

SEP 11 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2251

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

LESSOR: NICK VANOFF PRESENTS INC
1008 ROCKFORD CT
ARDMORE, OK 73401-3408

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 May 15, 2026.
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)
37-707	7/10/1884	BIG WOOD RIVER, tributary to MALAD RIVER	1.01	Not Stated	37.7
Combined Limit Totals			1.01	Not Stated	37.7
Combined Lease Totals			1.01	Not Stated	37.7

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)
37-707	1.01	131.95	37.7	0.027	3.5
Combined Limit Totals	1.01	131.95	37.7	0.027	3.5

**The water right elements rentable include a defined volume limit that is based on the regional field headgate irrigation standard of 3.5 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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DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2251

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2026 to December 31, 2026. 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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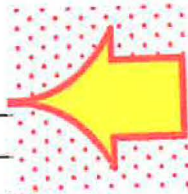
WATER SUPPLY BANK LEASE CONTRACT No. 2251

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

LESSOR: NICK VANOFF PRESENTS INC

1008 ROCKFORD CT
ARDMORE, OK 73401-3408

By _____
Title President
Date 9-8-26



IDAHO WATER RESOURCE BOARD

322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By Brian Patton
Brian Patton, Executive Manager
Idaho Water Resource Board

Date 9/16/26

Lease approved by IDWR [Signature]

Date 9/16/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2251

**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): 37-707

BIG WOOD RIVER SWNE Sec. 16 Twp 02N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-707	IRRIGATION	04/15	to	10/31	1.01 cfs	Not Stated
Totals:					1.01 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	22		3.1	22.0		8.9			3.7									37.7

Total Acres: 37.7

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.

STATE OF IDAHO
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WATER SUPPLY BANK LEASE CONTRACT No. 2251

9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. 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. 37.
13. Water right 37-4185 and the unleased portion of 37-707 are limited to the irrigation of 21.8 acres in a single irrigation season.

Effective until December 31, 2026

[illegible]

 Water Supply Bank Lease POD
 Water Supply Bank Lease POU
 Township/Range
 Sections
 QQ



Idaho Department of Water Resources Receipt

Receipt ID: C126282

Payment Amount	\$250.00	Date Received	5/15/2026	Region	STATE
Payment Type	Check	Check Number	19057		
Payer	BROCKWAY ENGINEERING PLLC				
Comments	APPLICATION TO SELL OR LEASE WATER RIGHT TO WATER SUPPLY BANK 37-707 FOR NICK VANOFF PRESENTS INC				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$250.00	WATER BANK LEASE APPLICATIONS	55111	0229	21		1205



Signature Line (Department Representative)

RECEIVED

MAY 15 2026

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 Nick Vanoff Presents Inc

(Select one owner – see item 1A on the application)

Water Right No. 37-707

(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

(Reserved.)



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, the application must 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: gmk

Date Received: 5-15-26

Receipt # C126282

3530

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 Nick Vanoff

Mailing Address 1008 Rockford CT Ardmore OK 73401

Street

City

State

Zip Code

Email Address nick@vanoff.com

Phone Number 310-880-3003

☒ 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 Applicant received payment from the Department for a rented right in the last 12 months? Yes ☐ No ☒
If no, include a valid email address in item 1A - Contact Information.

- 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Engineer

Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 N Washington St Ste 4 Twin Falls, ID 83301

Phone Number 208-736-8543

☐ Send all correspondence for this application to the representative and not to the Designated Lessor / Applicant.

OR

☒ Send original correspondence to the Designated Lessor / Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☐ The full water right is being offered to the Bank and none will still be used.

OR

☒ A portion of the water right is being offered to the Bank and a portion will still be used.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map. The map must locate the point of diversion from the source of water and the location of the lands to be idled or the place where the water will no longer be used. The map must also show townships, ranges, sections, and government lots. For irrigation purposes, mark the number of acres for lease per 40-acre tract (1/4-1/4). If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Identify the owner of the water delivery system or well The 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.
Existing POD and delivery 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. 37-4185
- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☒ No ☐
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands, and usually have combined limits in the conditions of the water rights. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.
- E. Will the present place of use continue to receive water from any other source, including those listed in 4C? Yes ☐ No ☒
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. _____
- F. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Label Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture, including lease into the Bank. Your application may be denied if forfeiture concerns are not addressed. _____
- G. Identify annual volumes and/or rates of water diverted (used) in the last 5 years to accomplish the beneficial use authorized by this water right. Historical water avaiable has been used for irrigation until the watermaster cuts the Wood River water based on priority annually.
- 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
A transfer application has been submitted to the Southern IDWR off to update the irrigation POU.

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE CONTRACT

- A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒ ?

If lease, specify the first year when the use of water will be suspended under (new) contract: 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): *Prior IWRB approval required

- 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

Printed Name

Date

Signature of Co-Applicant

Printed Name

Date

Signature of Authorized Representative

Printed Name

Date

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

Print Form

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)
<u>37-707</u>	<u>Irrigation</u>	<u>1.01</u>		<u>37.7</u>
	Total Amounts:	<u>1.01</u>		<u>37.7</u>

2. Source of water Big Wood River tributary to Malad 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	¼	¼	¼	County	Source	Local name or tag #
02N	18E	16			SW	NE	Blaine	Wood 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 offered for sale or lease 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	
02N	18E	22		3.1	22		8.9			3.7									37.7

Water Right Report : 37-707(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NICK VANOFF PRESENTS INC	C/O NICK VANOFF JR PO BOX 834	SUN VALLEY	ID	83353
Original Owner	TENNEY, WARREN S	598 MADISON AVE	NEW YORK	NY	10022

Water Right Status

Priority Date : 7/10/1884
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
BIG WOOD RIVER		MALAD RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
BIG WOOD RIVER	02N	18E	16	0		SW	NE	BLAINE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	1.60 CFS	
TOTAL			1.60 CFS	

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (BLAINE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	18E	22			NW	NE	3.0
02N	18E	22			SW	NE	27.0
02N	18E	22			NE	NW	19.0
02N	18E	22			NW	NW	0.5
02N	18E	22			SE	NW	10.0

Irrigation Totals

Total Acres Acre Limit
 59.50

Conditions

Code Conditions

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Dates

Licensed Date :
Decreed Date : 9/24/2010
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
Protest Deadline Date:

IDAHO DEPARTMENT OF WATER RESOURCES

Other Information

State or Federal : S
Water District Number : 37
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False



BROCKWAY
ENGINEERING
LLC



0 250 500 Feet

VANOFF - BEND OF THE RIVER RANCH

WATER RIGHT LOCATIONS
NAIP 2023 AERIAL

Legend

 Lease Acres

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/15/2026

Water Right 37-707

Owner Type **Name and Address**
Current Owner NICK VANOFF PRESENTS INC
1008 ROCKFORD CT
ARDMORE, OK 73401-3408
(310) 880-3003

Priority Date: 7/10/1884

Basis: Decreed

Status: Active

Source
BIG WOOD RIVER

Tributary
MALAD RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	1.600 CFS	
	Total Diversion		1.600 CFS	

Source and Point(s) of Diversion:

BIG WOOD RIVER SWNE Sec. 16, Twp 02N, Rge 18E, BLAINE County

Place Of Use:

IRRIGATION within BLAINE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	18E	22		3.0	27.0		19.0	0.5		10.0									59.5

POU Total Acres: 59.5

Conditions of Approval:

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Combined Use Limits:

N/A

SubCase:

N/A



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

September 17, 2026

NICK VANOFF PRESENTS INC
1008 ROCKFORD CT
ARDMORE OK 73401-3408

**RE: WATER SUPPLY BANK LEASE CONTRACTS 2251
FOR WATER RIGHTS 37-707**

Dear Lessor:

Water rights **37-707** **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, 2026**, 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- Southern Region Office
Brockway Engineering PLLC
Water District No. 37



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

September 2, 2026

NICK VANOFF PRESENTS INC
1008 ROCKFORD CT
ARDMORE OK 73401-3408

**RE: APPLICATION TO LEASE WATER RIGHTS (37-707) TO THE WATER SUPPLY BANK
CONTRACT (2251)**

******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, 2026** 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

CC: Brockway Engineering LLC

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, September 2, 2026 6:50 AM
To: Skinner, Corey; watermstr@wd37.org; 'watermanager@wd37.org'
Subject: WSB Lease for 37-707
Attachments: Lease Application Review.xls; Lease Contract 2251 - docx.docx

Please let me know if you have any comments or concerns with the attached lease.



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

WATER SUPPLY BANK

Quick Tools

Lease Review Checklist

Applicant(s) Name: Nick Vanoff Presents Inc

Memo Date: May 27, 2026

Water Right Number(s): 37-707

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)	x	
2 Reason for lease of water rights (Brief description of lease proposal in narrative)		
Portion of right	x	
All of right		
3 Complete Application (note amendments & issues in narrative)	x	
4 Check GWMA/CGWA/ADC & B63 Areas of Concern in ArcPro (note in comment column)	x	
5 Authority to file (current owner, designated applicant, SOS business search)	x	
6 Water Right validity		
Previous lease within 5 years or continual renewal (put prior contract & year in comments)		x
Recent irrigation (consider POU if proposing only a portion)	x	
Agreement not to divert or other defense per IC 42-223 (describe in detail in narrative)		x
7 Injury to other water rights	Yes	No
Delivery through canal by delivery entity and consent provided?		x
Conveyance holdback requested? (percentage in comments)		%
8 Enlargement concerns		
Complete a POD/ POU comparison overlap analysis	x	
Complete a combined limits review	x	
Full lease or correct portions	x	
	Yes	No
Are there overlapping rights that need to be placed in the bank also?		x
Will the place of use continue to receive water? (if yes explain in comments)		x
9 Local Public Interest		
Does the processor know of any problems this action will cause for the local public?		x
10 Regional office & Watermaster request for comment sent	x	
Comments received?		
11 Water right involved in any other department action? Pull file and check database () Ownership Change () Transfer () Mitigation () Other - Explain in comments		x

Narrative: The Department received this application on May 15, 2026. The applicant wishes to place 37.7 acres of 59.5 acres in the Bank. The application was signed by Nick Vanoff and submitted by Brockway Engineering PLLC. This right was decreed in 2010 and has been irrigated as recent as 2023. A recently approved transfer, 90448, found the right to be valid. Water right 37-4185 is an irrigation right for 13.7 and overlaps this right. These rights are limited to 59.5 acres when combined. 37-707 is an irrigation right for 59.5 acres and the unleased portion will be 21.8 acres. The unleased portion of 37-707 and 37-4185 when combined are limited to the irrigation of 21.8 acres. This is a surface water right (Big Wood River) that is currently within Water District 37, Big Wood GWMA and the Big Wood Moratorium area.

Hersley, Jean

From: greg.sullivan@brockwayeng.com
Sent: Friday, August 28, 2026 10:51 AM
To: Hersley, Jean; nick@vanoff.com
Subject: RE: WSB Lease For 37-707

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

Jean,

The applicant would like to lease the 37.7 acres into the Water Supply Bank for only the 2026 irrigation season.

The applicant intends to sell one or several of the parcels of property and the new owners would like to begin irrigating their property during the next irrigation season after they purchase the property. If the 37.7 acre is under lease contract for 5 years, the new property owner may have to wait for the lease contract to expire before they could irrigate their property.

A new lease application for the 37.7 acres, minus any parcels that have been sold, will be submitted to the Water Supply Bank in November or December of 2026 for the 2027 irrigation season.

Thank you for reaching out.

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Friday, August 28, 2026 8:53 AM
To: nick@vanoff.com
Cc: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: WSB Lease For 37-707

The Department is in the process of reviewing your WSB Lease Application to place 37.7 acres of water right 37-707 in The Bank. On the application, you requested this right to be leased for one (1) year. You can request up to 5 years for a water right to be leased.

Would you like to increase the number of years you would like to place this right in the Bank? Unless you plan on irrigating the leased portion next year, 2027, additional years would be sensible and cheaper.

Please let me know as soon as possible so I can get the contracts in the mail. Thank you.



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

Hersley, Jean

From: greg.sullivan@brockwayeng.com
Sent: Tuesday, August 18, 2026 8:58 AM
To: Hersley, Jean
Subject: RE: Vanoff WSB Lease

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

Jean,

Yes, move forward with processing the lease application for the 37.7 acres identified in May. The lease application was submitted to the Water Bank, with the expectation that the Southern IDWR office would process the transfer before the lease application could be reviewed and approved.

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Tuesday, August 18, 2026 7:13 AM
To: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: Vanoff WSB Lease

I received the approved transfer for water right 37-707 and 37-4185 recently. Did your client still want to move forward with the WSB Lease for 37-707? If so, would it be the same acres that were originally on the lease application the Department received in May?

Thank you.



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



Google Earth 6-2023