computer disks in a format readable by Falls Water as the development progresses.
7. This preliminary will serve letter is valid for one year from the date of this letter.
8. Developer and/or legal representative must meet with Falls Water Company, Inc. representative to complete and sign development agreement before construction begins.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

This will serve letter is valid for one year from the date this letter is written. If a final will serve letter on the division of this sub-development is not requested within one year of the date of this letter, Falls Water Co., Inc. will not be responsible to serve water to the development. The developer or his authorized agent will need to make a request of Falls Water Co., Inc. to receive a new will serve letter. If water is available at that time, a new will serve letter will be granted.

FALLS WATER COMPANY, INC.

A handwritten signature in cursive script that reads "K. Scott Bruce".

K. Scott Bruce
Manager



FALLS WATER COMPANY

2180 N Deborah Dr, Idaho Falls, Idaho 83401
Website: www.fallswater.com

Tel.: (208) 522-1300
Fax: (208) 522-4099

Horrocks Engineers
901 Pier View Dr., Suite 205
Idaho Falls, Idaho 83402

April 5, 2017

Water Service for Wolf Creek Subdivision Division No. 1

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Wolf Creek Subdivision Division No. 1 described as follows:

A parcel of land located in Section 2, Township 2 North, Range 38 East, Boise Meridian, Bonneville County, Idaho described as follows:

Commencing at the Northwest corner of said Section 2, thence along the North line of said Section 2, North 89°16'36" East 35.00 feet to the easterly Right-of-Way line of Ammon Road to the **Point of Beginning**; thence continuing along said North line of Section 2, North 89°16'36" East 319.06 feet; thence South 00°43'24" East 169.85 feet; thence South 06°31'24" West 60.48 feet; thence South 00°03'32" West 380.00 feet; thence South 70°20'53" East 33.93 feet; thence South 41°15'01" West 120.64 feet; thence South 33°11'55" West 60.00 feet to a point of non-tangency with a 70.00 foot radius curve concave to the southwest of which radius bears South 33°11'55" West; thence northwesterly 39.82 feet along the arc of said 70.00 foot radius curve to the left through a central angle of 32°35'30" and a long chord that bears North 73°05'50" West 39.28 feet; thence North 89°23'35" West 27.68 feet; thence South 00°08'05" West 10.00 feet; thence along the North line of Deed Instrument No. 1262619, North 89°23'35" West 169.97 feet; thence continuing along said North line of Deed Instrument No. 1262619, North 87°35'43" West 35.03 feet to the West line of Section 2; thence along said West line of Section 2, North 00°08'05" East 36.28 feet; thence South 87°35'43" East 35.03 feet to the easterly Right-of-Way line of Ammon Road; thence along said easterly Right-of-Way line, North 00°08'05" East 718.43 feet to the **Point of Beginning**. Parcel contains 5.444 acres, more or less.

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. Existing surface water rights from Progressive Irrigation District must be assigned to Falls Water Company, Inc.
9. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce
Manager

MEDICAL EMERGENCY

If the customer or a member of the customer's family is seriously ill or has a medical emergency, the utility will postpone termination of service for thirty (30) days if a written certificate signed by a licensed physician or public health official is received.

An informal or formal complaint concerning the termination may be filed directly with the utility. If the customer is dissatisfied with the proposed resolution of the complaint, they may contact the Consumer Assistance staff by mail at the Idaho Public Utilities Commission, PO Box 83720, Boise, ID 83720-0074, or by telephone at 800-432-0369, or online at <http://www.puc.idaho.gov>

A complete set of customer Rules and Regulations are on file with the Idaho Public Utilities Commission and on the website.

FIRE HYDRANTS

Any customer with a fire hydrant located on their property is responsible to make sure that access to the hydrant is not blocked by landscaping, trees and shrubs, or by fences. Fire department personnel must be able to easily get to all sides of a hydrant in the case of a fire.

SPRINKLING

Falls Water may impose watering days and we urge you not to waste water. A nozzle or sprinkler **must always** be used when watering your lawn. Use of an "open" hose can result in termination of service.

BEFORE YOU DIG

Idaho Law requires that you call Dig Line utility locating service prior to any excavating in an easement or digging deeper than 18 inches anywhere on or off your property. Call **811** or **1-800-342-1585** three days before digging.

IMPORTANT REMINDERS

1. It is the owner's responsibility to repair any water leaks in the service line from the meter to the home, and any leaks in the home or under the home. Prompt repairs of leaks results in lower billings and conserves water.
2. During severe cold weather spells, be sure to keep a pencil-sized stream of water running to prevent costly and inconvenient freeze-ups. You will be responsible for repairing any freeze-up beyond the meter.

3. Make sure you know where the main water shutoff valve in your house is located in case you have a "plumbing emergency".

Memberships

American Water Works Association
Idaho Rural Water Association

Regulated by:

Idaho Public Utilities Commission
Idaho Department of Environmental Quality
Idaho Department of Water Resources
U.S. Environmental Protection Agency

THE SPOUT

Falls Water Co., Inc.'s
Information Pipeline
FOR 2017

Quality
On Tap!
Our Commitment  Our Profession



FALLS WATER
COMPANY

2180 Deborah Dr., Idaho Falls, Idaho 83401
Phone: (208) 522-1300 Fax: (208) 522-4099
or on our website www.fallswater.com

Falls Water Co., Inc. has operated since 1959 and currently serves over 4,750 homes in Bonneville County. As your water provider, we would like you to become familiar with some of our policies.

WATER SOURCE

Your water is supplied through a network of several inter-connected deep wells throughout the service area. The computer controlled pumps and distribution system automatically delivers water to meet the fluctuating demand.

The water is tested frequently according to testing schedules approved by The Idaho Department of Environmental Quality and by an independent laboratory to ensure that it meets all state and federal water quality standards. The water is chlorinated.

Falls Water Company operates in compliance with and is regulated by the Idaho Department of Environmental Quality and the Idaho Public Utilities Commission (IPUC).

WATER RATES

The IPUC approved rate for residential, multi-family residential, and commercial rates is as follows:

Service Meter Size	Gallons included each billing cycle is less than or equal to	Minimum Charge
¾" or less	12,000	\$17.75
1"	17,000	\$25.00
1 ½"	22,000	\$32.25
2"	28,000	\$41.00
4"	49,000	\$73.25

If usage in a billing cycle or portion of a billing cycle exceeds the allowable gallons included in the minimum charge, the excess usage will be billed at \$0.689 per thousand gallons of water used.

Effective October 16, 2012, meters for all customers will be read year round.

The bills are calculated on water use between meter readings and are due by the 15th of the following month. Customers with outstanding balances, as of the billing date, will be charged a 1% per month late payment fee.

The one-time Hook-up Fee for newly constructed homes is \$500 for a ¾" meter, \$600 for a 1" meter, \$930 for a 1½" meter, and \$1,205 for a 2" meter.

Reconnect fees after involuntary disconnection are \$20 for reconnection during office hours, Monday through Friday 8:00 a.m. to 5:00 p.m., and \$40 if reconnected after office hours. This fee is due at the time of service restoration.

A \$15 field collection fee will be charged if our representative receives a partial or full payment on a customer's account while visiting the customer to terminate service for nonpayment. The fee will be waived if payment is made to an employee restoring service after an involuntary disconnection for nonpayment.

A customer requesting that the company test the meter for their service will be charged a \$10 meter testing fee. If the meter tests outside the manufacturer's specifications of plus or minus 1.5%, the meter test charge will be waived, the meter replaced, and an adjustment made to the customer's bill.

A \$20 returned check fee will be charged when a customer's check is returned by the bank for insufficient funds.

THE METER COVER

Our meter readers and service personnel must have access to the water meter located on your property. Please do not cover the meter with landscaping or other obstacles. If you fence your yard, be sure to leave the meter on the outside of the fence. You can identify the cover as a round cast iron lid near where the water line enters your property.

TERMINATION RULES

SUMMARY OF RULES AND REGULATIONS OF THE IDAHO PUBLIC UTILITIES COMMISSION GOVERNING CUSTOMER RELATIONS OF NATURAL GAS, ELECTRIC AND WATER PUBLIC UTILITIES

A utility may terminate service to a customer without his/her permission after adequate notice for the following reasons:

1. Failure to pay an undisputed past due bill, or when payment is made with a written check or electronic payment drawn on an account with insufficient funds.
2. Failure to make security deposit where it is required.
3. Failure to abide by terms of a payment arrangement.
4. Customer or applicant misrepresented their identity for the purpose of obtaining utility service.
5. Customer or applicant denied or prevented the utility's access to the meter.
6. Willful waste of service through improper equipment or otherwise.

7. Customer or applicant is a minor not competent to contract as defined by Idaho Code.
8. Customer or applicant owes money on an existing account or from a previous account for service provided within the past four years.

A utility may deny or terminate service without prior notice to the customer or applicant and without his/her permission for one or more of the following reasons:

1. A situation exists that is immediately dangerous to life, physical safety or property.
2. The utility is ordered to terminate service by any court, the Commission or other duly authorized public authority.
3. The service is obtained, diverted or used without the authorization or knowledge of the utility.
4. The utility has made a diligent attempt to notify the customer of termination, but has been unable to make contact.

NOTIFICATION

1. A billing may be considered past due fifteen (15) days after the billing date. A written notice of termination must be mailed at least seven (7) days before the proposed termination date.
2. At least twenty-four (24) hours before the service is terminated, another attempt shall be made to contact the customer in person or by telephone.
3. If service is not terminated within twenty-one (21) calendar days after the proposed termination date, another seven (7) day and twenty-four (24) hour notice is required.
4. No additional notice is required if upon receipt of a termination notice the customer makes a payment arrangement and fails to keep it, or when payment is made with a written check or electronic payment drawn on an account with insufficient funds.

WHEN TERMINATION IS NOT ALLOWED

1. The unpaid bill totals less than fifty dollars (\$50) or two (2) months service, whichever is less.
2. The unpaid bill is for service to another customer.
3. The unpaid bill results from the purchase of non-utility goods or services.
4. Terminations are not allowed on Friday, Saturday or Sunday, legal holidays recognized by the State of Idaho, the day preceding legal holidays, or at any time when the company is not open for business.