

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 977

RECEIVED

FEB 05 2026

DEPT. OF WATER RESOURCES

This is to certify that:

TERRA VIEW LLC
3858 N GARDEN CENTER WAY #200
BOISE, ID 83703

ARDURRA
C/O MOLLY GOULD 1144 S
SILVERSTONE WAY STE 320
MERIDIAN, ID 83642-8936

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)
63-35296	3/2/1982	GROUND WATER	1.05	235.8	52.4	0.02	4.5
Combined Rental Totals			1.05	235.8	52.4	0.02	4.5

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until December 31, 2026. 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: \$7,781.40

The full fee for the rental of the above-described right(s) is \$7,781.40 for 2026. The rental fee includes an administrative fee of \$778.14 for 2026.

Total Water Use Authorized Under Rental Agreement

Beneficial Use	Diversion Rate (CFS)	Diversion Volume (AF)
AESTHETIC STORAGE		232.5
DIVERSION TO STORAGE	1.05	
Combined Total	1.05	232.5

****The authorized water usage reflects a reduction from the water right elements rented, to account for a Change in Nature of Use from Irrigation to Aesthetic Storage.***

Detailed water right conditions are attached.

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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:

Amy Goodwin

2-2-2026

Signature of Renter

Date

Amy Goodwin

Authorized Agent

Printed Name

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 2/9/26

Rental approved by IDWR 

Date 2/9/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 977

WATER USE DETAILS

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER 4NWNW Sec. 3, Twp 04N, Rge 01W, ADA County

BENEFICIAL USE

AESTHETIC STORAGE
DIVERSION TO STORAGE

DIVERSION RATE

1.05 CFS

VOLUME

235.80 AF

SEASON OF USE

Beneficial Use.	From	To
DIVERSION TO STORAGE	3/1	11/15
AESTHETIC STORAGE	1/1	12/31

RENTERS PLACE OF USE: AESTHETIC STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	01W	33													X	X			X
05N	01W	34							X		X	X	X						X

Total Acres: 0.0

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 rental authorizes a total annual storage volume of 232.5 acre-feet, 185.2 acre-feet to be used for the initial filling or carryover storage of the pond and 47.3 acre-feet for the replacement of losses caused by evaporation.

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10. The Ten ponds established by the storage of water under this rental shall not exceed a total capacity of 223.4 acre-feet or a total surface area of 17.1 acres.
11. This rental agreement does not authorize the construction of a well.
12. 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. 63.

**STATE OF IDAHO
WATER RESOURCE BOARD**

RECEIVED

Oct 23, 2025

DEPARTMENT OF
WATER RESOURCES

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

Applicant Name: Terra View LLC

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

- ☒ Completed *Application to Rent Water from the Board's Water Supply Bank*
- ☒ Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank

Attachment N/A Yes

- | | | |
|----|-------------------------------------|--|
| 2 | ☒ | 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 | ☐ | ☒ Detailed information on a proposed use of rental water |
| 3F | ☐ | ☒ Authorization from the owner/operator of the rental point(s) of diversion |
| 3H | ☒ | ☐ Water modeling to account for the impacts of the rental request |
| 3J | ☒ | ☐ Documents justifying a rate of flow greater than 0.02 cfs/acre |
| 3K | ☒ | ☐ Authorization from the owner/operator of the property at the proposed rental place(s) of use |
| 4B | ☐ | ☒ Explanation of how the rental water will sufficiently accomplish your rental purposes |
| 4C | ☒ | ☐ Explanation of consumptive use amounts for water rights experiencing a change in nature of use |

Department Use Only -- Proposed Water Right(s)

3331

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

1. CONTACT INFORMATION

- A. Applicant Terra View LLC
- Mailing Address 3858 N Garden Center Way #200 Boise ID 83703
- Street City State Zip Code
- Email Address justin@legacyidaho.com Phone Number _____
- 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 Molly Gould Professional Title Project Manager
- Organization Ardurra Relationship to Applicant _____
- Mailing Address 1144 South Silverstone Way, Suite 320, Meridian ID 83642
- Email Address mgould@ardurra.com Phone Number 252-725-2816

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**:

Terra View is requesting a water right rental in order to fill 10 ponds. These ponds are multipurpose: aesthetic and holding pond for the irrigation system. During the irrigation season, these ponds will also serve as the holding pond for Farmers Union Ditch Company water shares that will be used to irrigate the subdivision.

- 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)
CFS	232.5 AF	CFS	185.2 AF	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?	
11/1/2025	05/01/2026	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ Process application as soon as possible	☒ 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):

Water will be pumped from a well on the south side of Beacon Light Rd into a storage pond, then pumped to ponds shown on the POU map through existing piping. Plans are included in attachment.

- 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
Pump	Ground water	63-35144, 63-34663

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 _____ (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: Aesthetic from: 1/1 (mm/dd) to: 12/31 (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:

No water rights are held currently for this POU for aesthetic nature of use. A water right transfer was submitted in 2022 for these purposes, but is currently being amended. Water Right agent is aware of this application.

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**:

If a lower rate is assigned, ponds will be filled at a slower rate. As long as the rate exceeds evaporation, the intended purpose can be met.

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**:

To be determined based on the water right selected

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:

A similar WSB rental application was submitted and approved in 2024/2025 for the first phase of the development, filling 11 ponds on the eastern side of the parcel.

- 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:

A water right transfer request was submitted in 2022. The rights were split but not transferred due to a nature of use/ET calculation discrepancy. The agent assigned to that transfer is aware of this WSB application.

- 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

The water right transfer application (#88118) is being amended to cover the yearly ET losses for the ponds. This rental would be for the initial fill. The "desired volume" listed in 3b would cover the fill and ET for the first year, allowing time for that transfer to be completed. The "minimum volume" listed would cover fill only, no ET.

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.

Justin Martin
Signature of Applicant

Justin Martin
Printed Name of Applicant

10-20-2025
Date

Molly Gould
Signature of Representative

Molly Gould
Printed Name of Representative

16 Oct 2025
Date

Mail to:

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

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.

Proposed Place of Use Attachment #7a

DATE: October 13, 2025



SEC33 T05N
R01W SENE

SEC34 T05N
R01W SWNW

SEC34 T05N
R01W SENW

SEC34 T05N
R01W SWNE

Total POU Area = 18.65 acres
Fill Volume: 185.2 AF
Yearly Consumptive ET: 47.3 AF

SEC33 T05N
R01W NESE

SEC34 T05N
R01W NWSW

SEC34 T05N
R01W NESW

SEC34 T05N
R01W NWSE

SEC33 T05N
R01W SESE

SEC34 T05N
R01W SWSW

SEC34 T05N
R01W SESW

SEC34 T05N
R01W SWSE

SEC4 T04N
R01W NENE

SEC3 T04N
R01W NWNW

SEC3 T04N
R01W NENW

SEC3 T04N
R01W NWNE

SCALE: 1:5,500

0 230 460
FEET

COORDINATE SYSTEM: NAD 1983 2011
STATEPLANE IDAHO WEST FIPS 1103 FT
US

LEGEND

- Proposed POU - 2025
- Pond boundaries
- Irrigation Routing
071922

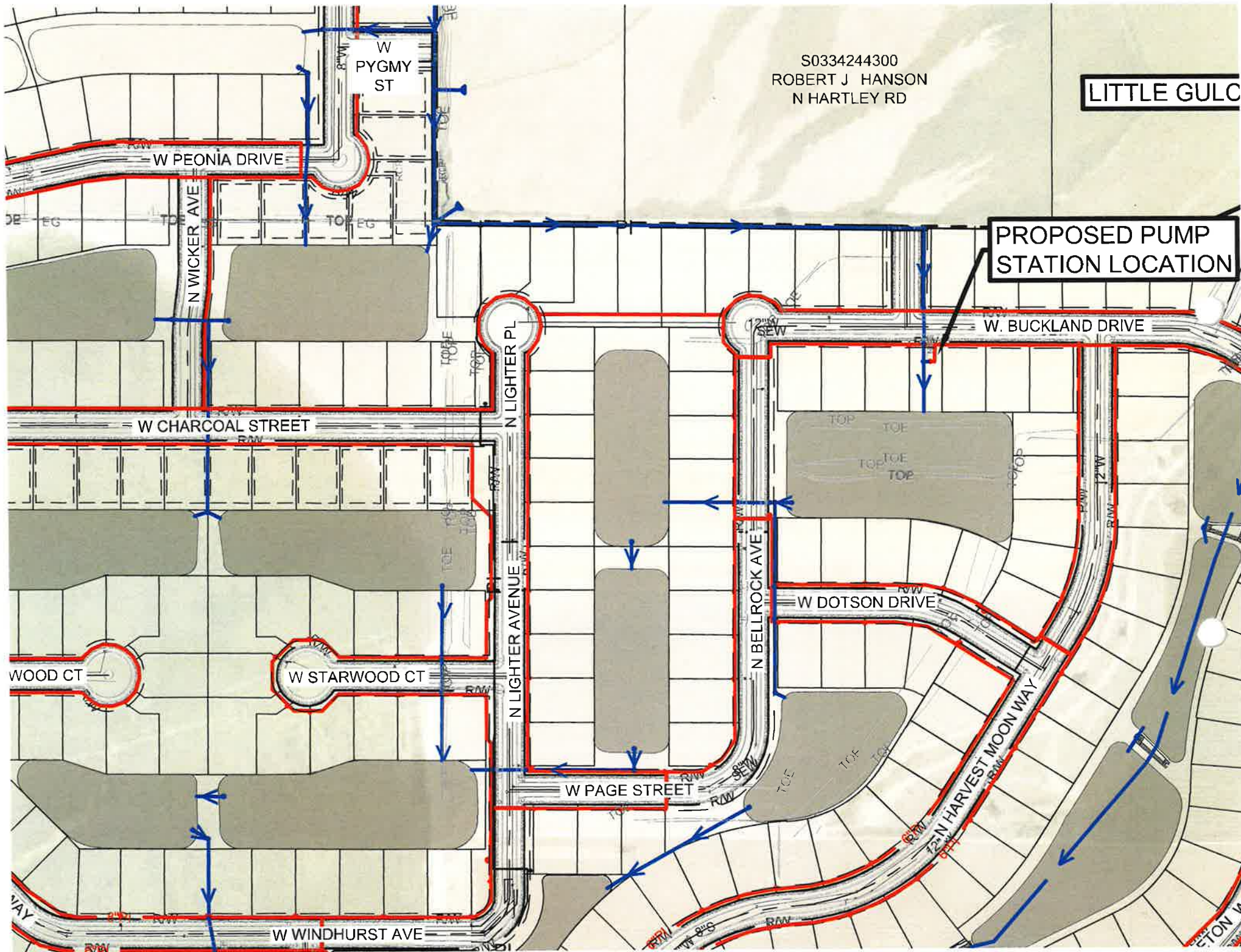


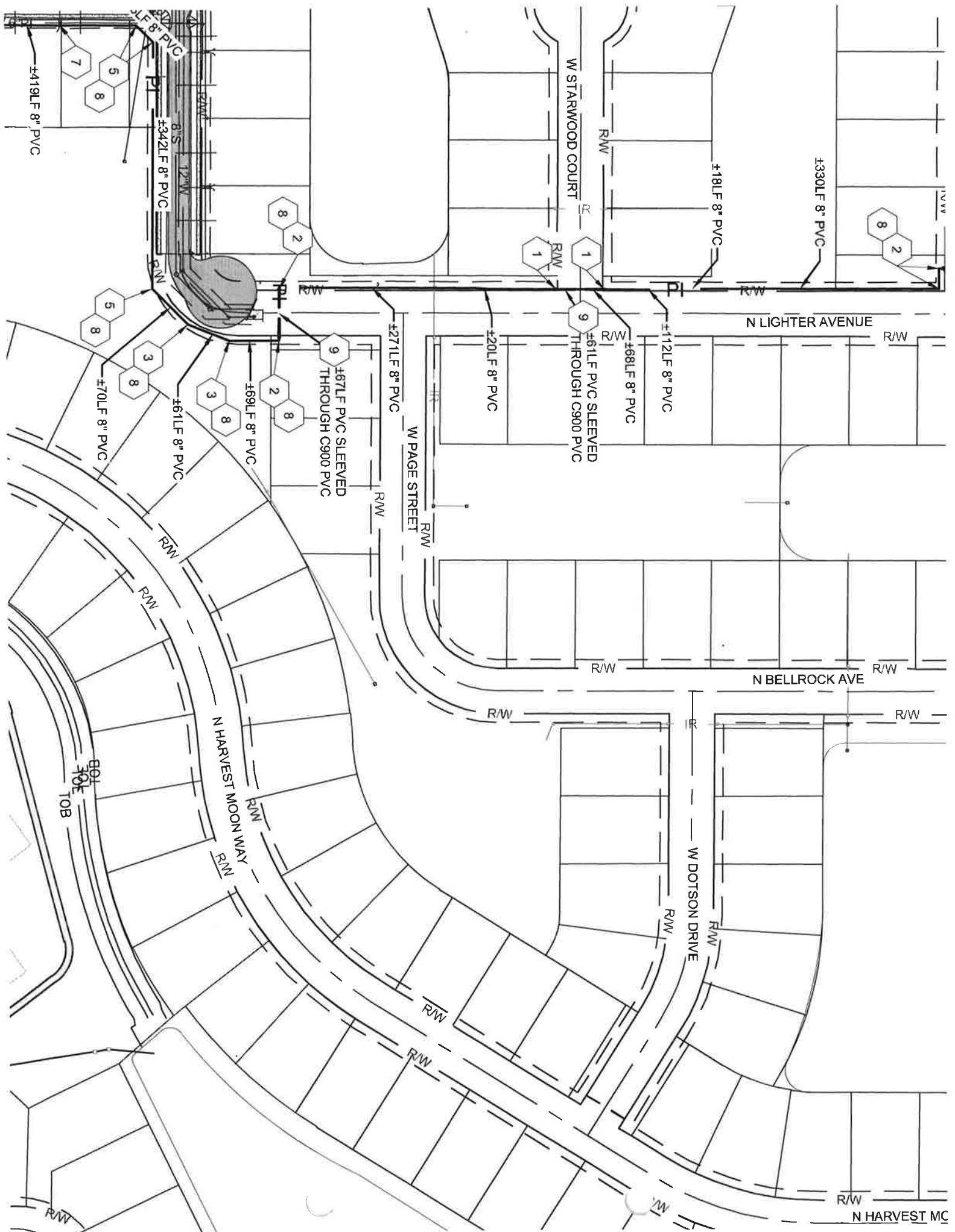
1144 SOUTH SILVERSTONE WAY, SUITE 320
MERIDIAN, ID 83642
PHONE: 208.323.2288 WWW.ARDURRA.COM

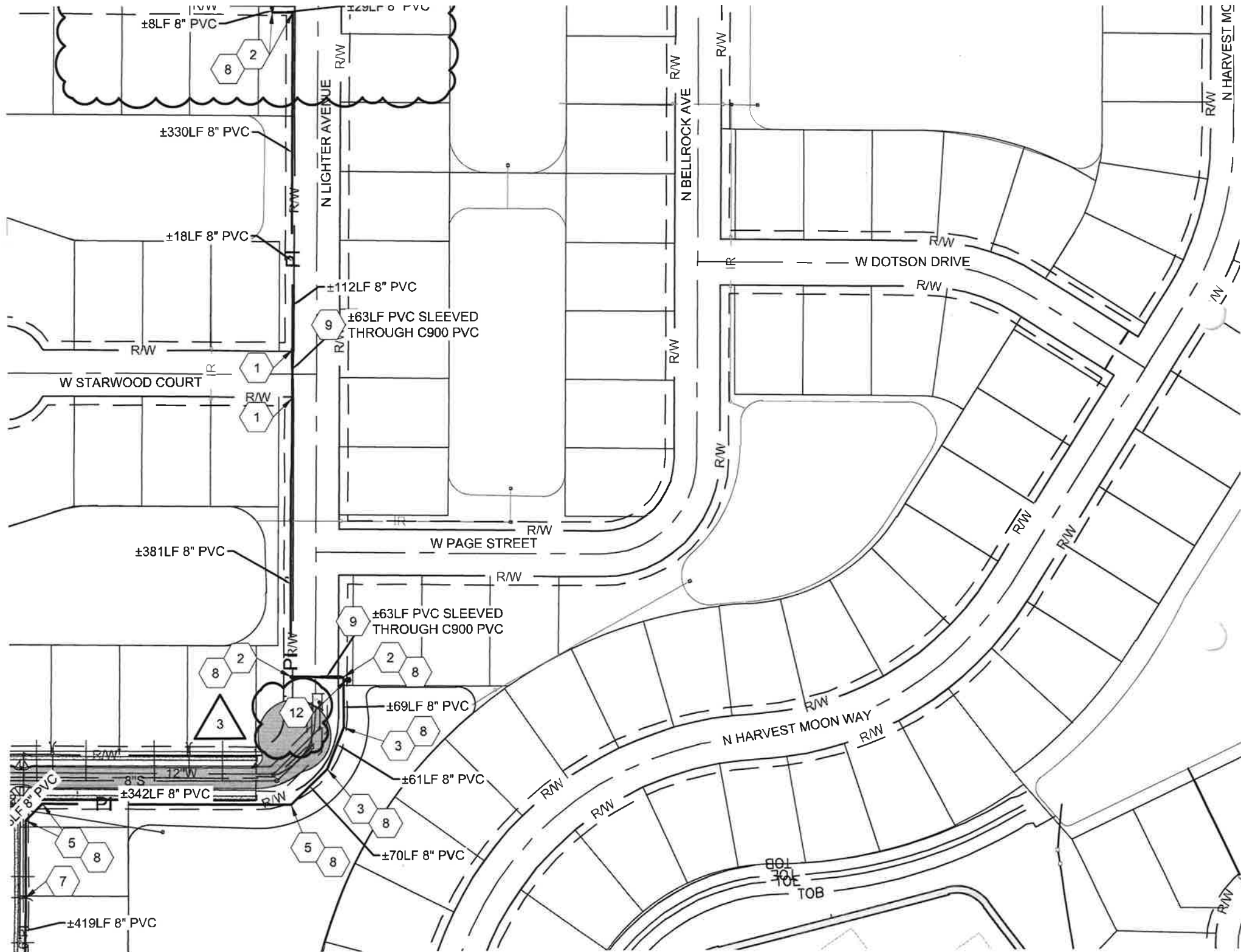
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N HARTLEY RD

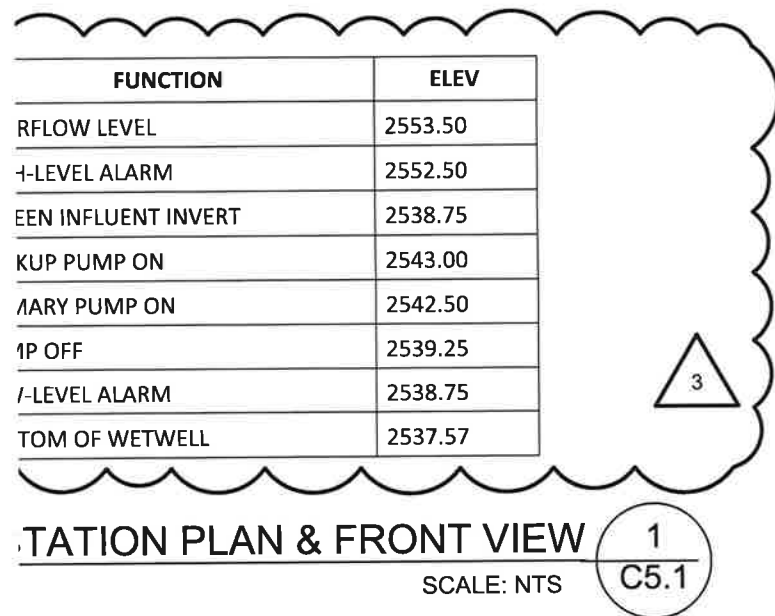
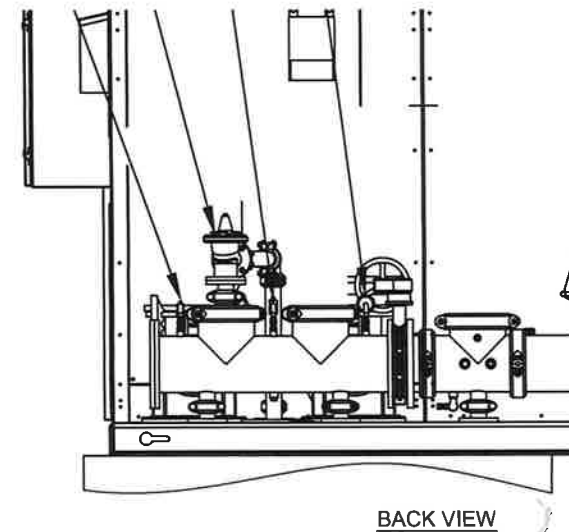
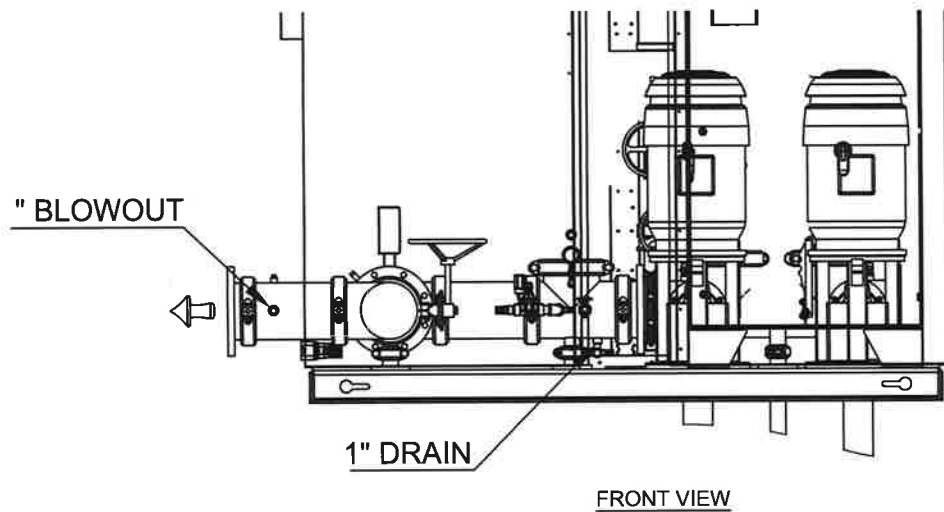
LITTLE GULCH

PROPOSED PUMP
STATION LOCATION





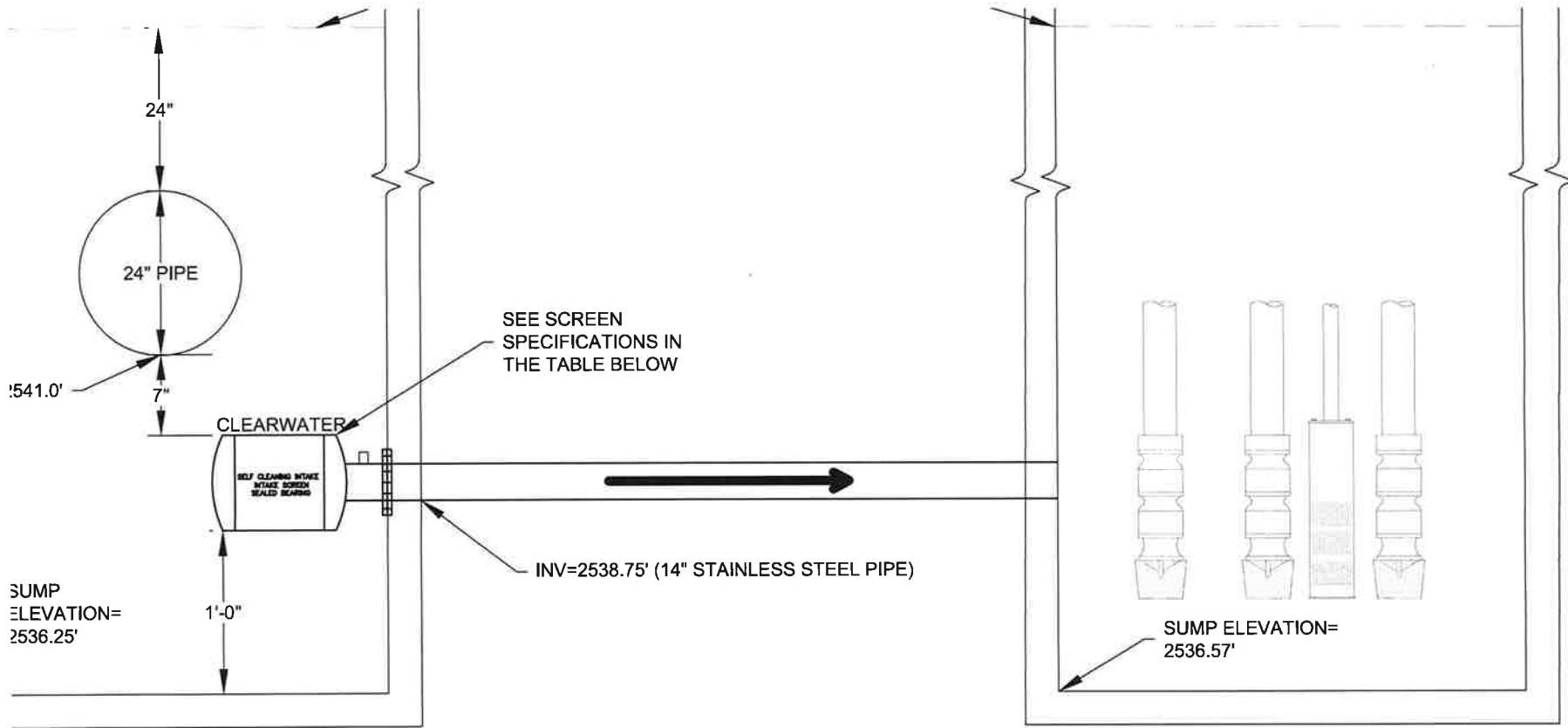




IP CONTROL PANEL SHALL BE MANUFACTURED AND LISTED BY A UL508A PANEL SHOP. THE
DIAL CONTROL PANEL" THE PUMP CONTROL PANEL SHALL BE COMPLETELY MANUFACTURED

PLC MONITORING FUNCTIONS

1. THE LCD COLOR TOUCHSCREEN MUST BE CAPABLE OF ALTERNATING BETWEEN ENGL



SECTION VIEW

DIVERSION BOX		
SION	QUANTITY	UNIT
ER LEVEL	2545.00	FT
IRTH	5.00	FT
TH	6.25	FT
TH	15.93	FT
IME	497.81	CU. FT
	3723.90	GAL

SCREEN SPECS			
MODEL NO.	LENGTH (IN)	DIA (IN)	FLANGE (IN)
CW2000	48.50	26.00	14.00

STATEMENT OF AUTHORITY

1. The name of the limited liability company is Terra View, LLC, an Idaho limited liability company (hereinafter the "Company").

2. The name and address of the Company's registered agent is Brian F. McColl at 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.

3. The street and mailing address of the Company's Idaho designated office is 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.

4. The Company's sole members are Marty Goldsmith and JM Consolidated, LLC.

5. The Company's Manager is Developers Services, Inc.

6. The Company hereby authorizes Justin G. Martin, in his capacity as Trustee of the Justin G. Martin Trust, Member of JM Consolidated, LLC, one of the Members of the Company, to (i) execute instruments transferring real property held in the name of the Company; and (ii) enter into other transactions on behalf of or otherwise act for or bind the Company, including executing any documents needed to obtain financing with commercial banking institutions, including but not limited to a line of credit, corporate credit card and/or term loans, as he deems advisable for the operation of the Company's affairs, and is further appointed to sign on behalf of the Company all loan applications and loan documents, including promissory notes, real property deeds of trusts and personal property security agreements.

DATED this 1st day of August 2022.

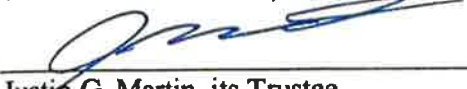
TERRA VIEW, LLC

BY: ITS MANAGER: DEVELOPERS SERVICES, INC.

By 
Brian F. McColl, its President

AND

BY: ITS MEMBER: JM CONSOLIDATED, LLC,
By Justin G. Martin Trust, its Member

By 
Justin G. Martin, its Trustee

AND

BY:  
Marty Goldsmith, its Member

STATEMENT OF AUTHORITY

1. The name of the limited liability company is Arctic Wild, LLC, an Idaho limited liability company (hereinafter the "**Company**").

2. The name and address of the Company's registered agent is Brian F. McColl at 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.

3. The street and mailing address of the Company's Idaho designated office is 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.

4. The Company's sole members are Marty Goldsmith and JM Consolidated, LLC.

5. The Company's Manager is Developers Services, Inc.

6. The Company hereby authorizes Justin G. Martin, in his capacity as Trustee of the Justin G. Martin Trust, Member of JM Consolidated, LLC, one of the Members of the Company, to (i) execute instruments transferring real property held in the name of the Company; and (ii) enter into other transactions on behalf of or otherwise act for or bind the Company, including executing any documents needed to obtain financing with commercial banking institutions, including but not limited to a line of credit, corporate credit card and/or term loans, as he deems advisable for the operation of the Company's affairs, and is further appointed to sign on behalf of the Company all loan applications and loan documents, including promissory notes, real property deeds of trusts and personal property security agreements.

DATED this 1st day of August 2022.

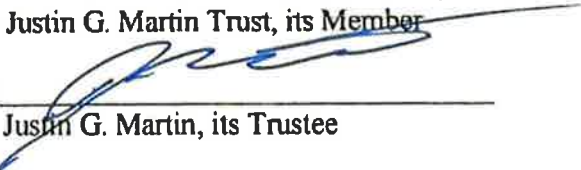
ARCTIC WILD, LLC

BY: ITS MANAGER: DEVELOPERS SERVICES, INC.

By 
Brian F. McColl, its President

AND

BY: ITS MEMBER: JM CONSOLIDATED, LLC,
By Justin G. Martin Trust, its Member

By 
Justin G. Martin, its Trustee

AND

BY:  
Marty Goldsmith, its Member

STATEMENT OF AUTHORITY

1. The name of the limited liability company is TV 44, LLC, an Idaho limited liability company (hereinafter the "Company").
2. The name and address of the Company's registered agent is Brian F. McColl at 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.
3. The street and mailing address of the Company's Idaho designated office is 3858 N. Garden Center Way, Ste. 200, Boise, ID 83703.
4. The Company's sole members are Lost Canyon Ranch, LLC and JM Consolidated, LLC.
5. The Company's Manager is Justin Martin.
6. The Company hereby authorizes Justin Martin, in his capacity as Manager of the Company to (i) execute instruments transferring real property held in the name of the Company; and (ii) enter into other transactions on behalf of or otherwise act for or bind the Company, including executing any documents needed to obtain financing with commercial banking institutions, including but not limited to a line of credit, corporate credit card and/or term loans, as he deems advisable for the operation of the Company's affairs, and is appointed to sign on behalf of the Company all loan applications and loan documents, including promissory notes, real property deeds of trusts and personal property security agreements.

DATED this 17th day of November 2020.

TV 44, LLC

BY: ITS MEMBER: LOST CANYON RANCH, LLC,

By Brian F. McColl
Brian F. McColl, its Manager

AND

BY: ITS MEMBER: JM CONSOLIDATED, LLC, by
J. G. Martin Trust, its Member,

By Justin G. Martin
Justin G. Martin, its Trustee

AND

BY: Justin Martin
Justin Martin, Manager



0005415569

**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 #: 0005415569

Date Filed: 10/2/2023 10:56:02 AM

Entity Name and Mailing Address:

Entity Name: TV 44, LLC
Foreign Name (name in home jurisdiction): TV 44, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003354455
Address: 3858 N GARDEN CENTER WAY
STE 200
BOISE, ID 83703-5008

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: WYOMING
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: BRIAN F MCCOLL
Registered Agent
Physical Address
3858 N GARDEN CENTER WAY
STE 200
BOISE, ID 83703
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Justin Martin	Manager	1191 E IRON EAGLE DR, STE 100 EAGLE, ID 83616

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

Job Title: Attorney for TV44 LLC

Brian F. McColl

Sign Here

10/02/2023

Date



0005812345

**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 #: 0005812345

Date Filed: 7/8/2024 4:17:35 PM

Entity Name and Mailing Address:

Entity Name: DEVELOPERS SERVICES, INC.
The file number of this entity on the records of the Idaho Secretary of State is: 0000368092
Address: 3858 N GARDEN CENTER WAY
STE 200
BOISE, ID 83703-5008

Entity Details:

Entity Status: Active-Good Standing
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: C119874

The registered agent on record is:

Registered Agent: BRIAN F MCCOLL
Registered Agent
Physical Address
3858 N GARDEN CENTER WAY
STE 200
BOISE, ID 83703
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Corporate Officers and Directors:

Name	Title	Business Address
Brian F. McColl	President	3858 N. GARDEN CENTER WAY STE. 200 BOISE, ID 83703
MARTY GOLDSMITH	Secretary	6401 W. FLOATING FEATHER RD. EAGLE, ID 83616

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

Job Title: President

Brian F. McColl

Sign Here

07/08/2024

Date



0005875636

**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 #: 0005875636

Date Filed: 9/2/2024 2:44:58 PM

Entity Name and Mailing Address:

Entity Name:

TERRA VIEW, LLC

The file number of this entity on the records of the Idaho

0000470949

Secretary of State is:

Address

3858 N GARDEN CENTER WAY

STE 200

BOISE, ID 83703-5008

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was:

W154959

The registered agent on record is:

Registered Agent

BRIAN F MCCOLL

Registered Agent

Physical Address

3858 N GARDEN CENTER WAY

STE 200

BOISE, ID 83703

Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Developers Services, Inc.	Manager	3858 N. GARDEN CENTER WAY STE. 200 BOISE, ID 83703

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

Job Title: President of Developers Services, Inc., Manager

Brian F. McColl

Sign Here

09/02/2024

Date



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

February 10, 2026

TERRA VIEW LLC
3858 N GARDEN CENTER WAY #200
BOISE, ID 83703

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 63-35296, AGREEMENT 977**

Dear Renter:

Please find enclosed a receipt in the amount of **\$7,781.40** and a copy of a fully executed Water Supply Bank Rental Agreement in connection with the rental of 235.8 acre-feet of water for irrigation of 52.4 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 \$7,003.26 of the rental fee will be paid to the lessor(s) and 10% or \$778.14 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. C124878
Rental Agreement (copy)

c: Sascha Marston – Fiscal
IDWR Western Regional Office (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

February 3, 2026

RECEIVED

FEB 05 2026

DEPT. OF WATER RESOURCES

TERRA VIEW LLC
3858 N GARDEN CENTER WAY #200
BOISE, ID 83703

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 63-35296 AGREEMENT 977**

*****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 \$7,781.40 **per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 235.8 acre-feet. 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 \$7,781.40 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 \$7,003.26 of the rental fee will be paid to the lessor(s) and 10% or \$778.14 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,

Catalina Beck

for

Water Supply Bank

Enclosure(s)

c: IDWR Front Desk
Representative Molly Gould

Beck, Catalina

From: Beck, Catalina
Sent: Tuesday, February 3, 2026 6:41 AM
To: 'MGould@ardurra.com'
Subject: Proposed Rental Agreement 977 for Terra View LLC
Attachments: Proposed Rental Agreement Cover Letter 977.docx; Rental Agreement 977.pdf; Rental Approval Map POU and POD.pdf

Good Morning Molly

Here is a copy of the proposed rental agreement 977. I have sent the rental agreement to the applicant out in the mail today



Catalina Beck
Water Resource Agent
208-287-4920
Catalina.beck@idwr.idaho.gov

Idaho Department of Water Resources State Office
322 E Front Street Boise, ID 83702



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

February 3, 2026

TERRA VIEW LLC
3858 N GARDEN CENTER WAY #200
BOISE, ID 83703

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 63-35296 AGREEMENT 977**

*****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 \$7,781.40 **per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 235.8 acre-feet. 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 \$7,781.40 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 \$7,003.26 of the rental fee will be paid to the lessor(s) and 10% or \$778.14 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,

Catalina Beck

for

Water Supply Bank

Enclosure(s)

c: IDWR Front Desk
Representative Molly Gould

MEMORANDUM FOR AGREEMENT # 977

To: Water Right(s) 63-35296
From: Catalina Beck Water Resource Agent
Date: December 16, 2025
Re: Review & Analysis of Application to Rent Water from the State Water Supply Bank

PURPOSE/NARRATIVE: The renewal rental application for 232.5 acre-feet (AF) of water for aesthetic storage was received on October 23, 2025, requesting a one-year term for the 2026 season. The rental will use water from water right 63-35296 under contract 2050 and must be reduced to account for the change in nature of use from irrigation to storage. The rental is intended to supply a one-time groundwater fill of several aesthetic ponds, allowing time for water right transfer application 88118 to be completed, with ongoing annual losses to be supplied through the use of existing water rights. The rental location is within Basin 63.

AUTHORITY TO FILE: The application was signed by Justin Martin and Molly Gould. A statement of authority submitted with the application confirms that Justin Martin is an authorized trustee member of Terra View LLC and is authorized to sign on behalf of the applicant. The proposed place of use is located on land owned by the applicant, and the proposed point of diversion is located on land owned by Arctic Wild LLC. A second statement of authority confirms that Justin Martin is also an authorized trustee member of Arctic Wild LLC. Molly Gould, is listed as the authorized representative for Terra View LLC and is with Ardurra. The applicant holds multiple existing water rights that utilize the same point of diversion.

INJURY TO OTHER WATER RIGHTS: The proposed rental point of diversion and the existing lease point of diversion will be diverted from the same regional aquifer. There are no known injury concerns currently.

ENLARGEMENT OF USE: The rental proposes a change in the nature of use from irrigation to aesthetic storage, which requires the authorized diversion rate and volume to be adjusted based on the historical consumptive use of irrigation. ET Idaho data at the Boise WSFO Airport Station (NWS – USC00101022) indicates a historical irrigation CU of 4.44 ft/yr (alfalfa – peak, no cutting effects). Water right 63-35296 authorizes irrigation at a duty of 0.02 cfs/ac and 4.5 af/ac. Using the historic consumptive volume from ET data to calculate the number of acres that need to be rented and the water right duty to determine the amounts that need to be rented, the quantities on the rental agreement should be:

Acres required (to supply 232.5 AF CU):

$$232.5 \text{ AF} \div 4.44 \text{ AF/ac} = 52.36 \text{ ac rounded to } \mathbf{52.4 \text{ acres.}}$$

Diversion rate:

$$52.4 \text{ ac} \times 0.02 \text{ cfs/ac} = 1.048 \text{ cfs rounded to } \mathbf{1.05 \text{ cfs.}}$$

Annual volume:

$$52.4 \text{ ac} \times 4.5 \text{ AF/ac} = \mathbf{235.8 \text{ AF.}}$$

The rental point of diversion is shared with water rights 63-35144 and 63-34663, and the combined diversions at the point of diversion will remain within the total authorized diversion limits of the existing rights.

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.

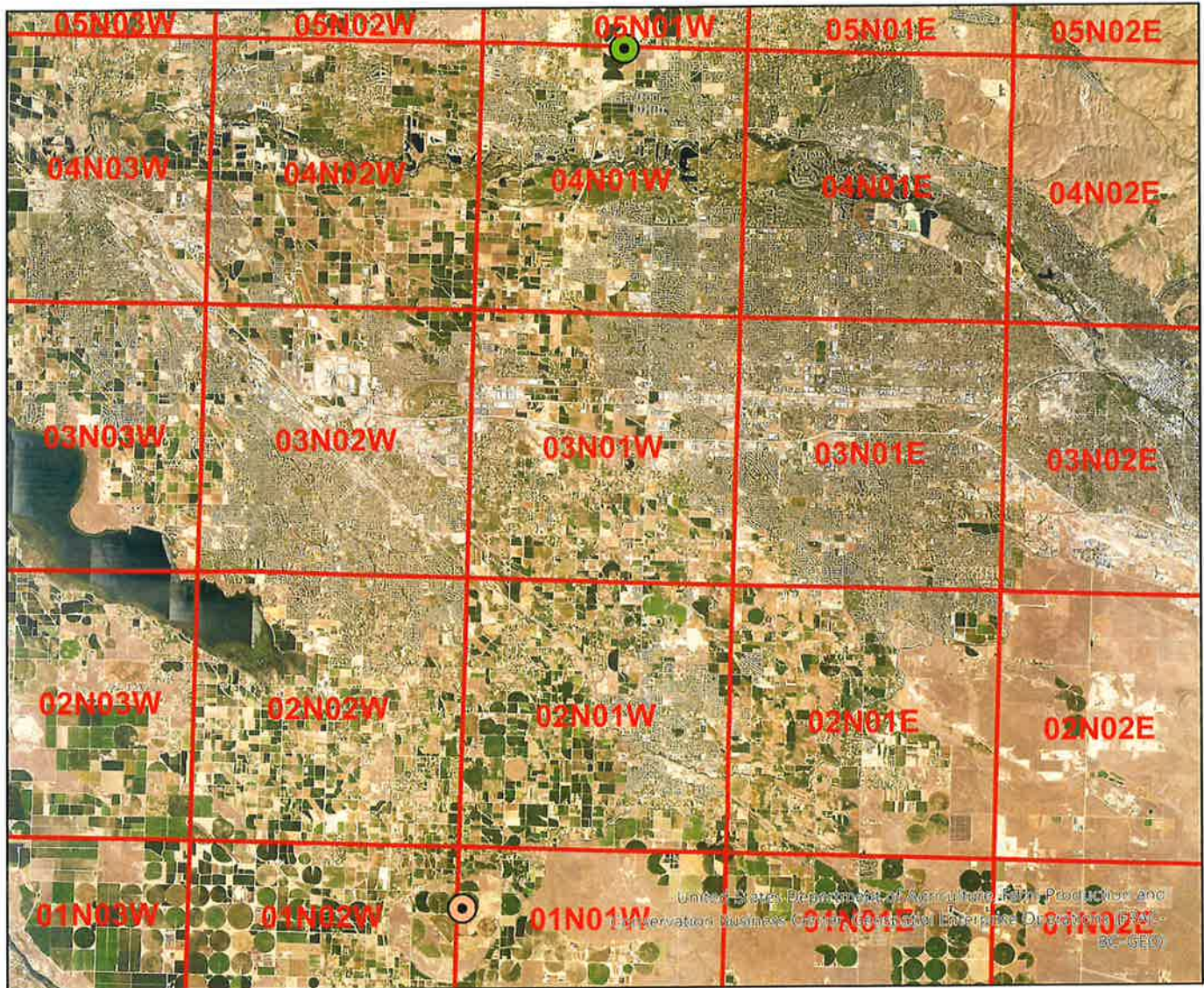
DEPARTMENT STAFF OR WATERMASTER COMMENTS: The proposed POD is within the administrative area of IDWR's Western Region and administered by a water district#63. Comments regarding the proposed rental were requested from the regional manager on December 22, 2025.

Idaho Water Resource Board

WSB Move Map

63-35296

2026



Legend

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



Water Supply Bank Application

From Molly Gould <MGould@ardurra.com>

Date Thu 10/23/2025 12:16 PM

To file@idwr.idaho.gov <file@idwr.idaho.gov>; bank@idwr.idaho.gov <bank@idwr.idaho.gov>

Cc Olson, Aaron <on.Olson@idwr.idaho.gov>

 1 attachment (11 MB)

TV44-10 Pond Fill WSB Application Signed.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.

Good Afternoon-

Attached is a WSB rental application for Terra View, LLC.

Thank you in advance for your assistance with this.
-Molly Gould



Molly Gould

Project Manager, PMP

O: 208-445-2320 M: 252-725-2816

451 Eastland Dr. Twin Falls, ID 83301

mgould@ardurra.com | www.ardurra.com

