

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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

LESSOR: 2020 HARRY S RINKER SEPARATE PROPERTY TRUST
1048 IRVINE AVE PMB 1090
NEWPORT BEACH, CA 92660-4602

LESSOR: RINKER PROPERTIES 2 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-7250

LESSOR: RINKER PROPERTIES 1 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-7250

RECEIVED

Jan 26, 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 July 15, 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)
37-22600	6/1/1886	BIG WOOD RIVER, tributary to MALAD RIVER	0.15	Not Stated	7.0
37-22602	5/4/1889	BIG WOOD RIVER, tributary to MALAD RIVER	0.13	Not Stated	7.0
37-22604	5/21/1890	BIG WOOD RIVER, tributary to MALAD RIVER	0.10	Not Stated	7.0
Combined Limit Totals			0.38	Not Stated	7.0

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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)
37-22600	0.15	24.5	7.0	0.021	3.50
37-22602	0.13	24.5	7.0	0.019	3.50
37-22604	0.10	24.5	7.0	0.014	3.50
Combined Limit Totals	0.38	24.5	7.0	0.054	3.50

** The water right elements rentable have been reduced from the water right elements leased to account for the inclusion of a diversion volume.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2025 to December 31, 2029. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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

LESSOR: 2020 HARRY S RINKER
SEPARATE PROPERTY TRUST
1048 IRVINE AVE PMB 1090
NEWPORT BEACH, CA 92660-4602

By [Signature]
Title Trustee
Date 1-27-2026

RECEIVED

Jan 26, 2026

**DEPARTMENT OF
WATER RESOURCES**

LESSOR: RINKER PROPERTIES 1 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-7250

By _____
Title _____
Date _____

LESSOR: RINKER PROPERTIES 2 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-7250

By _____
Title _____
Date _____

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 _____

Lease approved by IDWR _____

Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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

LESSOR: 2020 HARRY S RINKER
SEPARATE PROPERTY TRUST
1048 IRVINE AVE PMB 1090
NEWPORT BEACH, CA 92660-
4602

By _____
Title _____
Date _____

LESSOR: RINKER PROPERTIES 1 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-
7250

By Keth CRL
Title Manager
Date 1/23/26

LESSOR: RINKER PROPERTIES 2 LLC
PO BOX 7250
NEWPORT BEACH, CA 92658-
7250

By Keth CRL
Title Manager
Date 1/23/26

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 1/28/26

Lease approved by IDWR [Signature]

Date 1/28/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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): 37-22600, 37-22602, 37-22604

BIG WOOD RIVER	NWNWNE	Sec. 32	Twp 03N	Rge 18E	BLAINE County
BIG WOOD RIVER	SENE	Sec. 32	Twp 03N	Rge 18E	BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-22600	IRRIGATION	04/15	to	10/31	0.15 cfs	24.5 AF
37-22602	IRRIGATION	04/15	to	10/31	0.13 cfs	24.5 AF
37-22604	IRRIGATION	04/15	to	10/31	0.10 cfs	24.5 AF
Totals:					0.38 cfs	24.5 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	18E	32		0.9	29.6		0.9			18.9	21.2			0.7	2.6	35.8	0.9		111.5

Acre Limit: 7.0
Total Acres: 111.5

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.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2097

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.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
13. This lease and water rights 37-20842, 37-21239, 37-21241, 37-22601, 37-22603, and 37-22605 when combined shall not exceed a total diversion rate of 3.16 cfs, a total annual maximum diversion volume and the irrigation of 53.4 acres.
14. Rights 3-22600, 337-22602, and 37-22604 when combined shall not exceed the irrigation of 7.0 acres.
15. Prior to diversion of water under this approval, the right holder shall provide a means of measurement and lockable controlling works for all authorized points of diversion. The means of measurement and controlling works must be suitable for control of the diversions and acceptable to the watermaster.
16. 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.
17. This right does not grant any right-of-way or easement across the land of another.

STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED
JUL 16 2025
DEPT. OF WATER RESOURCES
Print Form

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JUL 15 2025
DEPT. OF WATER RESOURCES

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

Applicant/Designated Lessor

Harry S Rinker Trust

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

Water Right No.

37-22600

(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 \$ 500

Received By: SC

Date Received: 7.15.25

Receipt # S040706

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

Name on W-9:

3244

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 Harry S Rinker Trust

Mailing Address P.O. Box 7205, Newport Beach CA 92658

Street

City

State

Zip Code

Email Address _____

Phone Number (714) 979-8300

☒ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Consultant

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.
Diversion through Purdum Slough to property.
- 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. 37-22600, 37-22602 and 37-22604
- 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.

Acres being leased are wholly owned by applicant, but are within the service area of the Riverview-Cloverly Irrigation Co. (RCI). See attached agreement demonstrating that applicant's rights are wholly separate from RCI and are also not stacked with any groundwater right. Applicant has no interest in or control over RCI.
- 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. Refer to decree date and historic Water Supply Bank lease contract.
- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒
If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

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JUL 15 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

5. SALE/LEASE CONTRACT

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

If lease, specify the first calendar year when the use of water will be suspended: 2025

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

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

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

Diane J. Rinker

DIANE J. RINKER

6-30-2025

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

Print Form

Water Right Report : 37-22600(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	HARRY S RINKER TRUST	PO BOX 7250	NEWPORT BEACH	CA	92658
Original Owner	CHAPMAN, JOHN S	PO BOX 2898	BOISE	ID	83701
Previous Owner	RINKER, HARRY S	PO BOX 7250	NEWPORT BEACH	CA	92658-7250
Previous Owner	RIVERVIEW CLOVERLY IRRIGATION INC	C/O JAMES P SPECK PO BOX 987	KETCHUM	ID	83340-0987

Water Right Status

Priority Date : 6/1/1886
 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	QQ	QQ	Q	County	Diversion Type
BIG WOOD RIVER	03N	18E	32	0	NW	NW	NE	BLAINE	
BIG WOOD RIVER	03N	18E	32	0		SE	NW	BLAINE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.15 CFS	
TOTAL			0.15 CFS	

Places of Use

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

Place of Use Legal Description : IRRIGATION (BLAINE county)

Township	Range	Section	Lot	QQ	QQ	Q	Acres
03N	18E	32		NW	NE	0.9	
03N	18E	32		SW	NE	29.6	
03N	18E	32		NE	NW	0.9	
03N	18E	32		SE	NW	18.9	
03N	18E	32		NE	SW	21.2	
03N	18E	32		SE	SW	0.7	
03N	18E	32		NE	SE	2.6	
03N	18E	32		NW	SE	35.8	
03N	18E	32		SW	SE	0.9	

Irrigation Totals

Total Acres	Acre Limit
111.50	7.00

Conditions

Code Conditions

- R59 This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
- X35 Rights 37-22600, 37-22602, and 37-22604 when combined shall not exceed the irrigation of 7 acres.
- R05 Use of water under this right will 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.
- E55 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to the irrigation of a combined total of 53.4 acres in a single irrigation season.

- T18 Prior to diversion of water under this approval, the right holder shall provide a means of measurement and lockable controlling works for all authorized points of diversion. The means of measurement and controlling works must be suitable for control of the diversions and acceptable to the watermaster.
- 004 This right does not grant any right-of-way or easement across the land of another.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- 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.
- The approval of this transfer redefines all of the elements of this water right, and the new use of water authorized by this approval shall constitute the full extent of the right.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- E51 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to a total combined diversion rate of 3.16 cfs.

Water Supply Bank

Lease Type: Contract

Lease ID: 1089

Lease Status: Active

Lease Start Date: 1/1/2020

Lease End Date: 12/31/2024

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.15		7.00	111.50

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:

Other Information

State or Federal : S
 Water District Number : 37
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 3.5
 Combined Acre Limit : 7.00
 Combined Volume Limit:
 Combined Rate Limit:
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

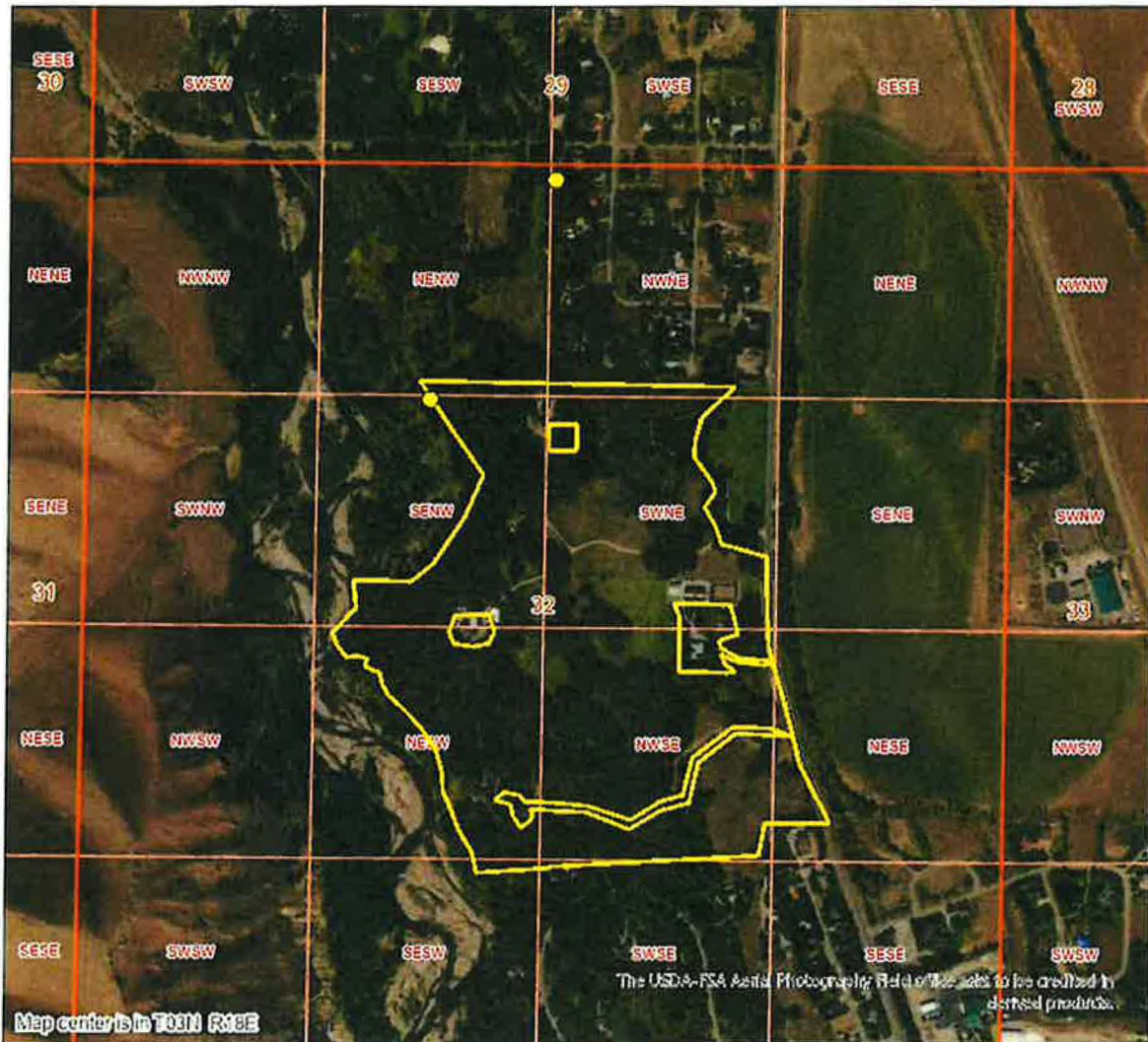
State of Idaho
Department of Water Resources

Water Right

37-22600, 37-22602 and 37-22604

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 11/1/2024



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



09/2024

RECEIVED

STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

JUL 15 2025

Print Form

DEPT. OF WATER RESOURCES

JUL 15 2025

APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANKDEPT. OF WATER RESOURCES
SOUTHERN REGIONApplicant / Designated Lessor Harry S Rinker Trust
(Select one owner — see item 1A on the application)Water Right No. 37-22602
(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		N/A		Yes	Attachments	
☒						Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> , printed single sided , per requirement of the Water Supply Bank.
☒						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.
☐	☐				1A	Signatures and contact information for all owners of the water right to be leased or sold on this application.
☐	☐				1B	An <u>Internal Revenue Service (IRS) Form W-9</u> for the Applicant / Designated Lessor.
☒	☐				1C	<i>Notice of Change in Water Right Ownership</i> form (accessible from www.idwr.idaho.gov).
☐	☒				1D	Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
☐	☒				2	Description of a water right portion offered to the Water Supply Bank.
☐	☒				3	A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov .
☒	☐				4A	Written consent from irrigation district or water delivery company.
☐	☒				4G	Evidence demonstrating the water right has not been forfeited pursuant to <u>Section 42-222(2), Idaho Code</u> .
☒	☐				5B	Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 500 --Received By: SLDate Received: 9-15-25Receipt # 3040704W-9 received? Yes ☐ No ☐ (Route W-9 to Fiscal)

Name on W-9:

3244

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 Harry S Rinker Trust

Mailing Address P.O. Box 7205, Newport Beach CA 92658

Street

City

State

Zip Code

Email Address _____

Phone Number (714) 979-8300

☒ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Consultant

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.
Diversion through Purdum Slough to property.
- 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. 37-22600, 37-22602 and 37-22604
- 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. Acres being leased are wholly owned by applicant, but are within the service area of the Riverview-Cloverly Irrigation Co. (RCI). See attached agreement demonstrating that applicant's rights are wholly separate from RCI and are also not stacked with any groundwater right. Applicant has no interest in or control over RCI.
- 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. Refer to decree date and historic Water Supply Bank lease contract.
- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒
If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

RECEIVED
JUL 15 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

5. SALE/LEASE CONTRACT

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

If lease, specify the first calendar year when the use of water will be suspended: 2025

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

*Mark Desired Lease Duration (Calendar Years)					
☐ 1	☐ 2	☐ 3	☐ 4	☒ 5	Other Term Length (# of years): *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

Diane J. Rinker

DIANE J. RINKER

6-30-202

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

Print Form

Water Right Report : 37-22602(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	HARRY S RINKER TRUST	PO BOX 7250	NEWPORT BEACH	CA	92658
Original Owner	CHAPMAN, JOHN S	PO BOX 2898	BOISE	ID	83701
Previous Owner	RINKER, HARRY S	PO BOX 7250	NEWPORT BEACH	CA	92658-7250
Previous Owner	RIVERVIEW CLOVERLY IRRIGATION INC	C/O JAMES P SPECK PO BOX 987	KETCHUM	ID	83340-0987

Water Right Status

Priority Date : 5/4/1889
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	QQ	QQ	Q	County	Diversion Type
BIG WOOD RIVER	03N	18E	32	0	NW	NW	NE	BLAINE	
BIG WOOD RIVER	03N	18E	32	0		SE	NW	BLAINE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.13 CFS	
TOTAL			0.13 CFS	

Places of Use

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

Place of Use Legal Description : IRRIGATION (BLAINE county)

Township	Range	Section	Lot	QQ	QQ	Q	Acres
03N	18E	32		NW	NE		0.9
03N	18E	32		SW	NE		29.6
03N	18E	32		NE	NW		0.9
03N	18E	32		SE	NW		18.9
03N	18E	32		NE	SW		21.2
03N	18E	32		SE	SW		0.7
03N	18E	32		NE	SE		2.6
03N	18E	32		NW	SE		35.8
03N	18E	32		SW	SE		0.9

Irrigation Totals

Total Acres	Acres Limit
111.50	7.00

Conditions

Code Conditions

- X35 Rights 37-22600, 37-22602, and 37-22604 when combined shall not exceed the irrigation of 7 acres.
- T18 Prior to diversion of water under this approval, the right holder shall provide a means of measurement and lockable controlling works for all authorized points of diversion. The means of measurement and controlling works must be suitable for control of the diversions and acceptable to the watermaster.
- R59 This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
- © 2021 External Search Privacy
107 The right holder shall accomplish the change authorized by this transfer within one year of the date of this 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.
- 004 This right does not grant any right-of-way or easement across the land of another.
- E55 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to the irrigation of a combined total of 53.4 acres in a single irrigation season.
- E51 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to a total combined diversion rate of 3.16 cfs.
- The approval of this transfer redefines all of the elements of this water right, and the new use of water authorized by this approval shall constitute the full extent of the right.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- R05 Use of water under this right will 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.

Water Supply Bank

Lease Type: Contract

Lease ID: 1089

Lease Status: Active

Lease Start Date: 1/1/2020

Lease End Date: 12/31/2024

Beneficial Use Div Rate Leased Div Volume Leased Acre Limit Leased Total Acres Leased

Irrigation	0.13	7.00	111.50
------------	------	------	--------

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:

Other Information

State or Federal : S
 Water District Number : 37
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 3.5
 Combined Acre Limit : 7.00
 Combined Volume Limit:
 Combined Rate Limit:
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

Water Right

IRRIGATION

SESE 30 SWSW SESW 29 SWSE SESE 28 SWSW

SENE NWNW NENW NWNE NENE NWNW

SENE SWNW SENW SWNE SENE SWNW 31 32 33

SESE NWSW NESW NWSE NENE NWSW

SESE SWSW SESW SWSE SESE SWSW

Map center is in T03N R16E

The USDA-FSA Aerial Photography Field Office can be credited in printed products.



Date 165182 11/20/2024



Legend

-  Quarter Quarters
-  PLS Sections
-  Townships
-  Place of Use Boundary
-  Point of Diversion



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JUL 15 2025

STATE OF IDAHO
WATER RESOURCE BOARD

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JUL 16 2025
DEPT. OF WATER RESOURCES

Print Form

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

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Applicant / Designated Lessor Harry S Rinker Trust
(Select one owner – see item 1A on the application)

Water Right No. 37-22604
(One water right per application)

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

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

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

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

Yes			
☒			Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> , printed single sided , per requirement of the Water Supply Bank.
☒			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 <i>all owners</i> of the water right to be leased or sold on this application.
☐	☐	1B	An <u>Internal Revenue Service (IRS) Form W-9</u> for the Applicant / Designated Lessor.
☒	☐	1C	<i>Notice of Change in Water Right Ownership</i> form (accessible from www.idwr.idaho.gov).
☐	☒	1D	Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
☐	☒	2	Description of a water right portion offered to the Water Supply Bank.
☐	☒	3	A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov .
☒	☐	4A	Written consent from irrigation district or water delivery company.
☐	☒	4G	Evidence demonstrating the water right has not been forfeited pursuant to <u>Section 42-222(2), Idaho Code</u> .
☒	☐	5B	Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 500 Received By: SG Date Received: 7.15.25 Receipt # 5040706
W-9 received? Yes ☐ No ☐ (Route W-9 to Fiscal) Name on W-9:

3244

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 Harry S Rinker Trust

Mailing Address P.O. Box 7205, Newport Beach CA 92658

Street

City

State

Zip Code

Email Address _____

Phone Number (714) 979-8300

☒ 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 Greg Sullivan

Organization Brockway Engineering

Professional Title Consultant

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.
Diversion through Purdum Slough to property.
- 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. 37-22600, 37-22602 and 37-22604
- 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. Acres being leased are wholly owned by applicant, but are within the service area of the Riverview-Cloverly Irrigation Co. (RCI). See attached agreement demonstrating that applicant's rights are wholly separate from RCI and are also not stacked with any groundwater right. Applicant has no interest in or control over RCI.
- 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. Refer to decree date and historic Water Supply Bank lease contract.
- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒
If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

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JUL 15 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

5. SALE/LEASE CONTRACT

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

If lease, specify the first calendar year when the use of water will be suspended: 2025

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

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

- 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

Diane J. Rinker

DIANE J. RINKER

6-30-2025

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

Print Form

Water Right Report : 37-22604(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	HARRY S RINKER TRUST	PO BOX 7250	NEWPORT BEACH	CA	92658
Original Owner	CHAPMAN, JOHN S	PO BOX 2898	BOISE	ID	83701
Previous Owner	RINKER, HARRY S	PO BOX 7250	NEWPORT BEACH	CA	92658-7250
Previous Owner	RIVERVIEW CLOVERLY IRRIGATION INC	C/O JAMES P SPECK PO BOX 987	KETCHUM	ID	83340-0987

Water Right Status

Priority Date : 5/21/1890
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	03N	18E	32	0	NW	NW	NE	BLAINE	
BIG WOOD RIVER	03N	18E	32	0		SE	NW	BLAINE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.10 CFS	
TOTAL			0.10 CFS	

Places of Use

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

Place of Use Legal Description : IRRIGATION (BLAINE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	18E	32			NW	NE	0.9
03N	18E	32			SW	NE	29.6
03N	18E	32			NE	NW	0.9
03N	18E	32			SE	NW	18.9
03N	18E	32			NE	SW	21.2
03N	18E	32			SE	SW	0.7
03N	18E	32			NE	SE	2.6
03N	18E	32			NW	SE	35.8
03N	18E	32			SW	SE	0.9

Irrigation Totals

Total Acres	Acres Limit
111.50	7.00

Conditions

Code Conditions

T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

The approval of this transfer redefines all of the elements of this water right, and the new use of water authorized by this approval shall constitute the full extent of the right.

- R59 This right when combined with all other rights shall provide no more than 3.5 afa per acre at the field headgate for Irrigation of the lands above.
- 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.
- X35 Rights 37-22600, 37-22602, and 37-22604 when combined shall not exceed the irrigation of 7 acres.
- 004 This right does not grant any right-of-way or easement across the land of another.
- T18 Prior to diversion of water under this approval, the right holder shall provide a means of measurement and lockable controlling works for all authorized points of diversion. The means of measurement and controlling works must be suitable for control of the diversions and acceptable to the watermaster.
- R05 Use of water under this right will 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.
- E51 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to a total combined diversion rate of 3.16 cfs.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- E55 Right Nos. 37-20842, 37-21239, 37-21241, 37-22600, 37-22601, 37-22602, 37-22603, 37-22604, and 37-22605 are limited to the irrigation of a combined total of 53.4 acres in a single irrigation season.

Water Supply Bank

Lease Type: Contract

Lease ID: 1089

Lease Status: Active

Lease Start Date: 1/1/2020

Lease End Date: 12/31/2024

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.10		7.00	111.50

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:

Other Information

State or Federal : S

Water District Number : 37

Generic Max Rate Per Acre : 0

Generic Max Volume Per Acre : 3.5

Combined Acre Limit : 7.00

Combined Volume Limit:

Combined Rate Limit:

Civil Case Number :

Decree Plaintiff :

Decree Defendant :

Swan Falls Trust or Nontrust :

Swan Falls Dismissed :

DLE Act Number :

Cary Act Number :

Mitigation Plan: False

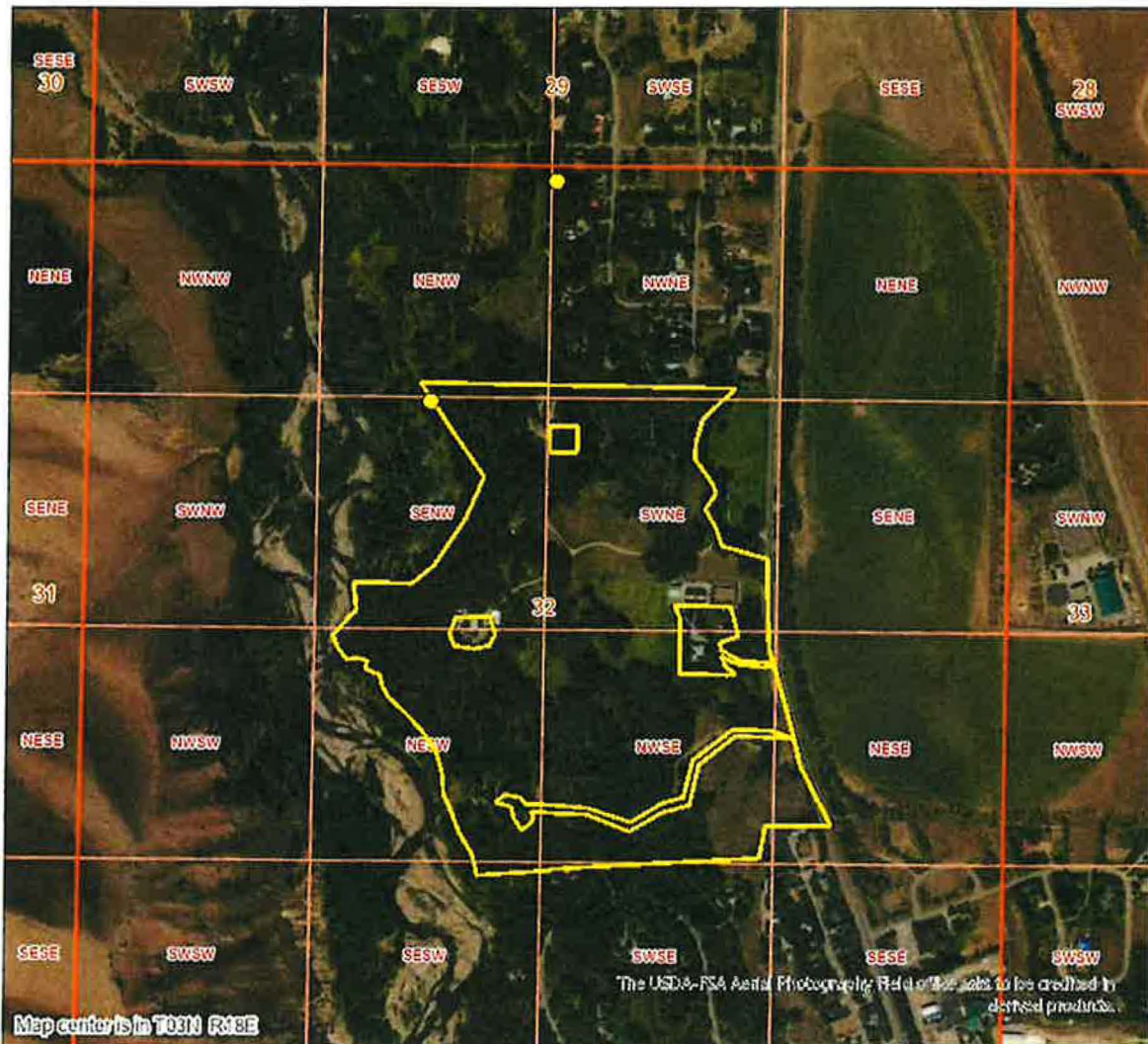
State of Idaho
Department of Water Resources

Water Right

37-22600, 37-22602 and 37-22604

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 07/11/2024



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

January 29, 2026

HARRY S RINKER TRUST
PO BOX 7250
NEWPORT BEACH, CA 92658-7250

**RE: WATER SUPPLY BANK LEASE CONTRACT 2097
FOR WATER RIGHT(S) 37-22600, 37-22602, and 37-22604**

Dear Lessor:

Water rights **37-22600, 37-22602, and 37-22604** are leased into the Water Supply Bank (Bank) as of January **2025** in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right(s) will automatically be released from the Bank on **December 31, 2029**, unless the rights are released earlier by the Water Resource Board (Board). To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at bank@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,

Kris Margheim

Kris Margheim
Technical Records Specialist

Enclosure: Executed Lease Contract

c: IDWR- Southern Region Office
Water District 37
Greg Sullivan – Brockway Engineering

Margheim, Kris

From: greg.sullivan@brockwayeng.com
Sent: Monday, January 26, 2026 9:25 AM
To: IDWR File
Subject: FW: Signed IDWR Water Bank Lease Contract
Attachments: 2020HSR Trust Idaho Water Lease # 2097.pdf; Untitled attachment 00036.htm

Follow Up Flag: Follow up
Flag Status: Completed

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.

From: greg.sullivan@brockwayeng.com <greg.sullivan@brockwayeng.com>
Sent: Monday, January 26, 2026 7:58 AM
To: 'Cheever, Skyler' <Skyler.Cheever@idwr.idaho.gov>
Subject: FW: Signed IDWR Water Bank Lease Contract

Skyler,

See the attached signed lease contract.

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: Bart Rinker <bartrinker@me.com>
Sent: Friday, January 23, 2026 4:09 PM
To: Charles Brockway <charles.g.brockway@brockwayeng.com>
Cc: Kenneth Rinker <kenrinker@hotmail.com>; Melody Barclay <melody@rinkercompany.com>; Greg Sullivan <greg.sullivan@brockwayeng.com>; 2020HSRTRUST <2020HSRTRUST@GMAIL.COM>
Subject: Signed IDWR Water Bank Lease Contract

Chuck,

Attached please find my acknowledgement as Trustee to the 2020 HSR Sep. Prop. Tr. to the IDWR Water Bank Lease Contract. Please let me know if you require anything else on the subject matter.



IDAHO DEPARTMENT OF
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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 23, 2025

2020 HARRY S RINKER SEPARATE PROPERTY TRUST
PO BOX 7205
NEWPORT BEACH, CA 92658

**RE: APPLICATION TO LEASE WATER RIGHTS 37-22600, 37-22602, AND 37-22604 TO THE
WATER SUPPLY BANK CONTRACT 2097**

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

Dear Applicant:

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

The right will automatically be released from the Bank on **December 31, 2029**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

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

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

Sincerely,

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

Enclosures: Proposed Lease Contracts, Receipt S040706

CC: Representative (via email)

MEMORANDUM FOR LEASE APPLICATION # 3244

To: Water Rights: 37-22600, 37-22602, and 37-22604

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

Date: 9/23/2025

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

PURPOSE/NARRATIVE:

Application 3244 was sent in by the Harry S. Rinker Trust and received by the Department on July 15th, 2025, with the correct fee payment received the same date. The applicant proposes to lease the entirety of water rights (WR) 37-22600, 37-22602, and 37-22604 into the Water Supply Bank (WSB) from 2025-2029. The proposed point of diversion (POD) is within the Snake River Basin and Big Wood River Moratorium Area, Big Wood River Groundwater Management Area, Galena Groundwater District, and Trust Water Area. This application is intended as a renewal of lease contract 1089 which expired on December 31st, 2025.

AUTHORITY TO FILE:

Diane Rinker signed the application. No documentation was provided with the application indicating Ms. Rinker has the authority to sign on behalf of the Harry S. Rinker Trust. A request for information letter was sent to the applicant on October 20th, 2025. After speaking with the representative, it was recommended an ownership change be filed. The ownership change was processed on December 4th, 2025. The new owners of the WR's are the 2020 Harry S. Rinker Separate Property Trust, Rinker Properties 1 LLC, and Rinker Properties 2 LLC. According to the Ownership change Diane Rinker signed the Quick Claim deed conveying the water rights to the new owners and is a trustee of the 2020 Harry S. Rinker Separate Property Trust. Therefore, it seems likely Diane Rinker would have the authority to sign on behalf of the new owners of the WR's.

WATER RIGHT VALIDITY:

WR's 37-22600, 37-22602, 37-22604 were decreed by the SRBA Court in 2010. The WR's were leased into the WSB starting in 2016-December 31st, 2024. According to Idaho Code §42-1764 if a WR is leased into the WSB the forfeiture clock resets once the lease expires. Therefore, there is enough information available to the bank to conclude WR's 37-22600, 37-22602, and 37-22604 are likely not lost to forfeiture and can be leased into the WSB.

ENLARGEMENT OF USE:

WR's 37-22600, 37-22602, and 37-22604 when combined are limited to the irrigation of 7 acres. If the WR's were leased and then rented separately more acres would be irrigated than would historically causing an enlargement. Therefore, the proposed rights should be leased and made rentable together. The proposed WR's are also limited when combined with WR's 37-20842, 37-21239, 37-21241, 37-22601, 37-22603, and 37-22605 to 3.16 cfs and the irrigation of 53.4 acres. To prevent an enlargement the same condition should be added to the contract. There are no other enlargement concerns.

LOCAL PUBLIC INTEREST: Accepting valid rights into the water supply bank to provide water for new and supplemental uses is in the local public interest.

DEPARTMENT STAFF OR WATERMASTER COMMENTS:

The proposed POD is within Administrative Basin 37 and Water District 37. A request for comment was sent to the Watermaster and Southern Regional Manager on December 9th, 2025. No concerns were received.



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Governor Brad Little

Director Mathew Weaver

October 20, 2025

HARRY S. RINKER TRUST
PO BOX 7205
NEWPORT BEACH, CA 92658

**RE: APPLICATION(S) TO SELL LEASE A WATER RIGHT TO THE WATER SUPPLY
BANK FOR WATER RIGHT NO(S). 37-22600, 37-22602, AND 37-22604**

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

Dear Applicant:

The Department of Water Resources received an application to Lease Water Rights 37-22600, 37-22602, and 37-22604 from you on July 15th, 2025. Diane Rinker signed the application. One of criteria required for the Department to accept water right(s) into the Water Supply Bank (WSB) is to determine if the individual(s) who signed the application are either the current owner(s) of the water right(s) offered or has the authority to sign on behalf of the current owner according to the IDAPA Water Supply Bank Rules 37.02.03.025.06b. If that information is not publicly available or documentation was not provided with the application the Department cannot accept the water right(s) into the WSB without additional information. On September 23rd the Department contacted the applicant via phone call and left a message requesting documentation be submitted indicating Diane Rinker has the authority to sign on behalf of the applicant.

As of the date of this letter, the Department has not received any information.

Because the Department cannot process the application to lease these water rights without the information requested, we will hold any action on your applications pending receipt of the necessary information. If we do not receive the necessary information within **30 days** this application will be denied because it cannot be processed without the requested information.

If you have any questions, concerns or would like your application returned please contact me at (208)-287-4913 or at skyler.cheever@idwr.idaho.gov.

Sincerely,

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

CC: Representative (via email)

DAHO
NT OF WATER RESOURCES
Street, P.O. Box 83720
720-0098

Requested

FIRST-CLASS
AUTO LETTER



US POSTAGE
ZIP 83702 \$ 000.59³
02 7W
0003041930 OCT 21 2025

m

HARRY S. RINKER TRUST
PO BOX 7205
NEWPORT BEACH, CA 92658

RECEIVED

NOV 03 2025

DEPT. OF WATER RESOURCES

NIXIE 911 DE 1260 0010/30/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
BC: 837200098
004 IUP-S5B 92658

*3014-12383-21-39

