

IDAHO DEPARTMENT OF WATER RESOURCES

2/25/2026

Proof Report

Water Right 95-7049

Before Split

Owner Type **Name and Address**
 Current Owner LAKESIDE REAL ESTATE HOLDINGS
 IV LLC
 C/O MELISSA WELLS 1221 W EMMA
 AVE
 COEUR D ALENE, ID 83814-2577
 (208) 755-2886

Directors Report ROY A ARMSTRONG
 Owner 4950 N HUETTER RD
 COEUR D ALENE, ID 83814
 (208) 765-6412

Priority Date: 4/7/1969**Basis:** Decreed**Status:** Active

Source
 GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4 /1	10/15	8.700 CFS	2,628.5 AF
	Total Diversion		8.700 CFS	2,628.5 AF

Source and Point(s) of Diversion:

GROUND WATER	NESE	Sec. 32, Twp 51N, Rge 04W, KOOTENAI County
GROUND WATER	SESE	Sec. 31, Twp 51N, Rge 04W, KOOTENAI County
GROUND WATER	NESW	Sec. 33, Twp 51N, Rge 04W, KOOTENAI County

Place Of Use:

IRRIGATION within KOOTENAI 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	
50N	04W	4					40.0 L3	40.0 L4	40.0	40.0									160.0
50N	04W	5		40.0 L2	22.0		30.0 L3		7.0	11.0									110.0
51N	04W	32				20.0									40.0	40.0	40.0	40.0	180.0
51N	04W	33					40.0	40.0	40.0	40.0	40.0	26.0	35.0	40.0					301.0

POU Total Acres: 751.0

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES**2/25/2026****Proof Report**

1. 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.
2. E52 The rights listed below are limited to a total combined diversion rate of 10.8 cfs. Combined Right Nos.: 95-2174, 95-7049 and 95-7409.
3. F05 Right Nos. 95-2174 and 95-7409 are also diverted through point of diversion described above.
4. E60 Right Nos. 95-2174 and 95-7049 are limited to a total combined diversion rate of 8.7 cfs and to a total combined annual diversion volume of 2628.5 AF.
5. E55 Right Nos. 95-2174 and 95-7049 are limited to the irrigation of a combined total of 751 acres in a single irrigation season.
6. S40 The use of water for irrigation under this right may begin as early as March 15 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.
7. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Comments:

1 nstending 2/25/2026 Split Right
Split into 95-18740.

Dates and Other Information:

Decreed Date: 8/18/2020
Civil Case Number: 49576
Judicial District: FIFTH
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources

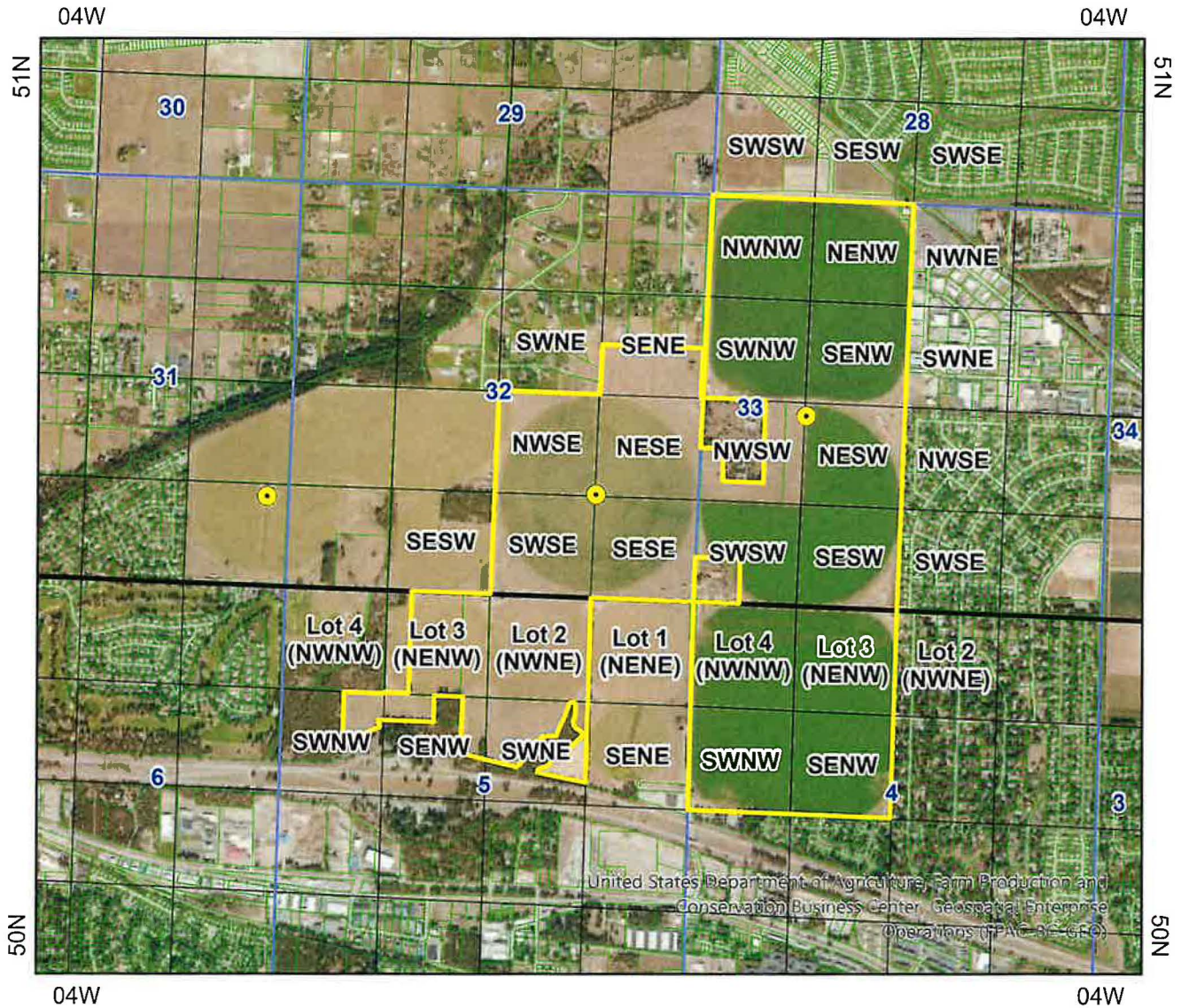
Water Right

95-7049

(IRRIGATION)

LAKESIDE REAL ESTATE HOLDINGS IV LLC

Before Split



- Point of Diversion
- Place Of Use Boundary
- State Outline
- Townships
- Sections
- Quarter Quarters
- Parcels



0 0.35 0.7 1.05 1.4 Miles



Imagery: 2023 Aerial Photography
Prepared By Steading, Natalie

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2/26/2026

Proof Report

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After Split

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Priority Date: 4/7/1969**Basis:** Decreed**Status:** Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4 /1	10/15	8.510 CFS	2,572.6 AF
	<u>Total Diversion</u>		8.510 CFS	2,572.6 AF

Source and Point(s) of Diversion:

GROUND WATER	NESE	Sec. 32, Twp 51N, Rge 04W, KOOTENAI County
GROUND WATER	SESE	Sec. 31, Twp 51N, Rge 04W, KOOTENAI County
GROUND WATER	NESW	Sec. 33, Twp 51N, Rge 04W, KOOTENAI County

Place Of Use:

IRRIGATION within KOOTENAI 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	
50N	04W	4					40.0 L3	40.0 L4	40.0	40.0									160.0
50N	04W	5		40.0 L2	22.0		30.0 L3		7.0	11.0									110.0
51N	04W	32				20.0									40.0	40.0	40.0	40.0	180.0
51N	04W	33					40.0	40.0	40.0	40.0	40.0	10.0	35.0	40.0					285.0

POU Total Acres: 735.0

Conditions of Approval:

Proof Report

- | | | |
|----|-----|--|
| 1. | 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. |
| 2. | E52 | The rights listed below are limited to a total combined diversion rate of 10.8 cfs. Combined Right Nos.: 95-2174, 95-7049, 95-7409, 95-18739 and 95-18740 |
| 3. | F05 | Right Nos. 95-2174, 95-7409, 95-18739 and 95-18740 are also diverted through point of diversion described above. |
| 4. | E60 | Right Nos. 95-2174, 95-7049, 95-18739 and 95-18740 are limited to a total combined diversion rate of 8.7 cfs and to a total combined annual diversion volume of 2628.5 AF. |
| 5. | E55 | Right Nos. 95-2174, 95-7049, 95-18739 and 95-18740 are limited to the irrigation of a combined total of 751 acres in a single irrigation season. |
| 6. | S40 | The use of water for irrigation under this right may begin as early as March 15 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right. |
| 7. | C05 | Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code. |
| 8. | 004 | This right does not grant any right-of-way or easement across the land of another. |

Comments:

- | | | | |
|---|-----------------------------------|-----------|-------------|
| 1 | nsteading
Split into 95-18740. | 2/25/2026 | Split Right |
| 2 | nsteading
Updated Shape | 2/26/2026 | POU |

Dates and Other Information:

Decreed Date: 8/18/2020
 Civil Case Number: 49576
 Judicial District: FIFTH
 Water District Number: NWD
 Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/26/2026

N/A

State of Idaho
Department of Water Resources

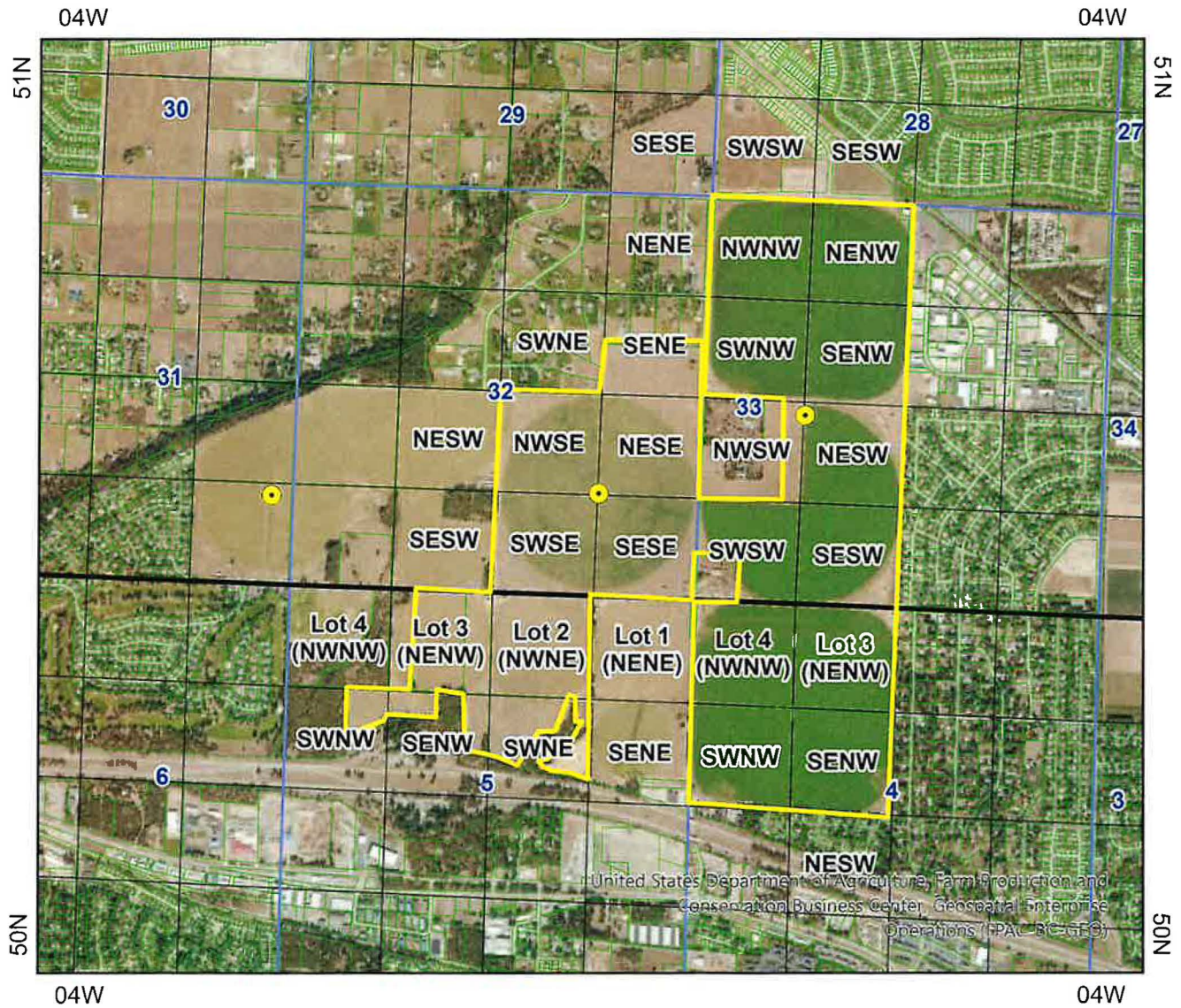
Water Right

95-7049

(IRRIGATION)

LAKESIDE REAL ESTATE HOLDINGS IV LLC

After Split



- Point of Diversion
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