

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2050

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

LESSOR: JEFFREY BEUS

6900 YETI LN

MELBA, ID 83641-5040

LESSOR: JOANNA BEUS

6900 YETI LN

MELBA, ID 83641-5040

OCT 10 2025

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 February 12, 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)	Acres (AC)
63-35296	3/2/1982	GROUND WATER	1.50	337.5	75.0
Lease Totals			1.50	337.5	75.0

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, 2025 to December 31, 2029. 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.

WATER SUPPLY BANK LEASE CONTRACT No. 2050

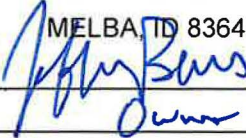
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right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

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

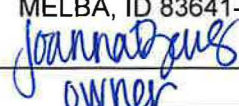
WATER SUPPLY BANK LEASE CONTRACT No. 2050

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

LESSOR: JEFFREY BEUS
6900 YETI LN
MELBA, ID 83641-5040

By 
Title owner
Date 10.10.2025

LESSOR: JOANNA BEUS
6900 YETI LN
MELBA, ID 83641-5040

By 
Title owner
Date 10/10/2025

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 10/14/25

Lease approved by IDWR 

Date 10/14/25

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2050

**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): 63-35296

GROUND WATER SWNW Sec. 7 Twp 01N Rge 01W ADA County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
63-35296	IRRIGATION	3/15	to	11/15	1.50 cfs	337.5 AF
Totals:					1.50 cfs	337.5 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01N	02W	13									40.0					35.0			75.0

Total Acres: 75.0

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).
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.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2050

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. This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.
13. The issuance of this right does not grant any right-of-way or easement across the land of another.
14. The maximum diversion volume is defined as the maximum allowable volume of water that may be diverted annually from the source of this right. The use of water confirmed this right limited to the amount that can actually be beneficially use used. The maximum diversion volume may be adjusted to more accurately describe the beneficial use or to implement accepted standards of diversion and use efficiency.

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 2050

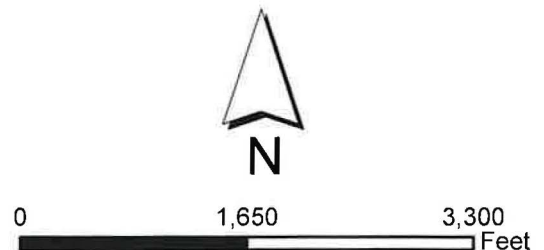
63-35296

Effective until December 31, 2029

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



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



STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED
Print Form
FEB 12 2025

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

DEPT. OF WATER RESOURCES

Applicant / Designated Lessor Jeffrey Beus Water Right No. 63-35296
(Select one owner – see item 1A on the application) (One water right per application)

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

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

MINIMUM REQUIREMENT CHECKLIST		
Check All Items as Either Attached (Yes) or Not Applicable (N/A)		
Yes		Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> , printed single sided , per requirement of the Water Supply Bank.
Yes		Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.
N/A	Yes	Attachments
☐	☒	1A Signatures and contact information for all owners of the water right to be leased or sold on this application.
☐	☒	1B An <u>Internal Revenue Service (IRS) Form W-9</u> for the Applicant / Designated Lessor.
☐	☒	1C <i>Notice of Change in Water Right Ownership</i> form (accessible from www.idwr.idaho.gov).
☒	☐	1D Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
☐	☒	2 Description of a water right portion offered to the Water Supply Bank.
☐	☒	3 A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov .
☒	☐	4A Written consent from irrigation district or water delivery company.
☒	☐	4G Evidence demonstrating the water right has not been forfeited pursuant to <u>Section 42-222(2), Idaho Code</u> .
☒	☐	5B Rental rate and owner payment agreement between lessor and renter for lease/rental packages.
Department Use Only		
Fee Amount \$	<u>250</u>	Received By: <u>KM</u>
W-9 received?	Yes ☒ No ☐	Date Received: <u>2.12.25</u>
(Route W-9 to Fiscal)		Receipt # <u>C120128</u>
		Name on W-9: <u>Jeffrey Beus / Joanna Beus</u>

3201

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 Jeffrey Beus
Mailing Address 6900 Yeti Lane Melba ID 83641
Street City State Zip Code
Email Address 57construction@hotmail.com Phone Number 208 941 1217

☒ 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 _____ Organization _____
Professional Title _____ Email Address _____
Mailing Address _____ Phone Number _____

☐ 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 Jeffrey Beus

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.

Water is pumped from well to mainline to hand lines.

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. water right was leased to water bank

previously.

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>

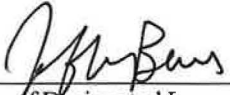
- B. Show the minimum payment acceptable to the seller/lessor. If lease, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. *The owner payment is 90% of the rental fee.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

Standard

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.

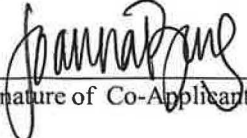
The Designated Lessor / Applicant acknowledges the following:

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

Jeffrey Bens
Printed Name

2-11-2025
Date


Signature of Co-Applicant

Joanna Bens
Printed Name

2/11/2025
Date

Signature of Authorized Representative

Printed Name

Date

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

Print Form

RECEIVED

Aug 27, 2025

DEPARTMENT OF
WATER RESOURCES

Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

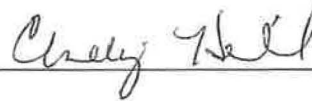
This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL D

Date: 6/17/25



Jeff Hill



Cindy Hill

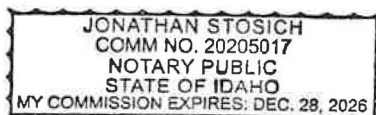
State of Idaho)
) S.S.
County of Canyon)

On this 17 day of June, in the year 2025, before me
Jonathan Stosich, personally
appeared Jeff and Cindy Hill, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on Dec 28, 2026



RECEIVED

Aug 27, 2025

DEPARTMENT OF
WATER RESOURCES

Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL E

Date: 7-8-25



Brian Fletcher

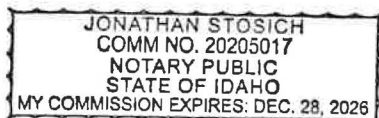
State of Idaho)
County of Canyon) S.S.

On this 8 day of July, in the year 2025, before me
Jonathan Stosich, personally
appeared Brian Fletcher, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on Dec 28, 2026

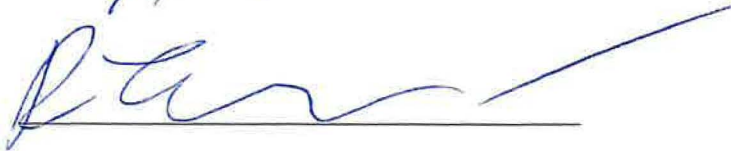


Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL C

Date: 7/8/2025

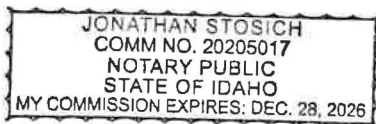


Eddlemon Family Trust/ Ron Eddlemon

State of Idaho)
) S.S.
County of Canyon)

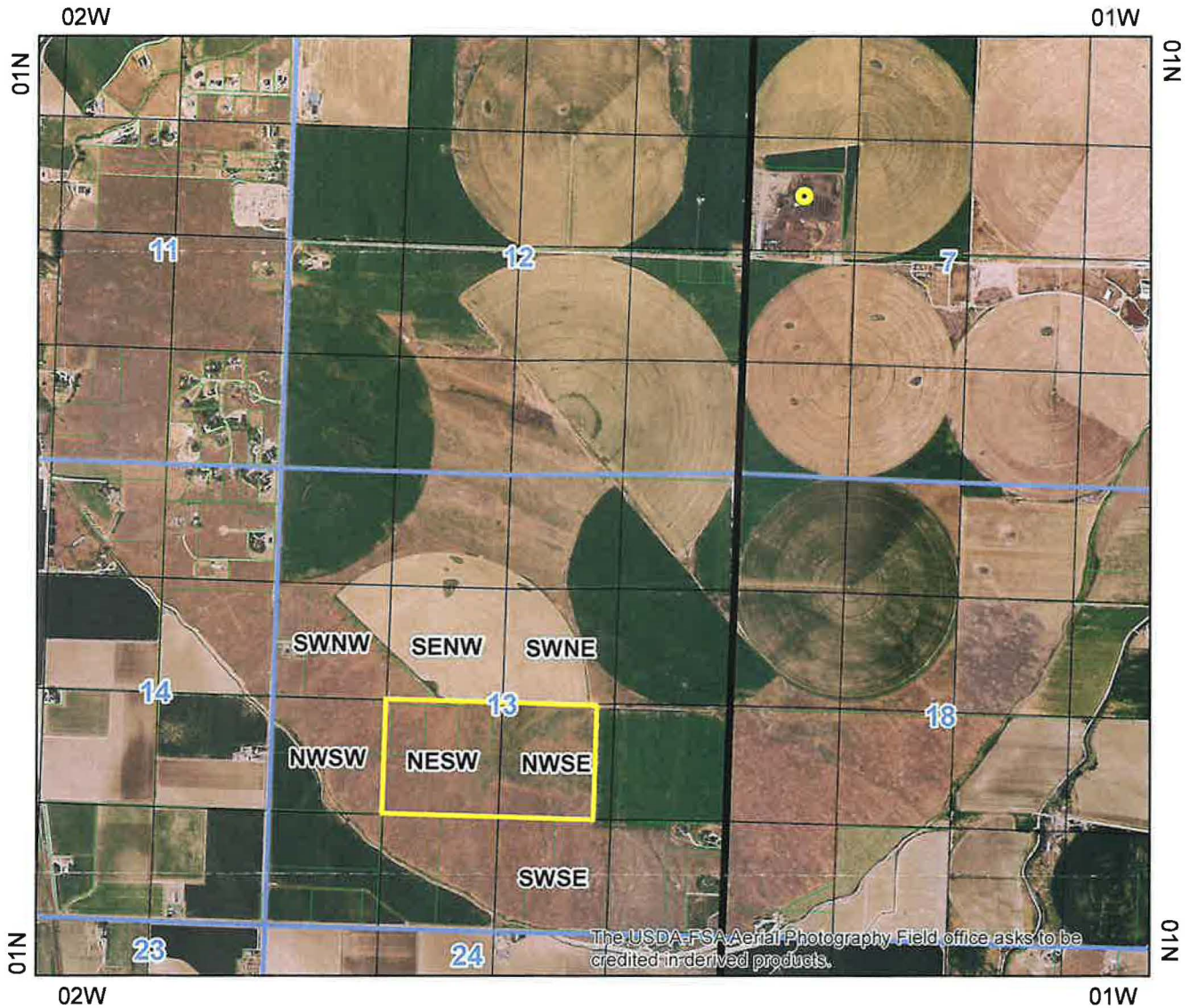
On this 8 day of July, in the year 2025, before me
____ Jonathan Stosich _____, personally
appeared Ron Eddlemon, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.


Notary Public
My Commission Expires on Dec 28, 2026



State of Idaho
Department of Water Resources
Attachment to Water Right License
63-35296

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion
- State Outline
- Taxlots

0 0.25 0.5 1 Miles





IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

October 15, 2025

JEFFREY BEUS
JOANNA BEUS
6900 YETI LN
MELBA ID 83641-5040

**RE: WATER SUPPLY BANK LEASE CONTRACT 2050
FOR WATER RIGHT 63-35296**

Dear Lessor:

Water rights **63-35296 are/is** leased into the Water Supply Bank (Bank) as of January 2025 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, 2029**, 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,

Jean Hersley
Technical Records Specialist II

Enclosure: Executed Lease Contract

c: IDWR-Western Region Office



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

Governor Brad Little

Director Mathew Weaver

October 2, 2025

JEFFREY BEUS
JOANNA BEUS
6900 YETI LN
MELBA ID 83641-5040

**RE: APPLICATION TO LEASE WATER RIGHT 63-35296 TO THE WATER SUPPLY BANK
CONTRACT 2050**

******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, 2029** 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,

Jean Hersley

for
Water Supply Bank

Enclosures: Proposed Lease Contracts

WATER SUPPLY BANK

Lease Review Checklist

Applicant(s) Name: Jeffrey Beus

Memo Date: October 2, 2025

Water Right Number(s): 63-35296

Reviewers Name: Jean

Quick Tools

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

		Check box		COMMENTS/CONCERNS:
1	Fill out WSB Data Entry Checklist for Leases (Front of File)	x		
2	Reason for lease of water rights (Brief description of lease proposal in narrative)			
	Portion of right			
	All of right	x		
3	Check GWMA/CGWA/ADC and basin 63 areas of concern (note area in comments)			
		Yes	No	
4	Rentable? (If no explain in comments or narrative)	x		
5	Authority to file			
	Current owner or designated applicant	x		
	SOS Web site checked for business entity			
	Other (explain in comments)			
6	Water Right validity			
	Decreed/Licensed/Statutory claim date (write in comments section)			
	Past irrigation to ensure forfeiture is not an issue if decreed or licensed over 7 years ago (consider transfers that changed the POU, rentals to the POU etc.)			
	Has this right previously been leased to the bank or in CREP?	x		parent right 63-9873
7	Injury to other water rights			
	If the POD is through a delivery entity, was consent provided?		na	
	If the POD is through a delivery entity, was holdback required? (percentage in comments)			%
	Any other concerns			
8	Enlargement concerns	Check box		
	Complete a POU comparison overlap analysis	x		
	Complete a combined limits review	x		
	Complete POD overlap analysis (if there is an overlap add condition to lease)	x		
		Yes	No	
	Are there overlapping rights that need to be placed in the bank also?		x	
	Will the place of use continue to receive water? (if yes explain in comments)		x	
9	Local Public Interest			
	Does the processor know of any problems this action will cause for the local public?		x	
10	Have you contacted regional office and watermaster for comment/concerns?	x		
	Send the watermaster comment request form or e-mail request		na	
11	Area Headgate requirement (write in Comments)			4.5
12	Is water right involved in any other department action? Pull file and check database () Ownership Change () Transfer () Mitigation () Other - Explain in comments		x	

Narrative: The Department received this application on February 12, 2025. The applicant wishes to place the entire right in the Bank for 5 years. The current owner, Jeffrey Beus, signed the application. The parent of this right, 63-9875, was licensed in 1993 and 75 acres was placed in the Bank from 2011-2016. the lease was amended in 2013 to 50 acres and the lease extended until 2018. In 2018-2020, 73 acres were leased to the Bank. The portions leased to the Bank were split from 63-9875 in 2021. There are no issues with forfeiture. The right overlaps with water from Boise Project Board of Control, Boise Kuna Irrigation, BOR. No portion of these rights need to be leased to the Bank. Some of the land appurtenant to this right has been sold but the current owner of the right withheld the water in the sale of the land. The land owners provided affidavits that no water was sold with the land. This right is not currently within a WD.

Hersley, Jean

From: Jeffrey Beus <b7construction@hotmail.com>
Sent: Wednesday, August 27, 2025 3:53 PM
To: Hersley, Jean
Subject: Re: WSB Lease Application for 63-35296
Attachments: Jeff and Cindy Hill Signature.pdf; Fletcher and Eddlemon Signatures.pdf

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

Jean,

Here are all of the signatures that you had asked for. Thank you for your help and patience.

Jeff



<Fletcher and Eddlemon Signatures.pdf>

Sent from my iPhone

On Jul 9, 2025, at 12:58 PM, Jeffrey Beus <b7construction@hotmail.com> wrote:

Yes that should be plenty of time. Thank you!!
Sent from my iPhone

On Jul 9, 2025, at 9:47 AM, Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

Do you think you can have everything by August 11? I'll check back with you then.

<image001.jpg>

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

From: Jeffrey Beus <b7construction@hotmail.com>
Sent: Wednesday, July 9, 2025 9:23 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: Re: WSB Lease Application for 63-35296

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

Hi Jean,

When we spoke in your office last month you let me know I needed to get a few signatures from the neighbors who purchased property. My real estate agent assured me he would get those and has dropped the ball. I am now working to track down the people who own the land so I can get those signatures. I would greatly appreciate if I could have a few more days to accomplish this task.

Thank you,

Jeffrey Beus
208-941-1217

Sent from my iPhone

On Jun 6, 2025, at 10:33 AM, Hersley, Jean
<Jean.Hersley@idwr.idaho.gov> wrote:

The Department will need additional information before your lease application can be processed. Please see the attached correspondence. Hard copy will go out in the mail. Let me know if you have any questions. Thank you.

<image001.jpg>

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

<L1.9.1 Lease App Rcvd Acknowledgement Letter - Need
Additional Info to Process 2.docx>

<image001.jpg>

Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL E

Date: 7-8-25



Brian Fletcher

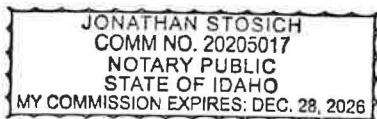
State of Idaho)
) S.S.
County of Canyon

On this 8 day of July, in the year 2025, before me
Jonathan Stosich, personally
appeared Brian Fletcher, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on Dec 28, 2026

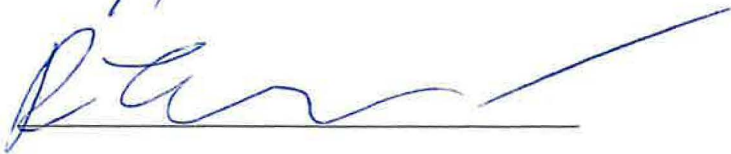


Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL C

Date: 7/8/2025



Eddlemon Family Trust/ Ron Eddlemon

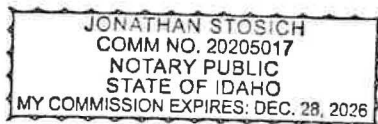
State of Idaho)
) S.S.
County of Canyon)

On this 8 day of July, in the year 2025, before me
Jonathan Stosich, personally
appeared Ron Eddlemon, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on Dec 28, 2026



Acknowledgement of No Water Right
As pertaining to **water right #63-35296**

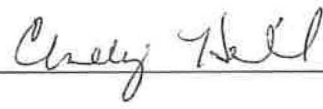
This is an acknowledgement that with the purchase of my property on Yeti Lane,
particularly parcels C, D, and E, I was not promised water rights and therefore
understood that no ground water rights for irrigation was/would be transferred with the
sale of the Land.

PARCEL D

Date: 6/17/25



Jeff Hill



Cindy Hill

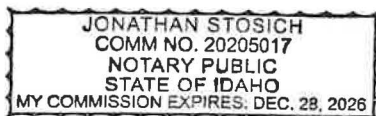
State of Idaho)
) S.S.
County of Canyon)

On this 17 day of June, in the year 2025, before me
Jonathan Stosich, personally
appeared Jeff and Cindy Hill, proved to me on the basis
of satisfactory evidence to be the person(s) whose name is subscribed to the within
instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on Dec 28, 2026



Hersley, Jean

From: Hersley, Jean
Sent: Friday, June 6, 2025 10:34 AM
To: 'b7construction@hotmail.com'
Subject: WSB Lease Application for 63-35296
Attachments: L1.9.1 Lease App Rcvd Acknowledgement Letter - Need Additional Info to Process 2.docx

The Department will need additional information before your lease application can be processed. Please see the attached correspondence. Hard copy will go out in the mail. Let me know if you have any questions. Thank you.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*



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 6, 2025

JEFFREY BEUS
6900 YETI LN
MELBA ID 83641-5040

**RE: ADDITIONAL INFORMATION REQUEST FOR PROCESSING APPLICATION TO
LEASE WATER RIGHT NO. 63-35296 TO THE WATER SUPPLY BANK**

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

Dear Applicant:

The Idaho Department of Water Resources (Department) acknowledges receipt of the application to lease the above referenced water right to the Idaho Water Resource Board's Water Supply Bank (Bank). The Department will review your application as resources allow.

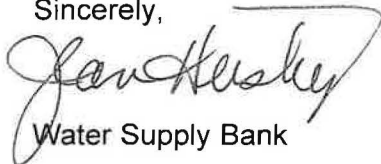
If the right is determined to be eligible for acceptance into the Bank, the right will be entered as of the date of receipt of the application. The acceptance date may be adjusted when additional information is required. A preliminary review of your application has been completed, and it has been determined that additional information is required to continue processing.

Please provide the following information or request withdrawal of your application within 30 days of the date of this letter or the application will be returned unprocessed, and your application fee will be refunded:

- **According to Canyon County parcels information, some of the land has been subdivided into 3 parcels. When these parcels were sold, did you hold back the water appurtenant to these parcels? If the water right wasn't retained by you in the sale, you will need to get permission from the 3 parcel owners to place the right in the Bank. If the water right was withheld in the sale of the property, the Department will require a copy of the deeds or agreement**

The department will continue processing your application once you have submitted the requested information. You can provide the information by email to file@idwr.idaho.gov. Water right forms are available from the Department's website at www.idwr.idaho.gov. If you have any questions, please contact this office at (208) 287-4800.

Sincerely,



Water Supply Bank