

IDAHO DEPARTMENT OF WATER RESOURCES

2/25/2026

Proof Report

Water Right 95-2174

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: 9/16/1965**Basis:** Decreed**Status:** Active

Source
 GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	1.680 CFS	820.0 AF
	Total Diversion		1.680 CFS	820.0 AF

Source and Point(s) of Diversion:

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	
51N	04W	33					40.0	40.0	40.0	40.0	40.0	26.0	35.0	40.0					301.0

POU Total Acres: 301.0

Conditions of Approval:

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. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
3. E52 The rights listed below are limited to a total combined diversion rate of 10.8 cfs.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/25/2026

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|----|-----|--|
| 4. | F05 | Combined Right Nos.: 95-2174, 95-7049 and 95-7409.
Right Nos. 95-7049 and 95-7409 are also diverted through point of diversion described above. |
| 5. | 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. |
| 6. | 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. |

Comments:

1 scellan 10/15/2015 Volume
Volume is limited in this right by flow rate max volume of 820 AFA. When combined with right 95-7049 limited volume is as licensed at 2628.5 AFA.

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

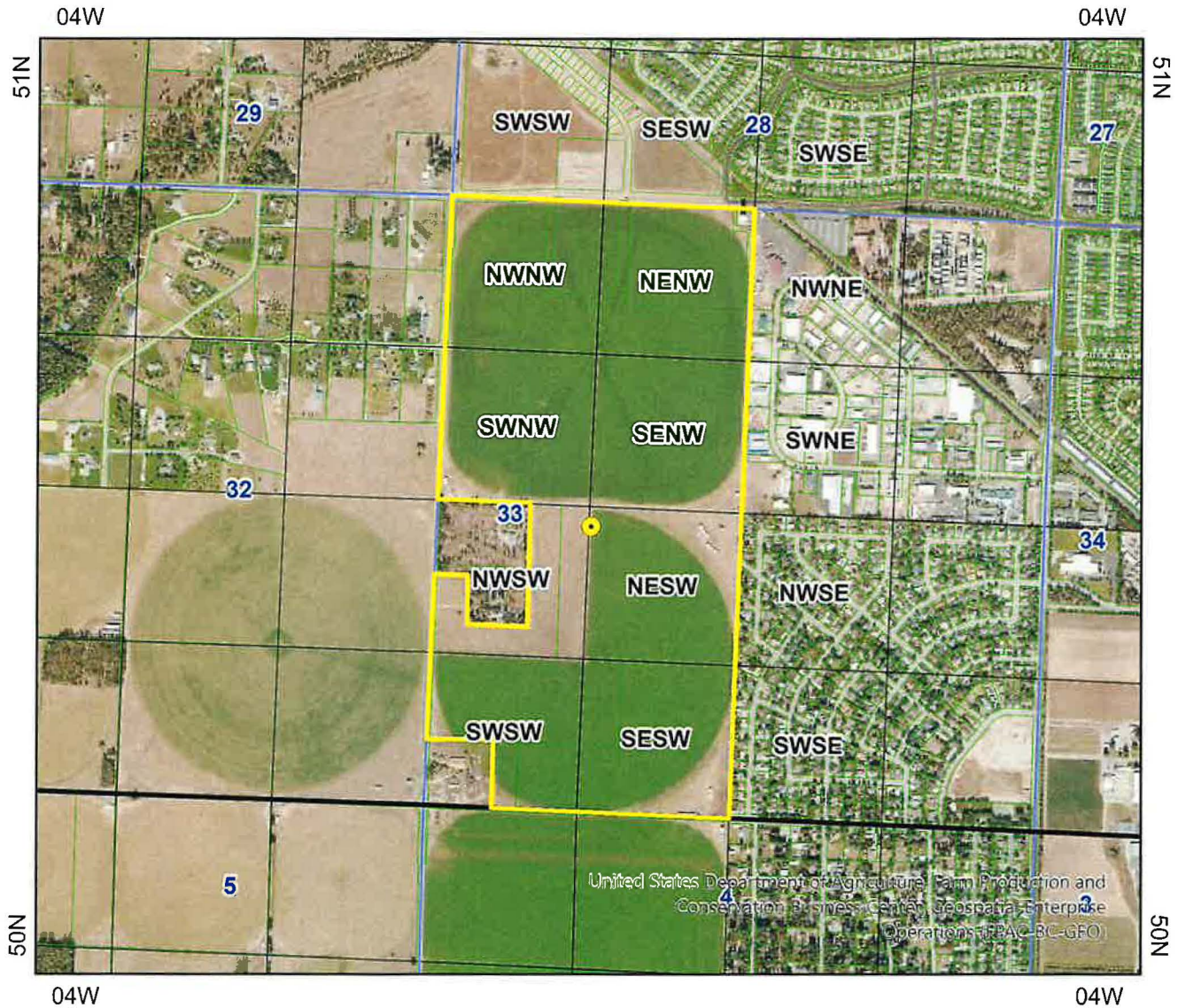
Water Right

95-2174

(IRRIGATION)

LAKESIDE REAL ESTATE HOLDINGS IV LLC

Before Split



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



0 0.25 0.5 0.75 1 Miles



Imagery: 2023 Aerial Photography
Prepared By Steading, Natalie

IDAHO DEPARTMENT OF WATER RESOURCES

2/26/2026

Proof Report

Water Right 95-2174

After Split

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 Current Owner LAKESIDE REAL ESTATE HOLDINGS
 IV LLC
 C/O MELISSA WELLS 1221 W EMMA
 AVE
 COEUR D ALENE, ID 83814-2577
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Priority Date: 9/16/1965**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	03/15	11/15	1.590 CFS	776.5 AF
	<u>Total Diversion</u>		1.590 CFS	776.5 AF

Source and Point(s) of Diversion:

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	
51N	04W	33					40.0	40.0	40.0	40.0	40.0	10.0	35.0	40.0					285.0

POU Total Acres: 285.0

Conditions of Approval:

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. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
3. E52 The rights listed below are limited to a total combined diversion rate of 10.8 cfs.

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2/26/2026

Proof Report

4. F05 Combined Right Nos.: 95-2174, 95-7049, 95-7409, 95-18739 and 95-18740. Right Nos. 95-7049, 95-7409, 95-18739 and 95-18740 are also diverted through point of diversion described above.
5. 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.
6. 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.
7. 004 This right does not grant any right-of-way or easement across the land of another.

Comments:

1 scellan 10/15/2015 Volume
Volume is limited in this right by flow rate max volume of 820 AFA. When combined with right 95-7049 limited volume is as licensed at 2628.5 AFA.

2 nsteading 2/25/2026 Split Right
Split into 95-18739.

3 nsteading 2/25/2026 POU
Updated Shape

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

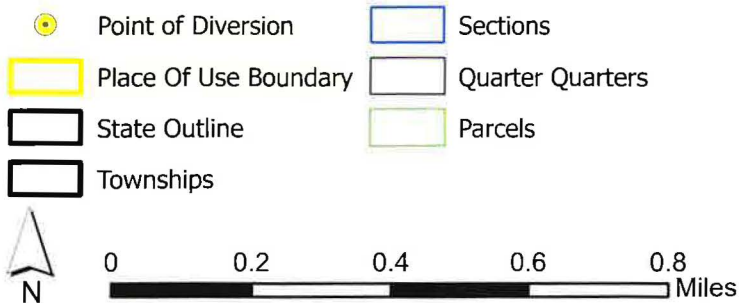
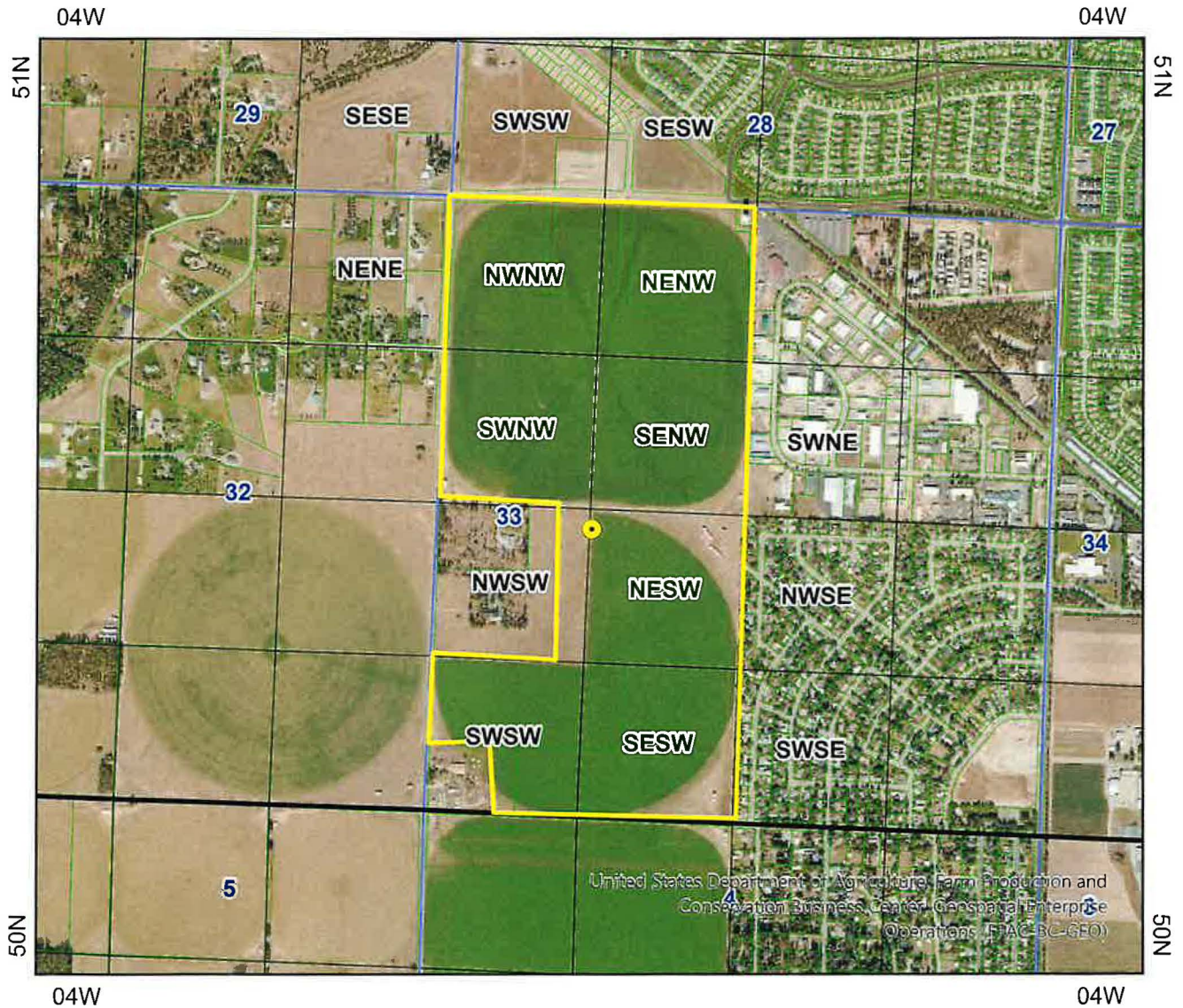
Water Right

95-2174

(IRRIGATION)

LAKESIDE REAL ESTATE HOLDINGS IV LLC

After Split



Imagery: 2023 Aerial Photography
Prepared By Steading, Natalie