

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2204

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

LESSOR: NEW UNION DITCH CO LTD
801 W HEIKES LN
EAGLE ID 83616

RECEIVED

JUN 11 2026

Department of Water Resources

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 31, 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)
63-146	6/1/1865	BOISE RIVER, tributary to SNAKE RIVER	4.60	Not Stated	228.01
Lease Totals			4.60	Not Stated	228.01

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
63-146	4.60	1,026.0	228.01	0.02	4.5
Combined Limit Totals	4.60	1,026.0	228.01	0.02	4.5

** The water right elements rentable include a defined volume limit that is based on the regional field headgate irrigation standard of 4.5 afa/acre.*

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

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3. **TERM OF LEASE:** The term of this lease shall be January 1, 2026 to December 31, 2030. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

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

LESSOR: NEW UNION DITCH CO LTD

PO BOX 31

EAGLE, ID 83616

By

Title

Date

Ray W. Daines
Pres.
June 8 2026

IDAHO WATER RESOURCE BOARD

322 East Front Street

P.O. Box 83720

Boise, ID 83720-0098

By

Brian Patton, Executive Manager
Idaho Water Resource Board

Date

6/17/26

Lease approved by IDWR

Date

[Signature]

6/17/26

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ATTACHMENT A
WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 63-146

BOISE RIVER L 1NESE Sec. 23 Twp 04N Rge 01E ADA County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
63-146	IRRIGATION	03/01	to	11/15	4.600 cfs	1,026.00 AF
Totals:					4.600 cfs	0.00 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Large POU not Displayed

Total Acres: 228.01

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.
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.

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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. The boundary encompassing the place of use for irrigation under this water right is described with a digital boundary as authorized by Idaho law. The data comprising the digital boundary are stored in the electronic document management system of the Department and are incorporated into this approval by this reference. A map depicting the place of use for irrigation is attached to this approval document to illustrate the place of use described by the digital boundary.
13. 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.
14. This right shall receive 100 percent of its decreed quantity until the natural flow of the waters of the Boise River shall decrease so that all rights containing this condition cannot receive 100 percent of their decreed quantities, at which time this right and the other rights containing this condition shall first be cut to 75 percent of their decreed quantities, as the natural flow of the river decreases, beginning with the latest rights containing this condition and preceding to the earliest rights containing this condition in the order of their priority dates, and after all of the rights containing this condition shall have been reduced to 75 percent of their decreed quantities, should the natural flow of the waters of the river decrease below the amount necessary to supply 75 percent of those decreed quantities, then this right and the other rights containing this condition, beginning with the latest and preceding to the earliest, shall be reduced to 60 percent of their decreed quantities.
15. 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.
16. The unleased irrigation portion of this right is limited to the irrigation of 367.99 acres of the 686.5 acre decreed for this right within the boundary of the New Union Ditch Co. LTD in a single irrigation season.
17. Diversion for irrigation under this water right prior to April 1 and after October 31 shall occur only as authorized by the Water District 63 Water Master and only when water is being released for flood control by the United States from the Lucky Peak Dam outlet under procedures and requirements for the Memorandum of Agreement between the U.S. Department of the Army and the U.S. Department of the Interior for Flood Control Operations of the Boise River Reservoirs, dated November 20, 1953, the Water Control Manual for Boise River Reservoir dated April 1985 and any future amendments or revisions made thereto pursuant to state or federal procedures or law; provided that any such use of this water right prior to April 1 and after October 31 shall be subordinated to water rights for storage in Lucky Peak Reservoir, Lake Lowell, Arrowrock Reservoir, and/or Anderson Ranch Reservoir, as decreed in SRBA Case No. 39576.
18. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.

RECEIVED

DEC 31 2025

DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
WATER RESOURCE BOARD

Print Form

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

Applicant / Designated Lessor New Union Ditch Co. LTD
(Select one owner – see item 1A on the application)

Water Right No. 63-146
(One water right per application)

Is this application being submitted with a rental application as a lease/rental package? Yes ☐ No ☒

If yes, include renter and rental fee payment information as attachment 5B.

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

MINIMUM REQUIREMENT CHECKLIST

Check All Items as Either Attached (Yes) or Not Applicable (N/A)

Yes



Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*, printed **single sided**, per requirement of the Water Supply Bank.



Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.

N/A Yes Attachments



1A

Signatures and contact information for *all owners* of the water right to be leased or sold on this application.



1B

An Internal Revenue Service (IRS) Form W-9 for the Applicant / Designated Lessor.



1C

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



1D

Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.



2

Description of a water right portion offered to the Water Supply Bank.



3

A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.



4A

Written consent from irrigation district or water delivery company.



4G

Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.



5B

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

Department Use Only

Fee Amount \$ 250.00

Received By: KW

Date Received: 12/31/2025

Receipt # C124542

W-9 received? Yes ☐ No ☐ (Route W-9 to Fiscal)

Name on W-9:

3413

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 New Union Ditch Co. (c/o Gary Heiles, Manager)
Mailing Address 801 W Heikes Ln. Eagle ID 83616
Street City State Zip Code
Email Address _____ Phone Number 208-859-9360

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

☐ 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**.

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APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Identify the owner of the water delivery system or well Applicant

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.
Gravity ditch system

- 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. Various private domestic and municipal rights

- 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. Subject water/acres are currently leased to the Bank under Contract No. 1334 until 12/31/2025. Applicant seeks continued forfeiture protection for another five years.

- 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. N/a - subject water/acres have been leased to the Bank for the last five years.

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒

If yes, describe. _____

Yes No

STATE OF IDAHO
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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: 2026

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

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

- B. Show the minimum payment acceptable to the seller/lessor. If lease, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. *The owner payment is 90% of the rental fee. The administrative fee retained by the IWRB is 10% of either the current rental rate or the negotiated rental fee, whichever is higher. Include the method of determining the minimum payment if submitted as a companion lease rental package, and whether the owner payment will be paid directly to the lessor from the renter or if owner payment should be collected by the Department from the renter for payment to the lessor. (Label attachment 5B).*

Current rental rate

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Lessor / Applicant acknowledges the following:

1. Payment to the Designated Lessor / Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Lessor / Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.


Signature of Designated Lessor or Applicant

Gary W Heikes
Printed Name

12-3-25
Date

Signature of Co-Applicant

Printed Name

Date


Signature of Authorized Representative

Gary W Heikes
Printed Name

12-3-25
Date

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

Print Form

STATE OF IDAHO
WATER RESOURCE BOARD

Complete Attachment 2 if only a portion of the water right is offered to the Bank.
Only one water right per form.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

1. <u>Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
63-146	Irrigation	4.56	n/a	228.01
				228.01
	Total Amounts:	4.56	n/a	228.01

2. Source of water Boise River tributary to Snake River

3. **Point(s) of diversion.** Locate the point of diversion within each 40-acre tract and/or the U.S. Government Lot of the Public Land Survey System. Spring sources should be described to the nearest 10-acre tract. Identify the county where the point of diversion is located.

TWP	RGE	SEC	GOVT LOT	1/4	1/4	1/4	County	Source	Local name or tag #
4N	1E	23			NE	SE	Ada	Boise River	

4. Place of Use to be idled. Mark the idled place of use within each 40-acre tract in the appropriate box using the number of acres for irrigation, or the symbol listed below for other uses.

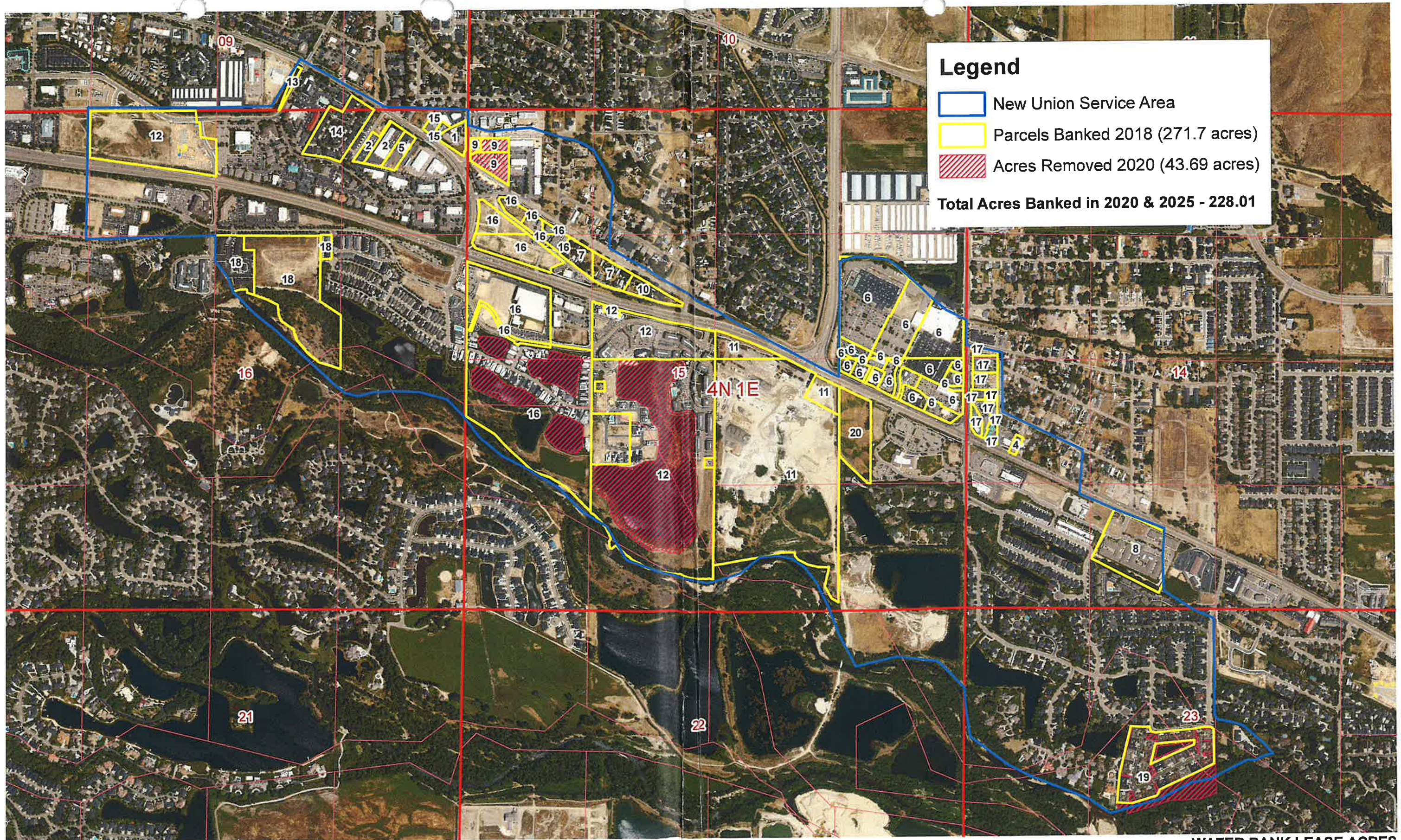
D - domestic, S - stockwater, M - municipal, C - commercial, I - industrial, X - other.

TWP	RGE	SEC	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	

Proposed 228.01 acres are currently leased under Contract No. 1334. See attached calculation spreadsheet.

CALCULATION OF WATER BANK LEASE ACRES								
ID	OWNER	PARCEL NO.	PARCEL ACRES (within service area)	AGGREGATE PARCEL SIZE	NEW UNION SHARES	WATER BANK ACRES 2018	WATER BANK ACRES 2020 & 2025	REASON FOR REMOVAL
1	LGJ INC	S0516110026	1.680	1.68	1.81	1.68	1.68	
2	MCCAULEY JAMES R & ARLENE TRUST	S0516110130	2.000	2.94	4.00	2.94	2.94	
2	MCCAULEY JAMES R & ARLENE TRUST	S0516110180	0.940					
4	GORDON JONES INC	R7334200010	0.360	0.36	1.35	0.36	0.36	
5	ZEKO DANNY	S0516110126	1.390	1.39	1.72	1.39	1.39	
6	WINCO FOODS LLC	R9714000010	5.888	37.33	31.64	31.64	31.64	
6	WINCO FOODS LLC	R9714000020	2.702					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000030	6.000					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000040	0.169					
6	HD DEVELOPMENT OF MARYLAND INC	R9714000050	12.077					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000063	1.036					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000073	0.119					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000080	0.113					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000090	0.544					
6	EAGLE DEVELOPMENT ASSOCIATES LLC	R9714000100	0.641					
6	PETERSON HOLDING LLC	R9714000113	0.136					
6	PETERSON HOLDING LLC	R9714000123	0.603					
6	AYLAIAN FAMILY 1991 REVOCABLE TRUST	R9714000130	0.561					
6	LSQUARED LLC	R9714000140	1.094					
6	STODDARD PROPERTY INVESTMENTS LP	R9714000160	1.112					
6	EP12 LLC	R9714000170	1.036					
6	EP 13 LLC	R9714000180	2.276					
6	WINCO HOLDINGS INC	R9714000192	0.340					
6	RIM VIEW LLC	R9714000210	0.651					
6	WINCO HOLDINGS INC	R9714000230	0.229					
7	EAGLE PARK INC	S0515233650	1.760	3.96	5.00	3.96	3.96	
7	EAGLE PARK INC	S0515233651	2.200					
8	STATE STREET PROPERTY LLC	S0514346650	9.576	9.58	1.75	1.75	1.75	
9	HALL INVESTMENTS LP	S0515223101	1.040	3.39	14.20	3.39	0.00	All acres taken out to cover development's new landscape areas
9	HALL INVESTMENTS LP	S0515223105	0.350					
9	HALL INVESTMENTS LP	S0515223153	2.000	1.47	2.25	1.47	1.47	
10	HOFFER RANDY	S0515244310	1.470					
11	OLDCASTLE MMG INC	S0515131303	2.640	66.61	78.61	66.61	66.61	
11	MONROC INC	S0515427800	2.040					
11	OLDCASTLE MMG INC	S0515428050	61.930					
12	KALDENBERG MILAN	S0515244405	0.234	86.38	57.25	57.25	31.75	25.5 acres taken out to cover Eagle Lakes Ponds (WR 63-34831)
12	KALDENBERG MILAN	S0515244505	12.651					
12	KALDENBERG MILAN	S0515314910	57.142					
12	KALDENBERG MILAN	S0516212425	16.354					
13	ROCKY MOUNTAIN BUSINESS PARK ASSOCIATION INC	R5674010250	0.419	0.42	0.95	0.42	0.42	
14	PACIFIC HEIGHTS SUB	NUMEROUS	5.953	5.95	5.96	5.95	5.95	
15	DECHAMBEAU FAMILY 1 LLC	R3295510010	0.468	0.80	1.81	0.80	0.80	
15	DECHAMBEAU FAMILY 1 LLC	R3295510020	0.330					
16	ROCK CONTRACTORS INC	S0515233920	11.830	60.45	91.58	60.45	49.65	10.8 acres taken out to cover Renovare ponds (WR 63-34954)
16	ADA COUNTY HIGHWAY DISTRICT	S0515233960	0.958					
16	ROCK CONTRACTORS INC	S0515325555	37.385					
16	ROCK CONTRACTORS INC	S0515223324	1.050					
16	ROCK CONTRACTORS INC	S0515223360	2.407					
16	ROCK CONTRACTORS INC	S0515223365	4.892					
16	ROCK CONTRACTORS INC	S0515223400	0.790					
16	ROCK CONTRACTORS INC	S0515223452	0.713					
16	ROCK CONTRACTORS INC	S0515223401	0.040					
16	ROCK CONTRACTORS INC	S0515223450	0.380					

CALCULATION OF WATER BANK LEASE ACRES								
ID	OWNER	PARCEL NO.	PARCEL ACRES (within service area)	AGGREGATE PARCEL SIZE	NEW UNION SHARES	WATER BANK ACRES 2018	WATER BANK ACRES 2020 & 2025	REASON FOR REMOVAL
17	KINGDOM HOLDINGS LLC	R7025310037	0.661	4.72	9.00	4.72	4.72	
17	STOENNER CRAIG H	R7025310052	0.370					
17	P J C DEVELOPMENT COMPANY INC	R7025310065	0.360					
17	P J C DEVELOPMENT COMPANY INC	R7025310080	0.420					
17	CJSD HOLDINGS INC	R7025310095	0.540					
17	PETTICOAT JUNCTION PROPERTY OWNERS ASSOCIATION INC	R7025310112	0.918					
17	BERRYMAN MICK	R7334201550	0.380					
17	RAMSEY ELLIS LLC	R7334201562	1.073					
17	CASHMAN RICHARD L	R7334201585	1.072					
18	TAUNTON PROPERTIES LLC	R5321520010	0.674	23.67	8.60	8.60	8.60	
18	SEA 2 SEA LLC	S0516131225	4.416					
18	BHH INVESTMENTS II LLC	S0516131325	18.583					
19	ULMER LANE TOWNHOME SUB	NUMEROUS	12.055	12.06	13.82	12.06	8.06	4 acres taken out to cover Ulmer HOA common areas (WR 63-32143)
20	ALI LLC	S0515417575	6.236	6.24	6.24	6.24	6.24	
TOTALS				329.4	337.5	271.7	228.01	43.69 total acres taken out



Legend

- New Union Service Area
- Parcels Banked 2018 (271.7 acres)
- Acres Removed 2020 (43.69 acres)

Total Acres Banked in 2020 & 2025 - 228.01

WATER BANK LEASE ACRES
WATER RIGHT 63-146
NEW UNION DITCH CO. LTD
 PROJECT # TBD



0 500 1,000 Feet



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 18, 2026

NEW UNION DITCH CO LTD
PO BOX 31
EAGLE ID 83616

**RE: WATER SUPPLY BANK LEASE CONTRACTS 2204
FOR WATER RIGHTS 63-146**

Dear Lessor:

Water rights **63-146 are/is** leased into the Water Supply Bank (Bank) as of January **2026** in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right(s) will automatically be released from the Bank on **December 31, 2030**, unless the rights are released earlier by the Water Resource Board (Board). To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water rights may not be available for immediate release if they are rented.**

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

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure: Executed Lease Contract

c: IDWR- Western Region Office
HDR Inc



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

June 3, 2026

NEW UNION DITCH CO LTD
801 W HEIKES LN
EAGLE ID 83616

**RE: APPLICATION TO LEASE WATER RIGHT 63-146 TO THE WATER SUPPLY BANK
CONTRACT 2204**

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

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2030** unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

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

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

Sincerely,

for 
Water Supply Bank

Enclosures: Proposed Lease Contracts
Receipt C124542

CC: HDR Inc

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, June 2, 2026 11:54 AM
To: Scott King; Daniel Hoke
Subject: WSB Lease for New Union Ditch Co
Attachments: Lease Application Review 63-146.xls; Lease Contract - 2204.docx

Please let me know if you have any comments or concerns with the attached lease. These acres have been in the Bank for about 10 years or more.



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

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, June 2, 2026 11:52 AM
To: Graves, Lori
Subject: proposed lease for New Union Ditch Co
Attachments: New Union Lease Contract 2026-2030.pdf

Attached is the Water Supply Bank lease for New Union Ditch Co. Please let me know if you have any questions. Thank you.



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

WATER SUPPLY BANK

Quick Tools

Lease Review Checklist

Applicant(s) Name: New Union Ditch

Memo Date: May 28, 2026

Water Right Number(s): 63-146

Reviewers Name: Jean

Lease Start (6th year)	Last Year of Use or Concluded Contract
2026	2020
2027	2021
2028	2022
2029	2023
2030	2024

	Check box		COMMENTS/CONCERNS:
1	☒	Fill out WSB Data Entry Checklist for Leases (Front of File)	
2	☒	Reason for lease of water rights (Brief description of lease proposal in narrative)	
	☒	Portion of right	
	☒	All of right	
3	☒	Complete Application (note amendments & issues in narrative)	
4	☒	Check GWMA/CGWA/ADC & B63 Areas of Concern in ArcPro (note in comment column)	
5	☒	Authority to file (current owner, designated applicant, SOS business search)	
6	☒	Water Right validity	
	☒	Previous lease within 5 years or continual renewal (put prior contract & year in comments)	
	☒	Recent irrigation (consider POU if proposing only a portion)	
	☒	Agreement not to divert or other defense per IC 42-223 (describe in detail in narrative)	
7	☒	Injury to other water rights	
	☒	Delivery through canal by delivery entity and consent provided?	
	☒	Conveyance holdback requested? (percentage in comments)	%
8	☒	Enlargement concerns	
	☒	Complete a POD/ POU comparison overlap analysis	
	☒	Complete a combined limits review	
	☒	Full lease or correct portions	
	☒	Are there overlapping rights that need to be placed in the bank also?	
	☒	Will the place of use continue to receive water? (if yes explain in comments)	
9	☒	Local Public Interest	
	☒	Does the processor know of any problems this action will cause for the local public?	
10	☒	Regional office & Watermaster request for comment sent	
	☒	Comments received?	
11	☒	Water right involved in any other department action? Pull file and check database	
	☒	() Ownership Change () Transfer () Mitigation () Other - Explain in comments	

Narrative: The Department received this application on December 31, 2025. Gary Heikes, manager, signed the application. This lease is for 228.01 acres. Some of the banked water has been devoted to either mitigation or aesthetic storage uses associated with various permits recently approved or soon to be approved by the Department for ponds that have been developed within the applicant's service area. Gary Heikes, manager, signed the application. This right was decreed in 2007. There was an Extension of Time to Avoid Forfeiture for 5.76 cfs from 2013-2017. In 2014-2018, 271.7 acres were placed in the Bank and again in 2019-2023 (Contract 864) which was superceded by Contract 1334 until 2025. This water right overlaps with several water rights from different irrigation companies and the City of Garden City. This right is currently within WD 63, Boise Front Moratorium area.



0006711440



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 #: 0006711440
Date Filed: 3/13/2026 2:58:13 PM

Entity Name and Mailing Address:																
Entity Name:	NEW UNION DITCH COMPANY LIMITED, INC.															
The file number of this entity on the records of the Idaho Secretary of State is:	0000339531															
Address	PO BOX 31 EAGLE, ID 83616-0001															
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:	C110208															
The registered agent on record is:																
Registered Agent	GARY W HEIKES Registered Agent Physical Address 801 W HEIKES LANE EAGLE, ID 83616 Mailing Address 801 W HEIKES LANE EAGLE, ID 83616															
Corporate Officers and Directors:																
<table><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td> Gary W Heikes</td><td>President</td><td>801 W HEIKES LANE EAGLE, ID 83616</td></tr><tr><td>Aaron Decker</td><td>Director</td><td>1033 S WATERTON EAGLE, ID 83616</td></tr><tr><td>John Adams</td><td>Director</td><td>154 OLDE PARK PLACE EAGLE, ID 83616</td></tr><tr><td> Dwight Eek</td><td>Director</td><td>5864 N CAPE ARAGO PL GARDEN CITY, ID 83714</td></tr></tbody></table>		Name	Title	Business Address	Gary W Heikes	President	801 W HEIKES LANE EAGLE, ID 83616	Aaron Decker	Director	1033 S WATERTON EAGLE, ID 83616	John Adams	Director	154 OLDE PARK PLACE EAGLE, ID 83616	Dwight Eek	Director	5864 N CAPE ARAGO PL GARDEN CITY, ID 83714
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Dwight Eek	Director	5864 N CAPE ARAGO PL GARDEN CITY, ID 83714														
The annual report must be signed by an authorized signer of the entity.																
Job Title: President																
Gary W Heikes 03/13/2026																
Sign Here Date																

B1100-6658 03/13/2026 2:58 PM Received by Office of the Idaho Secretary of State