

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 975

RECEIVED

JAN 28 2026

**DEPARTMENT OF
WATER RESOURCES**

This is to certify that:

DERUYTER PROPERTIES LP
PO BOX 580
MARSING, ID 83639-0580

filed an application to rent water from the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board"), being authorized to operate a Bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director, Department") for rental of water from the Bank, agrees to rent water as follows:

Summary of Water Rights or Portions Rented from the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
2-10579	12/6/1963	SNAKE RIVER	4.46	1,323.4	330.9	0.013	4.00
Combined Rental Totals			4.46	1,323.4	330.9	0.013	4.00

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until December 31, 2029. Use of rental water shall be authorized as of either the date this rental agreement takes effect or the first day of the rental season of use, in 2026, whichever occurs last.

Annual Rental Fee:

2026 - 2029: \$43,672.20 annually

The full fee for the rental of the above-described right(s) is \$43,672.20 per year for years 2026 - 2029. The rental fee includes an administrative fee of \$4,367.22 per year for years 2026 - 2029.

An annual payment shall be received by the Department on or before December 31 each year preceding the use of the rented water rights. The agreement will be void if payment is not received by the due date in a given year. Rental fees are non-refundable. To voluntarily terminate the agreement early, notify the Department in writing prior to the rental fee due date.

Total Water Use Authorized Under Rental Agreement

Beneficial Use	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)	Rate/Acre (CFS/AC)	Volume/Acre (AF/AC)
IRRIGATION	4.46	1004.4	223.2	0.02	4.50
Combined Total	4.46	1004.4	223.2	0.02	4.50


** The authorized water usage reflects a reduction from the water right elements rented, to achieve an increased diversion rate/acre of 0.02 cfs/acre and increased diversion volume per acre of 4.5 af/acre.*

Detailed water right conditions are attached.

STATE OF IDAHO
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WATER SUPPLY BANK RENTAL AGREEMENT No. 975


The undersigned renter agrees to use the water rented under this agreement in accordance with the Water Supply Bank rules and in compliance with the limitations and conditions of use described in this agreement:

 _____
Signature of Renter 1-26-2026
Date

NICOLAAS J. DERUYTER _____
Printed Name General Partner
Title

*Title required if signing on behalf of a company or organization or with power of attorney

Having determined that this agreement satisfied the provisions of Idaho Code § 42-1763 and IDAPA 37.02.03.030 (Water Supply Bank Rule 30), for the rental and use of water under the terms and condition herein provided, and none other, I hereby execute this Rental Agreement on behalf of the Idaho Water Resource Board.

By  _____
BRIAN PATTON, Executive Manager
Idaho Water Resource Board Date 2/3/26

Rental approved by IDWR  _____
Date 2/3/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 975

WATER USE DETAILS

LOCATION OF POINT(S) OF DIVERSION

SNAKE RIVER NWNW Sec. 1, Twp 06S, Rge 07E, ELMORE County

BENEFICIAL USE
IRRIGATION

DIVERSION RATE
4.46 CFS

VOLUME
1004.4 AF

SEASON OF USE

From To
3/15 11/15

RENTERS PLACE OF USE: 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	
05S	07E	23		1.0	1.0											1.3	1.0		4.3
05S	07E	24																1.2	1.2
05S	07E	25	2.7	7.7										4.0		1.0	8.4		23.8
05S	07E	36	5.9 L1	8.6	39.0	5.4 L2				40.0	35.0	33.0				27.0			193.9

Total Acres: 223.2

RENTAL AGREEMENT CONDITIONS OF ACCEPTANCE

1. The use of water under this agreement shall be subject to the provisions of Idaho Code § 42-1766.
2. Rental of the specified right from 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.
3. Use of water under this agreement does not constitute a dedication of the water to renter's place of use, and upon expiration of this agreement, the points of diversion and place of use of the water shall revert to those authorized under the water right and/or again be available to rent from the bank.
4. Use of water under this agreement shall not prejudice any action of the Department in its consideration of an application for transfer or permit filed by the applicant for this same use.
5. Renter agrees to comply with all applicable state and federal laws while using water under this agreement.
6. Renter agrees to hold the Board, the Director and the state of Idaho harmless from all liability on account of negligent acts of the renter while using water.
7. Renter acknowledges and agrees that the Director may terminate authorization for the use of a water right based on a water right's priority date.
8. Failure of the renter to comply with the conditions of this agreement is cause for the Director to rescind approval of the rental agreement.
9. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.

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10. Prior to diversion of water under this right, the right holder shall install and maintain a measuring device and lockable controlling works of a type acceptable to the Department as part of the diverting works.
11. The period of use for the irrigation described in this approval may be extended to an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water after 10/31 is subordinate to all water rights having no subordinated late irrigation use and a priority date earlier than the date of this approval.
12. This rental agreement does not authorize irrigation on federally managed lands.
13. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 02.
14. This rental agreement does not grant any right-of-way or easement across the land of another.

Idaho Water Resource Board

Attachment to Water Supply Bank Rental Agreement No. 975

Effective until December 31, 2029





This map depicts the **rental place of use** pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



United States Department of Agriculture, Farm Production and Conservation Business Center, Geospatial Enterprise Operations (FAC/BC/Geo)



Legend

-  Water Supply Bank Rental Point of Diversion
-  Water Supply Bank Rental Place of Use
-  Township/Range
-  Sections

**APPLICATION TO RENT WATER
FROM THE BOARD'S WATER SUPPLY BANK**

Applicant Name: DeRuyter Properties LP

Is this application being submitted with a lease application as a lease/rental package? Yes No
If yes, specify companion water rights in Section 4

This application must be completed according to the minimum requirement checklist below. This checklist is part of the rental application and must be included with the rental application. **Applications that do not meet the minimum requirements will not be placed in the processing queue and may be returned until all minimum requirements have been met.**

Rental applications should be submitted well in advance of the desired start date for the use of rental water. Rental applications may be processed as early as November 1 of the year prior to the intended use of rental water. Any rental application received on or before November 1 for use in the next year will be assigned a received date of November 1. Rental applications submitted more than one year in advance of the proposed start date for the use of rental water will not be accepted and will be returned to applicants. Rental applications may be returned to applicants if the desired start date for the use of rental water cannot be accommodated by the Water Supply Bank. Rental requests will not be accepted once the rental season of use period has concluded.

One rental application per beneficial use of water. For multiple beneficial uses of water, separate rental requests should be submitted for each unique beneficial use of water. One rental application can be submitted if you propose to rent water from multiple sources.

For additional instructions on completing a rental application, visit the Bank's website at http://idwr.idaho.gov/water_supply_bank.

MINIMUM REQUIREMENT CHECKLIST		
Check All Items as Either Attached (Yes) or Not Applicable (N/A)		
	Yes	
	<input checked="" type="checkbox"/>	Completed <i>Application to Rent Water from the Board's Water Supply Bank</i>
	<input checked="" type="checkbox"/>	Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank
Attachment	N/A	Yes
2	<input checked="" type="checkbox"/>	A map showing the proposed point(s) of diversion, place(s) of use, and water diversion and distribution systems proposed to be used with your rental request
3A	<input checked="" type="checkbox"/>	<input type="checkbox"/> Detailed information on a proposed use of rental water
3F	<input checked="" type="checkbox"/>	<input type="checkbox"/> Authorization from the owner/operator of the rental point(s) of diversion
3H	<input checked="" type="checkbox"/>	<input type="checkbox"/> Water modeling to account for the impacts of the rental request
3J	<input checked="" type="checkbox"/>	<input type="checkbox"/> Documents justifying a rate of flow greater than 0.02 cfs/acre
3K	<input checked="" type="checkbox"/>	<input type="checkbox"/> Authorization from the owner/operator of the property at the proposed rental place(s) of use
4B	<input checked="" type="checkbox"/>	<input type="checkbox"/> Explanation of how the rental water will sufficiently accomplish your rental purposes
4C	<input checked="" type="checkbox"/>	<input type="checkbox"/> Explanation of consumptive use amounts for water rights experiencing a change in nature of use

Department Use Only – Proposed Water Right(s)

3298

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

1. CONTACT INFORMATION

A. Applicant DeRuyter Properties LP
 Mailing Address PO Box 580 Marsing ID 83639
Street City State Zip Code
 Email Address nsderuyter@gmail.com Phone Number 208-896-5402

B. Is this application being completed by an authorized representative on behalf of the applicant? Yes No
 If yes, representatives (includes company employees if the applicant is a corporation, as well as legal counsel or consultants) should provide their information below if they desire to be included on correspondence with the rental applicant.

Representative Lori Graves Professional Title Sr. Water Rights Specialist
 Organization HDR Relationship to Applicant Consultant
 Mailing Address 412 E Parkcenter Blvd, Ste 100, boise, 83706
 Email Address lori.graves@hdrinc.com Phone Number 208-872-9519

2. MAP

Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. Make sure the rental place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to irrigate. Attach the map to this application and label it **Attachment 2**.

3. DESCRIPTION OF PROPOSED USE FOR RENTAL WATER

A. Describe why you desire to rent water and provide a detailed description of your proposed use. If the proposed use is not for irrigation, describe in detail how you determined the amount of rental water required. If the space below is insufficient, attach additional sheets as required and label them **Attachment 3A**:

Subject acres are currently irrigated under Bank Rental Agreement No. 483 through the 2025 irrigation season.
Applicant wishes to continue renting water from the Water Supply Bank.

B. Enter the desired and/or minimum rates of flow, volume, or irrigable acres requested for your rental purposes:

Desired Rate (Cubic Feet/Second)	Desired Volume (Acre-Foot)	Minimum Rate* (Cubic Feet/Second)	Minimum Volume* (Acre-Foot)	Desired Acres (if applicable)
4.46 CFS	1004 AF	3.35 CFS	781 AF	223.2 AC

* Sometimes water rights provide an exceptionally low rate per acre and/or low volume per acre. This section is meant to establish an acceptable range of water sufficient for your proposed water use. Please see question 4B and complete if necessary.

C. This section must be completed in full. Enter the proposed start date and latest possible start date for using rental water as well as the number of years you would like to rent water. The latest possible start is the latest possible date by which you would be willing to pay for a rental and be able to benefit from utilizing rental water.

Desired Start Date (month/day/year)	Latest Possible Start Date (month/day/year)	*Mark Desired Rental Duration (Calendar Years)					**Applicant's preference if rental application cannot be processed prior to the latest possible start?	
3/15	4/15	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> Process application as soon as possible	<input type="checkbox"/> Return application to applicant

* The number of years permissible for a rental is subject to the lease contract duration for the water right(s) being rented.
 ** Per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right. Water Supply Bank rental applicants are not authorized to utilize rental water prior to the execution of an approved rental agreement. Rental requests may be returned to applicants if no water is available from the Bank to fulfill a rental request.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

D. Describe your water distribution system and how rental water will be delivered from the point(s) of diversion (POD) to the proposed place of use (POU):
Existing pump and pipeline serving applicant's adjoining rights

E. Describe the physical type (pump, headgate, etc.) and location of the POD from which rental water is proposed to be diverted:

POD Description	Water Source	Other Water Rights Diverted from this POD
Lt 4 (NWNWNW)	Snake River	2-2379, 2-10567
T6S, R7E, S1		

If the POD(s) above are located where water is turned into a canal, lateral or ditch, or if they are located on your property but are serviced by water that is delivered via a canal, lateral or ditch, your rental request must include documented authorization from all relevant canal companies, irrigation districts and/or water delivery entities, confirming that they consent to your diversion of water from their system.

F. Has documented consent from all relevant water delivery entities been obtained? Yes N/A
If yes, include documented consent as **Attachment 3F**.

G. Do any POD(s) identified in Question 3E divert from a water source that may require water modeling? Yes No
Refer to the Water Modeling Requirements Information Sheet to determine if a rental POD may require water modeling.

H. Has water modeling been provided with your rental request? Yes N/A
If yes, label modeling Attachment 3 H.
Rental applications that require modeling will be returned if modeling is not provided.

I. Specify the desired beneficial use of water and the requested season of use or number of acres required:

- Irrigation 223.2 (number of acres) Duration: Subject to IDWR standard seasons of use
- Commercial from: _____ (mm/dd) to: _____ (mm/dd)
- Stockwater from: _____ (mm/dd) to: _____ (mm/dd)
- Industrial from: _____ (mm/dd) to: _____ (mm/dd)
- Other: _____ from: _____ (mm/dd) to: _____ (mm/dd)

J. For irrigation uses, do you propose to divert water at a rate greater than 0.02 cfs/acre? N/A Yes No
If yes, justify the rate of flow and attach any supporting documents as **Attachment 3J**. Justification may include information on soil composition, conveyance losses, crop type, irrigation systems, public access areas, etc. A rate of 0.03 cfs/acre is permissible for irrigation of 5 acres or less.

K. Do you own the land at the proposed rental place of use (POU)? Yes No
If no, attach documentation from the POU owner/operator confirming your authorization to use the POU and label it **Attachment 3K**.

L. List all other water rights and sources of water at the rental place of use for the same purpose, including privately owned water rights and water received from a municipal supplier, an irrigation district, a canal company or any other water delivery entity. Explain why additional water is required:

Applicant has water rights 2-2379 and 2-10567 authorized for irrigation of adjacent acres. These rights are diverted from the same pump station listed in item E above.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

4. RENTAL REQUESTS FOR SPECIFIC WATER RIGHTS

A. Are you requesting to rent specific water rights?

Yes No

If yes, specify below the elements of the water rights you are requesting to rent. If no, continue to Question 4B.

Important Information: Diversion rates and volumes sought for rent must be proportionate to the per acre diversion rates and per acre volume limits of the water right under lease contract to the Water Supply Bank. Prior to completing this section, applicants should review all water right lease contracts and any active rental agreements to determine which elements of a water right are available to satisfy a rental request. Lease and rental documents are searchable via [IDWR's website](#).

Water rights identified below must either already be leased to the Bank or a lease proposal should accompany this rental request. **Rental requests for water rights not yet leased to the Bank will be returned if companion lease applications are not provided with the rental request.** For leased rights featuring combined limits, rentals must be consistent with combined diversion rate, volume or acre limits. Combined limits should be listed on a row below water right numbers.

Water Right Elements Leased to Water Supply Bank					Leased totals, minus water right elements involved in active rental agreements, equals water right elements available for rent	Water Supply Bank Rental Request		
Water Right Number (leave blank if sub-total of combined limits)	Nature of Use	Diversion Rate (CFS)	Volume (AF)	Acres (AC)		Diversion Rate (CFS)	Volume (AF)	Acres (AC)
Applicants must ensure the requested rate per acre and volume per acre do not exceed the rate per acre and volume per acre limits of water rights leased to the Water Supply Bank					TOTAL			
						CFS	AF	AC

**Attach multiple copies of this page if space above is insufficient to list all water rights requested to be rented on this application.*

B. If water right conditions, combined limits, or the sum of all water right elements being requested provide an unconventional duty of water (e.g., an unusually low rate per acre or volume per acre for irrigation use), explain how your proposed rental will sufficiently accomplish your intended purposes. Attach a separate page if space is insufficient and label it **Attachment 4B**:

N/a

C. Does your rental request propose to change the nature of use for any water right(s) being rented?

Yes No

If yes, explain how the water right(s) will be converted to new uses. Include the historic, consumptive use amounts for the water right being rented if you have it, as well as the new consumptive use amount for your proposed beneficial use. If space below is insufficient, attach a separate page and label it **Attachment 4C**:

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

5. ADDITIONAL INFORMATION

A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes No

If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:

Applicant has previously secured Agreement Nos. 302 and 483 to cover the proposed acres. Applicant continues to pursue permanent water supplies and will file a transfer application when successful.

B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? Yes No

If yes, describe:

Yes No

See above. Currently, new water is not being appropriated at the above pod/pou and no existing water rights are known to be available for purchase and transfer.

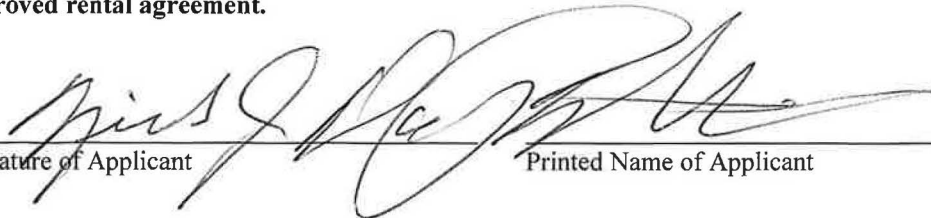
C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? Yes No

If yes, describe the date and location of the NOV.

D. Additional Information

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.


Signature of Applicant Printed Name of Applicant Date

Signature of Representative Printed Name of Representative Date

Mail to:

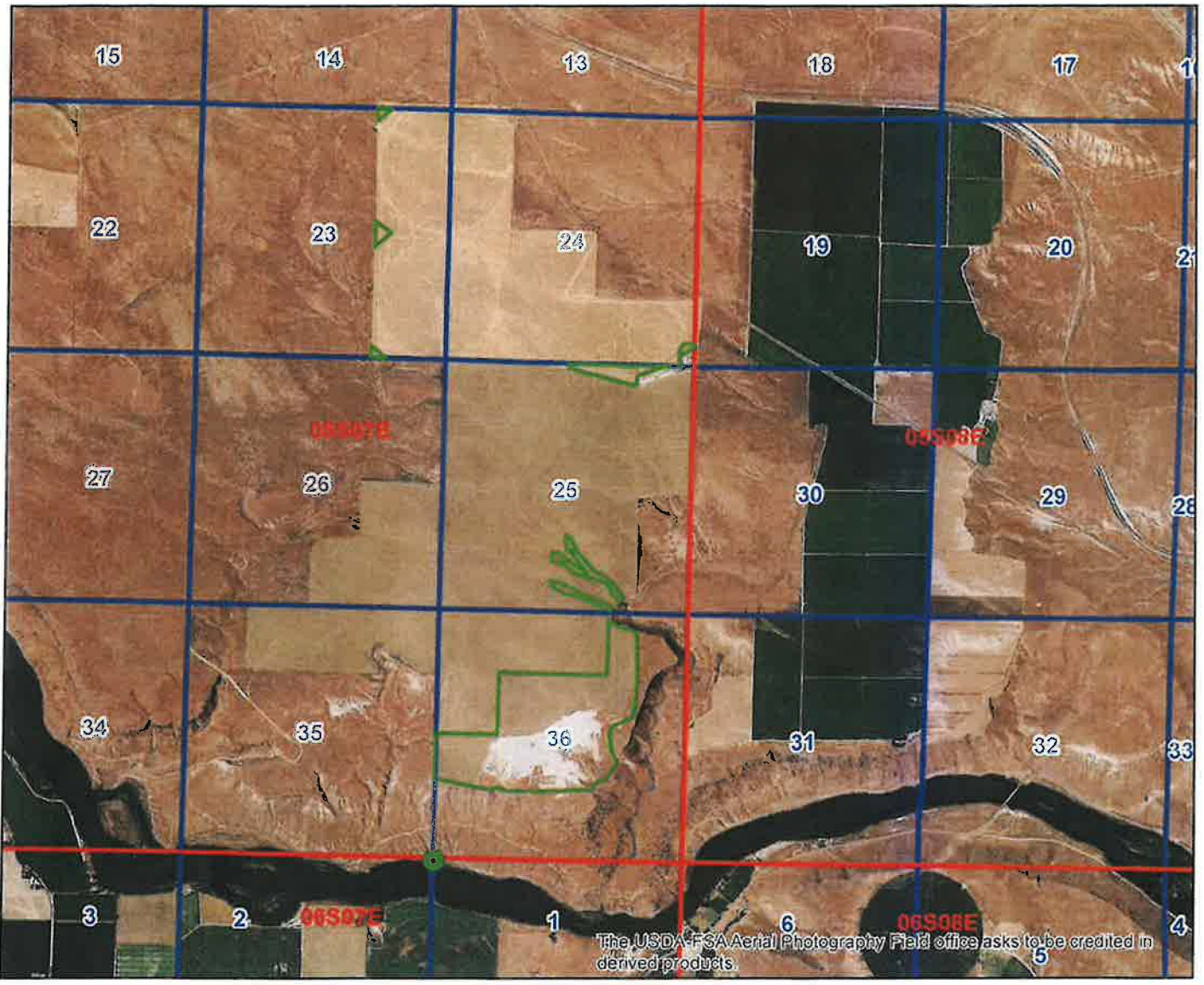
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

Idaho Water Resource Board

Attachment to Water Supply Bank Rental Agreement No. 483

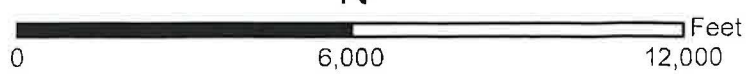
Effective until December 31, 2025

This map depicts the rental place of use pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

- Authorized Rental Point of Diversion
- Authorized Rental Place of Use
- Township/Range
- Sections



STATE OF IDAHO
WATER RESOURCE BOARD

Water Modeling Requirement Information Sheet

Information on water modeling requirements for rental requests within special administrative areas

Important information on requesting rental water within special administrative areas: Refer to the information below to determine whether the modeling of potential impacts from your rental request is necessary. Use Section 4 of the rental application to identify selected water rights. **If you submit an application to rent water from within a special administrative area and water modeling is required, your rental request will be returned if water modeling is not provided.**

Water modeling may be required when an application to rent water involves one of two scenarios:

Scenario 1: The rental request proposes to divert water from a regulated water source and/or within a special administrative area AND the distance between the rental point(s) of diversion (POD) and the POD(s) for the leased water right(s) is greater than the administratively established, acceptable distance.

Regulated water sources may areas include:

- A. Ground water resources within the modeled area of the Eastern Snake Plain Aquifer (ESPA) and tributary aquifers;
- B. Ground water within Ground Water Management Areas (GWMAs) or Critical Ground Water Areas (CGWAs);
- C. Water resources within other specified administrative areas, as established by the Idaho Water Resource Board (IWRB) or the Idaho Department of Water Resources.

The distance between any rental POD(s) and the POD(s) for a leased water right to be rented is important. On the ESPA, distance is measured in terms of model cells that cover an area of one square mile. Ground water modeling is not required if lease POD(s) and rental POD(s) are located within the same model cell or within adjacent model cells. If the lease and rental PODs are separated by more than one model cell groundwater modeling must be completed using the IDWR ESPA Transfer Tool and modeling results must be submitted with the rental application. ESPA modeling tools can be accessed and freely downloaded from IDWR's website by visiting: www.idwr.idaho.gov/WaterManagement/WaterRights/WaterRightTransfers/resources.htm.

Ground water modeling may be required within GWMAs, CGWAs or other regulated administrative areas. Applicants who desire to rent water within an established GWMA, CGWA or other regulated administrative area should consult IDWR's website before submitting their application to review the current status of administrative orders related to regulated administrative areas. Consult www.idwr.idaho.gov/WaterInformation/GroundWaterManagement/designated_areas.htm for information on GWMAs or CGWAs, visit <https://idwr.maps.arcgis.com/home/> to use mapping tools to find other regulated areas.

Applicants interested in renting water within a GWMA, CGWA or other regulated administrative areas should request water rights that have been leased into the Bank from within the same administrative area. Generally, the Bank will not permit a rental of water within a regulated administrative area if the leased water rights are not located within that same administrative area.

Scenario 2: A rental request proposes to divert water from a different but hydraulically connected water source.

Modeling situations may include:

- A. Rental requests that propose to divert surface water rights via ground water POD(s) (wells); and
- B. Rental requests that propose to divert ground water from one aquifer when the right being rented authorizes the diversion of ground water from a hydraulically connected, tributary aquifer.

Rental requests that propose to divert surface water rights from ground water points of diversion may be considered if ground water modeling establishes that the surface and ground water resources are directly and immediately hydraulically connected. An acceptable hydraulic connection occurs when at least 50 percent of the total depletions from a well are detectable from the original water source within a 24 hour period. The existing (leased) POD and proposed (rental) POD must be proximate such that diversion and use of water from the proposed POD would have substantially the same effect on the hydraulically-connected source as diversion and use of water from the original POD.

Requests to rent ground water across tributary aquifer sources may be considered if ground water modeling is provided to demonstrate that two aquifers are hydraulically connected and the anticipated impacts of diverting ground water from one source through the other is modeled accordingly.

For more information about rental application requirements, contact IDWR at (208) 287-4800.



0006137362



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0006137362
 Date Filed: 3/3/2025 12:43:30 PM

B0993-4625 03/03/2025 12:43 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:					
Entity Name:	DERUYTER PROPERTIES, L.P.				
The file number of this entity on the records of the Idaho Secretary of State is:	0000027258				
Address	PO BOX 580 MARSING, ID 83639-0580				
Entity Details:					
Entity Status	Active-Current				
This entity is organized under the laws of:	IDAHO				
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	L4641				
The registered agent on record is:					
Registered Agent	NICOLAAS J DERUYTER Registered Agent Physical Address 4699 BUNTROCK ROAD MARSING, ID 83639 Mailing Address				
Limited Partnership General Partners					
<table border="1"> <thead> <tr> <th>Name</th> <th>Business Address</th> </tr> </thead> <tbody> <tr> <td>Nicolaas J DeRuyter</td> <td>13027 SUNNYSLOPE RD. CALDWELL, ID 83607</td> </tr> </tbody> </table>		Name	Business Address	Nicolaas J DeRuyter	13027 SUNNYSLOPE RD. CALDWELL, ID 83607
Name	Business Address				
Nicolaas J DeRuyter	13027 SUNNYSLOPE RD. CALDWELL, ID 83607				
The annual report must be signed by an authorized signer of the entity.					
Job Title: Member					
<i>Nick DeRuyter</i>	<i>03/03/2025</i>				
Sign Here	Date				



Governor Brad Little

Director Mathew Weaver

February 4, 2026

DERUYTER PROPERTIES LP
PO BOX 580
MARSHING, ID 83639-0580

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 2-10579, AGREEMENT 975**

Dear Renter:

Please find enclosed a receipt in the amount of **\$43,672.20** and a copy of a fully executed Water Supply Bank Rental Agreement in connection with the rental of 1004.4 acre-feet of water for irrigation of 223.2 acres during 2026. Upon receipt of this fully executed agreement, you are authorized to divert water in compliance with the conditions of water use described in the agreement.

Pursuant to the Water Supply Bank Rules, 90% or \$39,304.98 of the rental fee will be paid to the lessor(s) and 10% or \$4,367.22 will be retained by the department to offset administrative costs for 2026.

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

Sincerely,

Kris Margheim

for
Water Supply Bank

Enclosures: Receipt No. C124802
Rental Agreement (copy)

c: Sascha Marston – Fiscal
IDWR Regional Office (via email)
Representative (via email)



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

January 23, 2026

DERUYTER PROPERTIES LP
PO BOX 580
MARSING, ID 83639

RECEIVED

JAN 28 2026

DEPARTMENT OF
WATER RESOURCES

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO. 2-10579 AGREEMENT 975**

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

Dear Applicant:

The Department of Water Resources acknowledges receipt of your application to rent water from the Water Supply Bank. **I have enclosed a Water Supply Bank Rental Agreement for your review and signature.** Upon signature and return of the original agreement, together with the rental fee described below, the Department will also sign the original agreement and return an executed copy to you. Execution of the agreement and compliance with the conditions of approval authorize diversion and use of water as provided in the agreement.

A rental fee of \$43,672.20 **per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 1323.4 acre-feet. The annual rental fee for 2027 is due by December 31, 2026. The agreement will be void if payment is not received prior to the due date in a given year. If you would like to terminate the agreement prior to the end of the rental period, you must submit written notice of your intent to the Department at least 30 days prior to the rental fee due date.

Please send a check in the amount of \$43,672.20 for 2026 made payable to the Idaho Department of Water Resources, **together with the signed rental agreement, within 14 days** so I can complete processing.

Pursuant to the Water Supply Bank Rules, 90% or \$39,304.98 of the rental fee will be paid to the lessor(s) and 10% or \$4,367.22 will be retained by the Department to offset administrative costs for **2026**.

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

Sincerely,

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

Enclosure: Proposed

c: IDWR Front Desk
Representative (via email)

Cheever, Skyler

From: Cheever, Skyler
Sent: Wednesday, January 7, 2026 3:26 PM
To: Scott King; Smith, Kellie
Cc: Erling, Jes
Subject: Water Supply Bank Rental Application 3298 DeRuyler Properties
Attachments: Rental Agreement 975.pdf; Rental Review Memo 975.pdf; Rental Approval Map 975.pdf

Hello Scott and Kellie,

I have completed my review of Water Supply Bank Rental Application 3298 with the proposed point of diversion within Administrative Basin 2 and Water District 2. The applicant is DeRuyler Properties. They propose to rent a 330.9-acre portion of lease contract 2102, for WR 2-10579 from the Water Supply Bank from 2026-2029. Attached is a copy of the rental agreement, review memo, and map of the place of use. If you have any comments regarding the applicant's proposal or my review, please let me know within 7 days. If you have any questions or concerns, please let me know.

Best,

Skyler

**Skyler Cheever**
Water Resource Agent, Sr - State Office
(208) 267-4913
Skyler.cheever@idwr.idaho.gov

Idaho Dept. of Water Resources

322 E. Front St., PO Box 83720 Boise, ID
83720



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

January 23, 2026

DERUYTER PROPERTIES LP
PO BOX 580
MARSING, ID 83639

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO. 2-10579 AGREEMENT 975**

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

Dear Applicant:

The Department of Water Resources acknowledges receipt of your application to rent water from the Water Supply Bank. **I have enclosed a Water Supply Bank Rental Agreement for your review and signature.** Upon signature and return of the original agreement, together with the rental fee described below, the Department will also sign the original agreement and return an executed copy to you. Execution of the agreement and compliance with the conditions of approval authorize diversion and use of water as provided in the agreement.

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Sincerely,

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

Enclosure: Proposed

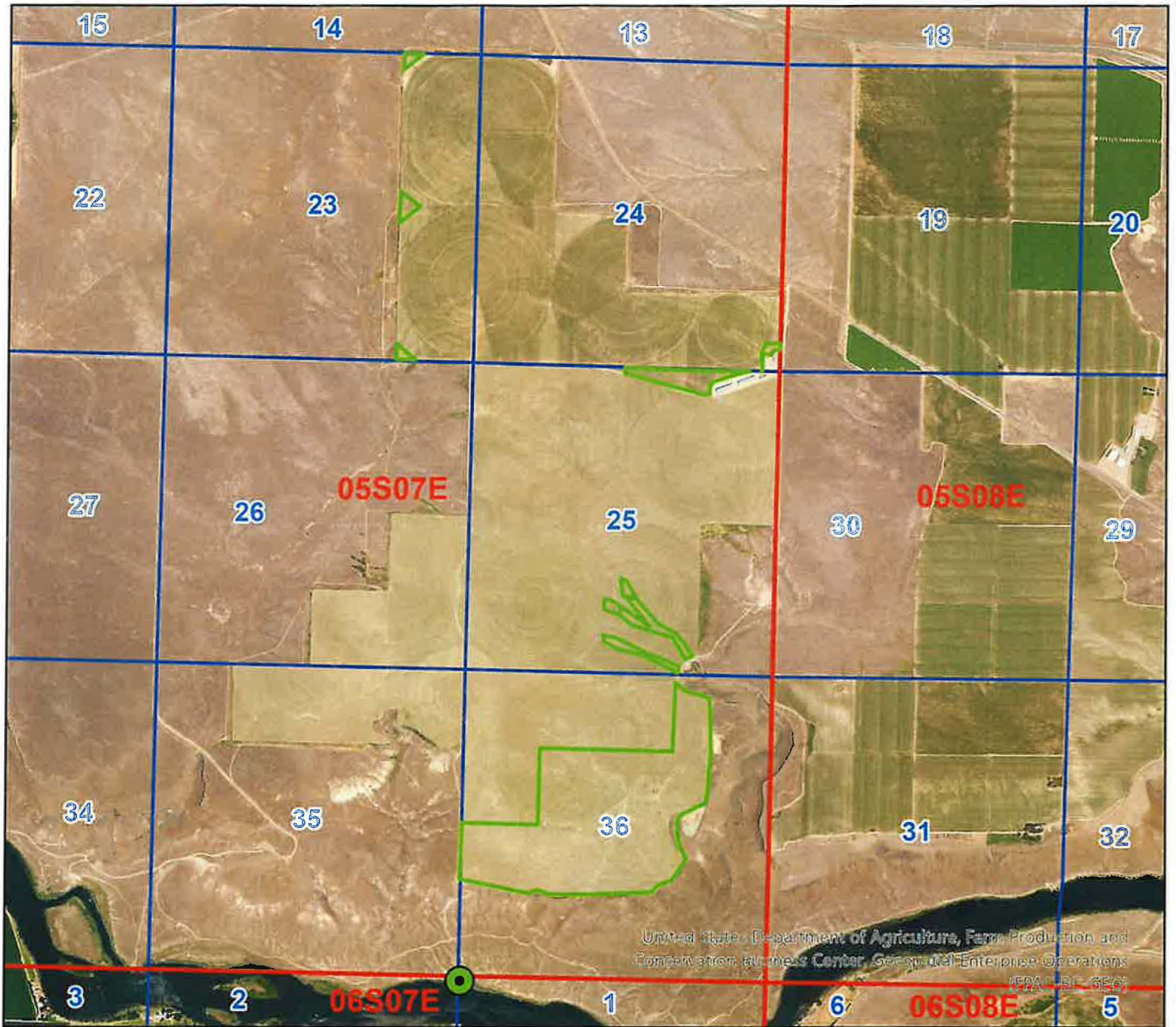
c: IDWR Front Desk
Representative (via email)

Idaho Water Resource Board

Attachment to Water Supply Bank Rental Agreement No. 975

Effective until December 31, 2029

This map depicts the rental place of use pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



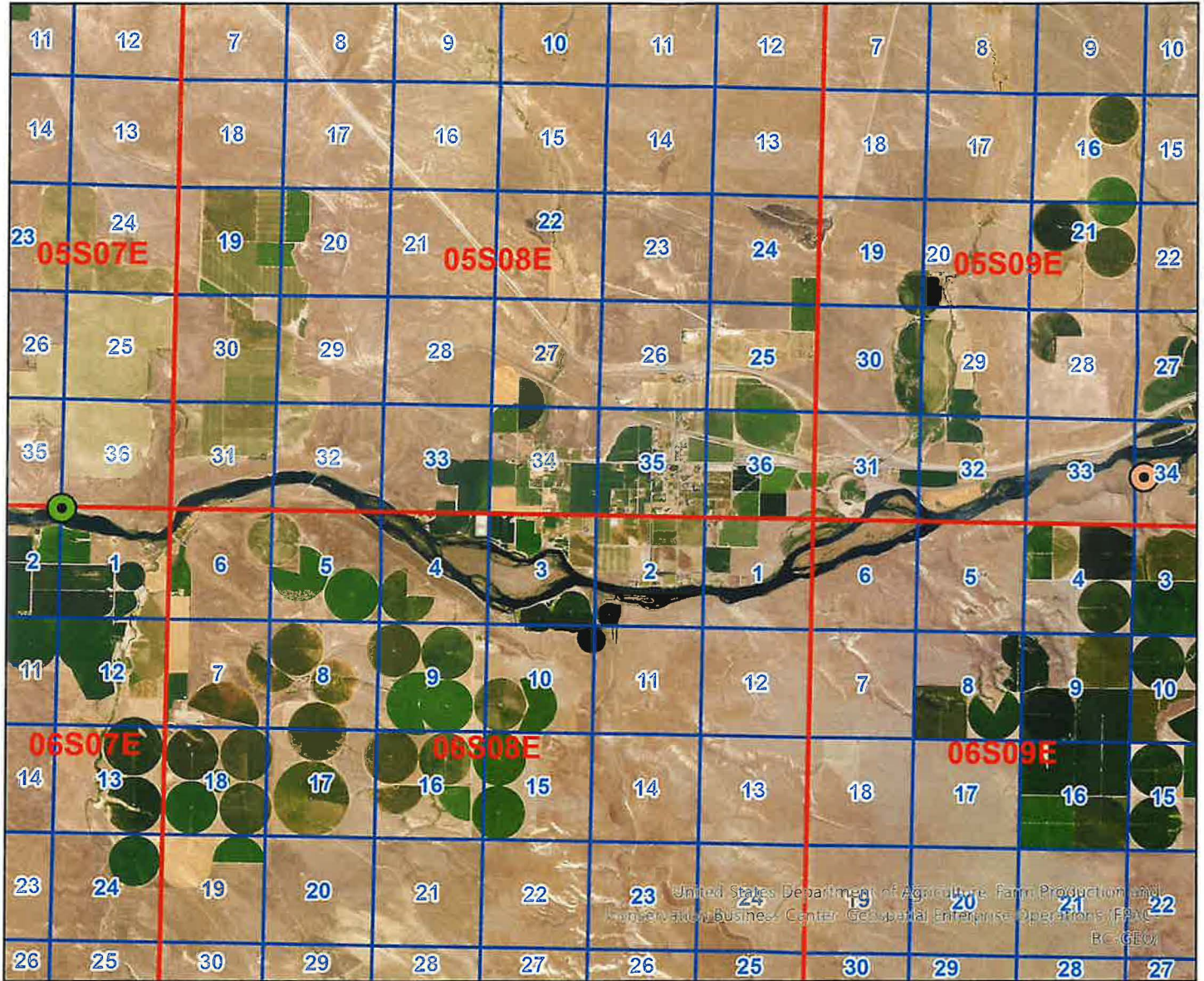
Legend

- Water Supply Bank Rental Point of Diversion
- Water Supply Bank Rental Place of Use
- Township/Range
- Sections

Idaho Water Resource Board

WSB Move Map

2-10579
2026-2029



United States Department of Agriculture, Farm Production and Conservation, Business Center, Geospatial Enterprise Operations (FACE) B-C-GE0



Legend

- Water Supply Bank Rental Point of Diversion
- Water Supply Bank Lease Point of Diversion
- Township/Range
- Sections



MEMORANDUM FOR RENTAL AGREEMENT # 975

To: Water Right No(s). 2-10579

From: Skyler Cheever – Water Resource Agent, Sr – State Office

Date: 12/16/2025

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

PURPOSE/NARRATIVE:

Application 3298 was sent in by DeRuyter Properties LP and received by the Idaho Dept. of Water Resources on September 24th, 2025. The applicant proposes to rent enough water to irrigate 223.2 acres from 2026-2030. The applicant did not provide specific water rights to rent. Lease contract 2102 for Water Right (WR) 2-10579 was found to fulfill the applicants request. However, the lease contract expires in 2029. Therefore, only a four-year lease would be possible. The proposed point of diversion (POD) is within the Snake River Basin Moratorium Area and Trust Water Area. This application is intended as a renewal of agreement 483 which expires on December 31st, 2025.

AUTHORITY TO FILE:

Nickolas DeRuyter signed the application. Mr. DeRuyter has the authority to sign the application because he is a member of the company according to the Idaho Secretary of States Office Database. DeRuyter Properties LP is the current owner of the property containing the proposed place of use (POU) and access to the proposed POD according to Idaho Tax Parcel Data. Therefore, there are no legal access concerns.

INJURY TO OTHER WATER RIGHTS:

The proposed rental POD is located 10.0 miles upstream of the lease POD. With the relatively close proximity and vast quantity of water available in the source it is unlikely the move proposed would cause injury to other users in between the lease and rental POU. There are no other injury concerns.

ENLARGEMENT OF USE:

There are no other irrigation WR's overlapping the proposed POU. WR 2-10475 does overlap the proposed POU but authorizes stockwater. WR's 2-2379 and 2-10567 overlap the proposed POD, utilize the same diversion system, and authorize irrigation. Since the existing WR's are not limited when combined there is no reason to limit this rental with existing WR's. The applicant proposes a diversion volume/acre of 4.5 af/acre and overlapping WRs 2-2379 authorize 5.0 af/acre and 2-10567 authorizes 4.5 af/acre. However, the leased WR authorizes 4.0 af/acre. In addition, the applicant also proposes to use 0.02 cfs/acre, but the leased WR authorizes 0.013 cfs/acre. To achieve the applicants proposal, they would need to rent 330.9 acres, then the authorized amounts would be reduced to the applicants proposal. There are no other enlargement concerns.

LOCAL PUBLIC INTEREST:

The proposed rental of water is in the local public interest.

BENEFICIAL USE/CONSERVATION OF WATER RESOURCES:

The proposed rental is consistent with the conservation of water resources in Idaho.

DEPARTMENT STAFF OR WATERMASTER COMMENTS:

The proposed POD is within Administrative Basin 2 and Water District 2. A request for comment was sent to the Watermaster and Western Regional Manager on January 7th, 2026. No concerns were received.