Rev. 11/24

RECEIVED
APR 01 2025
DEPT. OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 02 2025
WATER RESOURCES
WESTERN REGION

APPLICATION FOR TRANSFER OF WATER RIGHT

GENERAL INFORMATION AND INSTRUCTIONS

Pursuant to Section 42-222(1), *Idaho Code*, a transfer application may be filed to change the point of diversion, place of use, period of use, or nature of use of all or part of an established water right. Any person proposing to make such a change is required to file a transfer application with the Department. "Such application shall be upon forms furnished by the department and shall describe the [water right] to be changed and the changes which are proposed and shall be accompanied by the statutory filing fee." *Idaho Code* § 42-222(1).

The Department has developed this application form to assist applicants in satisfying the requirements of Section 42-222(1). This application form requests information about the applicant's authority to file (Part 1), information about the current elements of the water right(s) to be changed (Part 2), information about the proposed changes (Part 3), information about the validity of the water right(s) and the effects of the proposed changes (Part 4), and confirmation that the information provided is truthful (Part 5).

The applicant or their representative must provide a response for all applicable questions, any additional information required, and the proper filing fee before this application will be considered complete. If an application is incomplete or more information is required, the Department will notify the applicant or representative and allow time for the application to be completed. An application that remains incomplete will be returned to the applicant and the filing fee will be refunded.

An application for transfer is limited to the changes proposed for a single water distribution system. A proposal to change two or more separate water distribution systems, that will remain separate after the transfer, must be filed as separate applications. Applicants may provide additional pages to supplement their responses to the questions posed on this application form. Supplemental forms for listing additional water rights, points of diversion, or places of use can be found on the Department's website (idwr.idaho.gov). If you need assistance understanding the questions on this form, generating current water right reports, determining legal descriptions, or accessing water measurement records feel free to contact the nearest regional office of the Department.

PART 1 – CONTACT INFORMATION, OWNERSHIP RECORDS, AUTHORITY TO FILE

Name(s) of Applicant(s) RLS Torrente LLC

Mailing Address 250 Vesey Street, 15th Floor, New York, New York 10281

Email* matthew.caldwell@brookfieldrp.com **Phone** 602-619-9691

Name of Representative (if any) HDR

Mailing Address 412 E Parkcenter Blvd, Ste 100

Email* lori.graves@hdrinc.com **Phone** 208-387-7000

*If an email address is provided, Department staff will use email as the primary method for corresponding with the applicant and representative about the application.

A. Representative. If the representative is authorized to sign or amend the application on behalf of the applicant, attach documents confirming that authority. Label documents as Attachment 1A.

B. Current Owner. If the applicant is not the current owner of record for all water rights included in this application, attach documents showing that the applicant has the authority to make the proposed changes. Label documents as Attachment 1B.

C. Updating Ownership Records. Applicants needing to update the ownership records for any of the water rights included in this application must attach documents supporting the ownership change. Such documents must trace ownership of the subject water rights or the current place of use for the subject water rights from the current owner of record for the water rights to the applicant. Label documents as Attachment 1C.

D. Business Entities. If the applicant is a business entity (corporation, LLC, partnership, trust, etc.), is the entity currently registered with the Idaho Secretary of State?

☑ Yes. If this application is signed by someone other than a person listed on the most recent annual report filed with the Idaho Secretary of State, attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

☐ No. Attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

E. Approval of Irrigation Delivery Entity. Section 42-108, *Idaho Code*, states that a transfer application proposing to change water rights held by an irrigation company or district requires the consent of the irrigation entity. If this application proposes to change water rights held by an irrigation entity, attach a letter of consent from the entity (labeled as Attachment 1E) or have an authorized representative of the entity co-sign the application.

F. Encumbered Properties. If the current place of use for the water rights included in this application is subject to a lien, deed of trust, mortgage, or contract and the application proposes to change the nature of use of the water rights or to move water rights off the current place of use, attach a statement of consent for the change signed by the lien holder, trustee, mortgagor or contract holder. Label documents as Attachment 1F.

G. Legal Access. If the applicant is not the current owner of the proposed point(s) of diversion, conveyance system, or place(s) of use, provide evidence of legal access to the land or infrastructure not owned by the applicant. Label documents as Attachment 1G. For example, an applicant may provide a letter of consent from the owner of the land or conveyance system or may have the owner co-sign the application. For applications proposing to divert water on or convey water across federal land, an applicant is not required to demonstrate legal access to the federal land prior to approval. Instead, if the transfer application is approved, the applicant must obtain access authorization from the relevant federal agency prior to diverting water under the subject water rights.

PART 2 – WATER RIGHTS BEFORE PROPOSED CHANGES

A. Current Water Rights. For each water right proposed to be changed, attach a current water right report obtained from any Department office or from the Department's website (idwr.idaho.gov). Label water right reports as Attachment 2A.

B. Map of Current System. Attach a map of the current point(s) of diversion and place(s) of use for the water rights to be changed. The map should clearly depict the elements of the water rights to be changed. For example, if the application proposes to change the point of diversion for a water right, the map should display the current location of the point of diversion. For irrigation water rights, the map should also identify the location of the irrigated acres to be changed. Label map as Attachment 2B.

C. Current Location of Irrigated Acres. If this application proposes to change the place of use or nature of use for only a portion of an irrigation water right, use the following table to identify the current location of the irrigated acres to be changed. If additional pages are required, label additional pages as Attachment 2C. If this application proposes to change or rearrange the entire place of use for irrigation water right(s), skip to Part 3.

☐ **N/A. This application does not propose to change the place of use or nature or use of an irrigation water right or this application proposes to change the place of use or nature of use for an entire irrigation right.**

Current Location of Irrigated Acres to be Changed

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1W	2							3										3
		3	42	14	40	40									40	40	22	14	253
			L1	L2											X				

Total Irrigated Acres to be Changed: 255

PART 3 – DESCRIPTION OF PROPOSED CHANGES

A. Purpose of Transfer. Section 42-222(1), *Idaho Code*, states that transfer applications may only be filed to change the point of diversion, place of use, period of use, or nature of use of an established water right. Section 42-248(3), *Idaho Code*, authorizes water right ownership changes to be described on a transfer application. Identify the changes proposed in this application:

- ☑ Change point(s) of diversion
- ☐ Add point(s) of diversion
- ☐ Change nature of use
- ☑ Change place of use
- ☐ Change period of use
- ☑ Update water right ownership records

B. Proposed Changes. Describe the proposed changes in narrative form:

Applicants wish to (1) expand the current permissible place of use to fully encompass a new development; (2) abandon and replace the current wells with one new well; (3) fill in and replace the current pond with a new pond; (4) update water right ownership records; and (5) provide opportunity for IDWR to correct the water rights' conditions to accurately reflect 2.58 cfs total combined irrigation limit and 4.6 af total pond capacity as approved per Transfer No. 88872. An accompanying permit application proposes additional irrigation flow rate from the new well to allow full appropriation on the authorized 155.4 acres within the proposed PPU and additional storage volume for the new pond since it will be larger than the current pond being filled in.

C. Summary of Proposed Changes.

1. Water Rights. Use the following table to list all water rights, or portions thereof, that are proposed to be changed as they would appear after the proposed changes. In the Amount column, list the volume in acre-feet (af) for storage uses or the rate in cubic feet per second (cfs) for all other uses.

All	Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use		Source
☑	☐	63-10536	1.21/272.9	Irrigation	3/15	to 11/15	Ground Water
☑	☐	63-11060	1.17/380	Irrigation	3/1	to 11/15	Ground Water
☐	☐		4.6 af	Irrig Storage	1/1	to 12/31	Ground Water
☐	☐		4.6 af	Irrig fr Storage	3/1	to 11/15	Ground Water
☐	☐		0.76 cfs	Div to Storage	3/1	to 11/15	Ground Water
☑	☐	63-25981	0.51/83.5	Irrigation	3/1	to 11/15	Ground Water
☐	☐		4.6 af	Irrig Storage	1/1	to 12/31	Ground Water
☐	☐		4.6 af	Irrig fr Storage	3/1	to 11/15	Ground Water
☐	☐		0.38 cfs	Div to Storage	3/1	to 11/15	Ground Water
☐	☐			(see attached supplement)		to	

2. Total Amounts. Calculate the total quantity, in cfs or af, of water rights that are proposed to be changed through this application. For an application proposing to only change the place of use for irrigation rights, the total quantity of water is calculated by comparing the current place of use to the proposed place of use, summing the number of acres increased in each legal subdivision, and quantifying the proportional amount of diversion rate for the increased acres. For an application proposing to change or add points of diversion for irrigation or any other beneficial use, the total amount is the total diversion rate for the changed portion of the right.

Total Amount of Water Rights Proposed to be Changed: 2.58 **cfs and/or** 4.6 **af.**

3. Point(s) of Diversion. Use the following table to list all the proposed points of diversion for the water rights to be changed, including any current points of diversion that will continue to be used as part of the proposed water distribution system.

The legal description for the proposed point(s) of diversion must be to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System (PLSS). PLSS information is typically available from USGS topo maps, property deeds, tax bills or various mapping tools on the Department's website.

For points of diversion within platted subdivisions, list the lot and block number in the "Diversion Name/Number" column. An application proposing an injection into a stream and a re-diversion from that stream must list the source for the original diversion as the source for the injection and re-diversion points. If this application proposes construction of a new diversion structure (for example, a new ground water well or a new pump station on a creek), please indicate the status in the appropriate column.

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF A WATER RIGHT

Supplemental Page for Description of Rights after Transfer**

All	Part	Right Number	Amount (cfs/ac-ft)	Nature of Use	Period of Use			Source & Tributary
☒	☐	63-25982	0.84/52.8	Irrigation	3/1	to	11/15	Ground Water
☐	☐		4.6 af	Irrig Storage	1/1	to	12/31	Ground Water
☐	☐		4.6 af	Irrig fr Storage	3/1	to	11/15	Ground Water
☐	☐		0.63 cfs	Div to Storage	3/1	to	11/15	Ground Water
☒	☐	63-31725	0.20/11.7	Irrigation	3/1	to	11/15	Ground Water
☐	☐					to		
☐	☐					to		
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Total authorized under rights 2.58 **cfs and/or** 4.6 **ac-ft**

****Insert this page into Part 1B of the Application for Transfer of a Water Right.**

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☐ **N/A. This application does not propose to add or change any points of diversion.**

Proposed Points of Diversion

New?	Twp	Rge	Sec	Lot	1/4	1/4	1/4	County	Source	Diversion Name/Number
Yes	4N	1W	3			SE	NE	Ada	Ground Water	

4. Place of Use. The proposed place of use must be described to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System. Government lot numbers can be noted in parenthesis below the approximate quarter-quarter location of the government lot. For water rights held by irrigation districts, municipal providers or irrigation companies, the proposed place of use may be generally described as authorized by Sections 42-202B, 42-219 and 42-222B, *Idaho Code*.

☐ **N/A. This application does not propose to change the place of use.**

Proposed Place of Use

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	1W	2							3										3
		3	42	24	40	40									40	40	23	14	263
			L1	L2															
					X	X													

Total Irrigated Acres: 266 ppu

5. Map of Proposed System. Attach a map showing the location of the points of diversion, reservoirs, dams, canals, ditches, pipelines and other works proposed to divert and convey water. Also show the location of the place of use, including any lands to be irrigated. The map should delineate the legal subdivisions including townships, ranges, sections, quarter-quarters and government lots. Label map as Attachment 3C.

PART 4 – ADDITIONAL INFORMATION

Section 42-222(1), *Idaho Code*, establishes the criteria used to evaluate transfer applications. An applicant bears the burden of demonstrating that the water right to be changed is a valid right, that the proposed use is a beneficial use, and that the proposed changes will not injure other water rights, will not enlarge the use of the original rights, are in the local public interest, and are consistent with the conservation of water resources within the state of Idaho. To satisfy this burden, an applicant must provide sufficient data and information for the

Department to evaluate the effects of the proposed change. The Department may deny an application if the applicant fails to provide sufficient data and information to determine whether the criteria from Section 42-222(1) are satisfied. In addition to the information requested in Parts 1-3 of this application, the following information must be provided for an application to be considered complete. Department staff may request additional information or clarification as the application is processed.

A. Validity of Water Rights

1. If one or more of the water rights proposed to be changed is a statutory claim, established pursuant to Section 42-248, *Idaho Code*, attach evidence supporting the priority date claimed. Label documents as Attachment 4A-1. For statutory claims, the Department may conduct a field inspection as part of the application review process to evaluate the water right elements listed on the statutory claim.

2. Has any portion of the water right(s) proposed to be changed undergone a period of five or more consecutive years of non-use?

☐ Yes. Attach a statement describing the portion of the right(s) that were not used and the length of time of the non-use. In addition, identify any exception or defense to forfeiture and provide a detailed description as to why the water rights have not been lost and forfeited for non-use. Label documents as Attachment 4A-2. Statutory exceptions or defenses to forfeiture are set forth in Section 42-223, *Idaho Code*.

☑ No.

B. Injury to Other Water Rights

1. Identify any other water right(s) diverted at the current point(s) of diversion.

None

2. Identify any other water right(s) diverted at the proposed point(s) of diversion.

None

3. Is the proposed point of diversion within a state water district? ☐ Yes. Water District #_____. ☑ No.

4. If already constructed and in use, are the proposed points of diversion equipped with Department-approved measuring devices? ☐ Yes. ☐ No.

5. If this application proposes to divert a surface water right from a ground water well, attach a technical analysis evaluating the hydraulic connection between the proposed ground water point of diversion and the source of water listed on the right to be changed. Label technical analysis as Attachment 4B-5.

6. If this application proposes changing the point of diversion for a ground water right in the Eastern Snake Plain Aquifer (ESPA), attach a technical analysis of the anticipated depletions to reaches of the Snake River that are hydraulically connected to the ESPA using the Department's current ground water model for the ESPA. The technical analysis must evaluate depletion impacts in a time-series format at transient and steady state time steps. To assist applicants in preparing the required technical analysis, the Department has developed a transfer tool interface for the ESPA model. The transfer tool and user instructions can be downloaded from the Department's website (idwr.idaho.gov). If the proposed and current points of diversion are in the same or adjacent model cells, no technical analysis is required, unless specifically requested by the Department. Label technical analysis as Attachment 4B-6.

C. Enlargement in Use

1. Identify any other water rights used at the current place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

3.06 shares (82.6 acres) of surface water from New Dry Creek Ditch Co.

2. Identify any other water rights used at the proposed place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

3.06 shares (82.6 acres) of surface water from New Dry Creek Ditch Co.

3. If this application proposes changing the place of use or nature of use for irrigation water rights, will the current place of use, for the portion of the right to be changed, continue to be irrigated?

☑ Yes. Identify the water right(s) to be used for the continued irrigation.
Transfer rights and NDCDC surface water

☐ No. The place of use for the portion to be changed will no longer be irrigated.

☐ N/A. The application does not propose to change the place of use for irrigation rights.

4. Unstacking Water Rights for Irrigation. If this application proposes to change the place of use for an irrigation water right that is combined with other irrigation rights at the current place of use but does not propose to change the place of use for all the stacked irrigation rights, attach evidence of the historical consumptive use occurring under all water rights at the current place of use. For irrigation rights, this should include at least five years of diversion data and/or crop data and estimates of evapotranspiration. Label the information as Attachment 4C-4. Evapotranspiration data may be available on the Department's website (http://et-idwr.idaho.gov)

5. If the application proposes to change the nature of use for a water right, attach evidence of the historical consumptive use occurring under the portion of the water right to be changed. For irrigation rights, this should include diversion data, crop data and estimates of evapotranspiration. Label the information as Attachment 4C-5. Evapotranspiration data may be available on the Department's website (http://et-idwr.idaho.gov)

6. If the application proposes to change the nature of use of a water right to municipal use for reasonably anticipated future needs, complete the form titled "Municipal Water Right Application Checklist" found on the Department's website (idwr.idaho.gov). Label the form as Attachment 4C-6.

7. To your knowledge, are any portions of the water rights proposed to be changed:

Yes	No	
☐	☑	currently leased to the Water Supply Bank? If yes, complete the form titled "Application for Transfer of Water Right Attachment WSB" found on the Department's website (idwr.idaho.gov). Label the Form as Attachment 4C-7.
☐	☑	currently used in a mitigation plan limiting the use of water under the right?
☐	☑	subject to an agreement not to divert (CREP)?
☐	☑	currently enrolled in a federal set-aside program (CRP)?

D. Local Public Interest

The department must consider whether the proposed changes are in the local public interest as defined in Section 42-202B(3), *Idaho Code*. Some of the local public interest factors that may be considered in conjunction with a transfer application are (1) Recreation, fish, and wildlife impacts, (2) Water quality or contamination concerns, (3) Local and state ordinances, regulations, or policies related to water use, (4) Goals, requirements and limits set forth in the State Water Plan. If you choose to provide information about local public interest factors, label the information as Attachment 4D.

E. Conservation of Water Resources

Describe the diversion works and water delivery system. This may include sizes and dimensions of pumps, pipelines, headgates, ditches, dams, impoundments and irrigation equipment.

Well, pump, pipe, lined pond, pressurized system

PART 5 – FILING FEE AND SIGNATURE

A. Filing Fee. Filing fees for transfer applications are set forth in Section 42-221.O, *Idaho Code*. A table summarizing the filing fees for transfer applications is also found on the Department's website (idwr.idaho.gov). Any application proposing to change the nature of use for one or more rights requires an additional filing fee of $250. Applications proposing to update the ownership records for water rights must also include the appropriate filing fee to update the ownership records. For any application relying on the filing fee set forth in Section 42-221.O.8, *Idaho Code*, attach a statement describing how the application qualifies under Section 42-221.O.8. Label documents as Attachment 5A.

B. Affidavit of Applicant or Representative:

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Signature of Applicant or Representative*	Print Name and Title, if applicable	Date
Matthew Caldwell	Matthew Caldwell, Authorized Signatory	3/28/2025

*If water rights included in this application are owned by multiple people or entities, each owner must sign the application form.

FOR DEPARTMENT USE ONLY

Fee Paid: $	660	Receipt #:	C120652	Date:	4.1.25	Receipted by:	KM
Add'l Paid: $		Receipt #:		Date:		Receipted by:	

ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE SOLE MEMBER
OF
RLS (TORRENTE) LLC

Dated effective as of November 25, 2024

The undersigned, being the sole member (the **"Member"**) of RLS (Torrente) LLC, a Delaware limited liability company (the **"Company"**), hereby adopts, pursuant to Section 18-302(d) of the Limited Liability Company Act (Delaware) (the **"Act"**), the following resolution with the same force and effect as if the same had been duly adopted at a meeting of the members of the Company and hereby unanimously consents to the taking of the actions referred to in such resolution, having found the entry into and performance of the agreements and transactions contemplated hereby advisable and in the best interests of the Company:

APPOINTMENT OF AUTHORIZED SIGNATORIES

WHEREAS Section 18-407 of the Act provides that a member or manager of a limited liability company has the power and authority to delegate to 1 or more other persons any or all of the member's or manager's, rights, power and duties to manage and control the business and affairs of the limited liability company;

AND WHEREAS section 3(a) to the Limited Liability Company Agreement of the Company provides that the Member may by resolution appoint any individual or entity as authorized signatory and such individuals or entities shall have the authority to contract for, negotiate on behalf of and otherwise represent the interest of the Company as so authorized by the Member;

AND WHEREAS the Company wishes to appoint those individuals listed in Exhibit "A" attached hereto as its authorized signatories to contract, negotiate, represent, approve and sign for and on behalf of the Company, all such necessary documents in such individual's discretion.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Company hereby appoints those individuals listed in Exhibit "A" attached hereto as its authorized signatories to contract, negotiate, represent, approve and sign for and on behalf of the Company, all such necessary documents in such individual's discretion and to do and perform all such further acts and things as such authorized signatory in its discretion may determine to be necessary or desirable for the purpose of giving full force and effect to the foregoing resolutions, and the execution and delivery of any such document or instrument or the doing of any such other act or thing shall be conclusive evidence of such determination.

2. The Secretary or any Assistant Secretary of the Company be and is hereby authorized to deliver a true copy of these resolution to any persons whom such certification may be deemed necessary or desirable in the opinion of such officer of the Company.

The Action by Unanimous Written Consent shall remain in full force and effect until expressly amended, modified, rescinded or terminated in writing by the Member of the Company.

[Remainder of page left intentionally blank – signature page follows]

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The undersigned being the sole Member of the Company does hereby adopt and approve each of the foregoing resolutions, waive notice of any meeting, waives all other formalities or irregularities in the conduct or manner of proceeding, and consents to the execution and delivery of these written resolutions in original, by facsimile, or by counterpart signature.

RLS BORROWER, LLC

Per: _____

Name: Adrian Foley

Title: Authorized Signatory

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EXHIBIT "A"
LIST OF AUTHORIZED SIGNATORIES

Adrian Foley
Shane Pearson
Thomas Lui
Warren Krug
Rick Whitney
Laiha Shum
Sangeeta Reddy
Andrew Lim

Lorenzo Lorilla
Darryl Pinsker

Carl Perrone
Brian Ko
Aaron Baker
Austin Whitefield
Alvin Zhu
Matthew Caldwell

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ATTACHMENT 1C
OWNERSHIP DOCUMENTS

89e88

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=8 ANGIE STEELE
PIONEER TITLE COMPANY OF ADA COUNTY

2024-068848
12/03/2024 02:12 PM
$15.00

Recording requested by, and return to:

RLS (Torrente) LLC
250 Vesey Street, 15th Floor
New York, New York 10281
Attention: _____

862368

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

For good and valuable consideration:

NORTH EAGLE 413 LLC, an Idaho limited liability company, and **COLEMAN REAL ESTATE HOLDINGS LLC**, an Idaho limited liability company (collectively, "Grantors"), do hereby grant, bargain, sell and convey unto:

> **RLS (Torrente) LLC, a Delaware limited liability company** ("**Grantee**"), whose address is 250 Vesey Street, 15th Floor, New York, New York 10281.

all that certain land situated in Ada County, Idaho, as more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, together with all tenements, hereditaments and appurtenances, including, without limitation, easements, ditch rights, water and water rights (whether classified as real or personal property), irrigation company shares, and mineral rights, if any, thereto belonging or appertaining and any reversions, remainders, rents, issues or profits thereof (all such real property, the "**Property**").

RESERVING unto Grantors all rights benefitting Grantors' adjoining property arising under matters of record encumbering the Property.

TO HAVE AND TO HOLD the premises, with its appurtenances unto Grantee and Grantee's successors and assigns forever.

Grantors do hereby covenant to Grantee that Grantors have not conveyed the same estate to any others and that the Property is free from encumbrances done, made or suffered by Grantors, or any person claiming under Grantor, excepting only (i) all easements, covenants, restrictions and other matters and agreements of record or listed on Exhibit B, which is attached hereto and incorporated herein by reference; (ii) any and all taxes or assessments accruing or imposed against the Property not yet due and payable; and (iii) all encumbrances and other matters done, made or suffered by or through Grantee, and that Grantors shall warrant the same forever, as to Grantors' own acts and none other, from all lawful claims whatsoever not excepted herefrom.

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EXECUTED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

"Grantor"

NORTH EAGLE 413 LLC,
an Idaho limited liability company

By: _____
Print: Thomas Coleman, Jr.
Its: Manager

COLEMAN REAL ESTATE HOLDINGS LLC
an Idaho limited liability company

By: CROSS CREEK CAPITAL, INC., a California corporation
Its: Manager

By: _____
Thomas M. Coleman, President

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STATE OF IDAHO)
) ss
County of [Ada])

This record was acknowledged before me on December 2, 2024 by Thomas Coleman, Jr. as Manager of NORTH EAGLE 413 LLC.

Maren M Armbrust
Notary Public

(Stamp)

My commission expires: 3/10/2027

MAREN M ARMBRUST
Comm No. 20211063
NOTARY PUBLIC
Expires 03/10/2027
STATE OF IDAHO

STATE OF IDAHO)
) ss
County of [_____])

This record was acknowledged before me on _____ by Thomas M. Coleman as President of Cross Creek Capital, Inc., Manager of COLEMAN REAL ESTATE HOLDINGS LLC.

_____
Notary Public

(Stamp)

My commission expires: _____

89688

EXECUTED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

"Grantor"

NORTH EAGLE 413 LLC,
an Idaho limited liability company

By: _____
Print: Thomas Coleman, Jr.
Its: Manager

COLEMAN REAL ESTATE HOLDINGS LLC
an Idaho limited liability company

By: CROSS CREEK CAPITAL, INC., a California corporation
Its: Manager

By: _____
Thomas M. Coleman, President

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CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Santa Barbara)

On 11/30/2024 before me, Mary L. Ortega Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Thomas M Coleman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARY L. ORTEGA
Notary Public - California
Santa Barbara County
Commission # 2427376
My Comm. Expires Dec 17, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
Corporate Officer—Title(s) _____
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other _____
Signer Is Representing _____

Signer's Name _____
Corporate Officer—Title(s) _____
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other _____
Signer Is Representing _____

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89688

Exhibit A to Special Warranty Deed

Legal Description
Torrente Secco Subdivision – Residential Takedown Parcel

A parcel being a portion of the E ½ of Section 3 and the NW ¼ of Section 2, Township 4 North, Range 1 West, B.M., City of Eagle, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said E ½ of Section 3, from which a Brass Cap monument marking the northeast corner of said Section 3 bears S 89°05'02" E a distance of 2617.77 feet;

Thence along the northerly boundary of said E ½ S 89°05'02" E a distance of 1275.10 feet to the **POINT OF BEGINNING;**

Thence continuing along said northerly boundary S 89°05'02" E a distance of 1342.67 feet to a Brass Cap monument marking the northeast corner of said E ½ of Section 3;

Thence along the easterly boundary of said E ½ S 0°50'50" W a distance of 1369.56 feet to a point marking the southwest corner of Stags Crossing Subdivision No. 2 as shown in Book 126 of Plats on Pages 20388 through 20393, records of Ada County, Idaho;

Thence along the southerly boundary of said Stags Crossing Subdivision No. 2 S 89°14'34" E a distance of 235.02 feet to a point on the westerly boundary of Stags Crossing Subdivision No. 1 as shown in Book 123 of Plats on Pages 19645 through 19650, records of Ada County, Idaho;

Thence along said westerly boundary the following described courses and distances:

Thence S 0°50'45" W a distance of 291.00 feet to a point;

Thence N 89°14'34" W a distance of 80.00 feet to a point;

Thence S 0°51'04" W a distance of 377.00 feet to a point;

Thence N 89°14'34" W a distance of 155.00 feet to a point;

Thence S 0°50'50" W a distance of 657.81 feet to a point marking the southwest corner of said Stags Crossing Subdivision No. 1, also being the northeast corner of the SE ¼ of said Section 3;

Thence along the easterly boundary of said SE ¼, also being the westerly boundaries of Tannenbaum Subdivision No. 4 as shown in Book 112 of Plats on Pages 16427 through 16430, Tannenbaum Subdivision No. 3 as shown in Book 111 of Plats on Pages 16168 through 16171, and Tannenbaum Subdivision No. 1 as shown in Book 107 of Plats on Pages 14920 through 14922, records of Ada County, Idaho, S 0°48'40" W a distance of 1307.40 feet to a point marking the northeast corner of Snoqualmie Falls Subdivision No. 17 as shown in Book 123 of Plats on Pages 19581 through 19583, records of Ada County, Idaho;

(description continues on following page)

89688

Thence along the northerly boundary of said Snoqualmie Falls Subdivision No. 17 N 89°43'26" W a distance of 541.20 feet to a point marking the northwest corner of said Snoqualmie Falls Subdivision No. 17;

Thence along the westerly boundary of said Snoqualmie Falls Subdivision No. 17 and the extension thereof S 0°48'40" W a distance of 815.20 feet to a point on the centerline of W. Floating Feather Road;

Thence along said centerline N 89°26'38" W a distance of 1863.51 feet to a point;

Thence leaving said centerline N 0°46'59" E a distance of 208.70 feet to a point;

Thence N 89°26'38" W a distance of 208.70 feet to a point on the westerly boundary of said E ½ of Section 3;

Thence along said westerly boundary N 0°46'59" E a distance of 1916.41 feet to a point marking the southwest corner of the NE ¼ of said Section 3;

Thence continuing along said westerly boundary N 0°46'34" E a distance of 2085.93 feet to a point;

Thence leaving said westerly boundary S 89°13'26" E a distance of 260.67 feet to a point of curvature;

Thence a distance of 150.06 feet along the arc of a 466.00 foot radius curve left, said curve having a central angle of 18°27'00" and a long chord bearing N 81°33'04" E a distance of 149.41 feet to a point of tangency;

Thence N 72°19'34" E a distance of 246.83 feet to a point of curvature;

Thence a distance of 173.26 feet along the arc of a 534.00 foot radius curve right, said curve having a central angle of 18°35'24" and a long chord bearing N 81°37'16" E a distance of 172.50 feet to a point of tangency;

Thence S 89°05'02" E a distance of 441.30 feet to a point of curvature;

Thence a distance of 31.42 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 45°54'58" E a distance of 28.28 feet to a point of tangency;

Thence N 0°54'58" E a distance of 474.50 feet to the **POINT OF BEGINNING.**

This parcel contains 265.60 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
August 8, 2024



89688

Exhibit B to Special Warranty Deed

Approved Title Conditions

General taxes for the year 2024, which are liens and are not yet due and payable.

Sewer charges and special assessments, if any, for the City of Eagle not yet delinquent.

Liens and assessments of the following district not yet delinquent and the rights and powers thereof as provided by law.
District: New Dry Creek Ditch

Rights of way and claims in and to those portions of said premises lying within and as disclosed by available maps.
For: Dry Creek Canal

Rights of way and claims in and to those portions of said premises lying within and as disclosed by available maps.
For: Foothill Ditch Canal

Rights of way as disclosed by available maps.
For: Floating Feather Road

Liens and assessments of the following district not yet delinquent and the rights, powers and easements thereof as provided by law.
District: Middleton Mill Ditch Co/Middleton Irrigation Association, Inc.

Liens and assessments of the following district not yet delinquent and the rights, powers and easements thereof as provided by law.
District: Farmers Union Ditch Co.

All matters, rights, easements, interests or claims as disclosed by an unrecorded ALTA/NSPS Land Title Survey
Survey Company: Land Solutions
Address of survey company: 231 E. 5th St., Ste. A, Meridian ID. 83642
Drawn Date: October 2024, Revised November 5, 2024
Job #: 24-63

89688

0005947612

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

FOREIGN REGISTRATION STATEMENT (LIMITED LIABILITY COMPANY)

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $100.00

For Office Use Only

-FILED-

File #: 0005947612

Date Filed: 10/24/2024 9:31:13 AM

Foreign Registration Statement (Limited Liability Company)

Select one: Standard, Expedited or Same Day Service (see descriptions below) — Expedited (+$40; filing fee $140)

1. The name this limited liability company will use in Idaho is:

Type of Limited Liability Company	Foreign Limited Liability Company
Entity name	RLS (Torrente) LLC
RLS (Torrente) LLC	

2. Home Jurisdiction

The jurisdiction of formation is:	DELAWARE

3. The street address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Street Address	251 LITTLE FALLS DRIVE WILMINGTON, DE 19808

4. The mailing address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

Mailing Address	251 LITTLE FALLS DR WILMINGTON, DE 19808-1674

5. The complete street address of the principal office is:

Principal Office Address	250 VESEY STREET 15TH FLOOR NEW YORK, NY 10281

6. The mailing address of the principal office is:

Mailing Address	3200 PARK CENTER DR STE 1000 COSTA MESA, CA 92626

7. Registered Agent Name and Address

Registered Agent	CORPORATION SERVICE COMPANY Commercial Registered Agent Physical Address 1305 12TH AVE RD NAMPA, ID 83686 Mailing Address 1305 12TH AVE RD NAMPA, ID 83686

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

8. Governors

Name	Title	Address
RLS Borrower, LLC	Member	250 VESEY ST FL 15 NEW YORK, NY 10281-1065

Signature of individual authorized by the entity to sign:

89688

B0956-8431 10/24/2024 9:31 AM Received by Office of the Idaho Secretary of State

Brett Erdmann *10/24/2024*

Sign Here Date

Job Title: Authorized Representative

BU956-8438 10/24/2024 9:31 AM Received by Office of the Idaho Secretary of State

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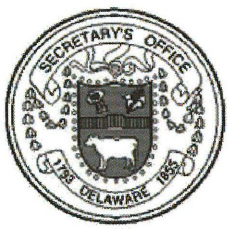
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "RLS (TORRENTE) LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SECOND DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "RLS (TORRENTE) LLC" WAS FORMED ON THE TWENTY-FIRST DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.





5636141 8300

SR# 20244005183

Authentication: 204684736

Date: 10-22-24

You may verify this certificate online at corp.delaware.gov/authver.shtml

891088

B0956-8439 10/24/2024 9:31 AM Received by Office of the Idaho Secretary of State

2A
WATER RIGHT REPORTS

89688

Close

Water Right Report : 63-10536(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NORTH EAGLE 413 LLC	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642
Original Owner	QUARTER CIRCLE DJ RANCH CO	PO BOX 279	EAGLE	ID	83616
Previous Owner	HORMAECHEA, RICHARD M	PO BOX 6887	BOISE	ID	83707

Water Right Status

Priority Date : 9/15/1987
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	0		NE	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	1.21 CFS	272.90 AFA
TOTAL			1.21 CFS	272.90 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Irrigation Totals

Total Acres	Acre Limit
255.00	155.00

89688

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 155.6 acres within the authorized place of use in a single irrigation season.
X35	Rights 63-10536, 63-11060, 63-25981, 63-25982 and 63-31725 when combined shall not exceed a total irrigation of 155.6 acres.

R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 699 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
205	The approval of transfer 83159 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.
X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than the date of this approval.
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
004	This right does not grant any right-of-way or easement across the land of another.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.

Dates

Licensed Date : 7/18/1994
Decreed Date :
Permit Proof Due Date : 12/1/1991
Permit Proof Made Date : 10/16/1991
Permit Approved Date : 11/6/1987
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date: 9/15/1987
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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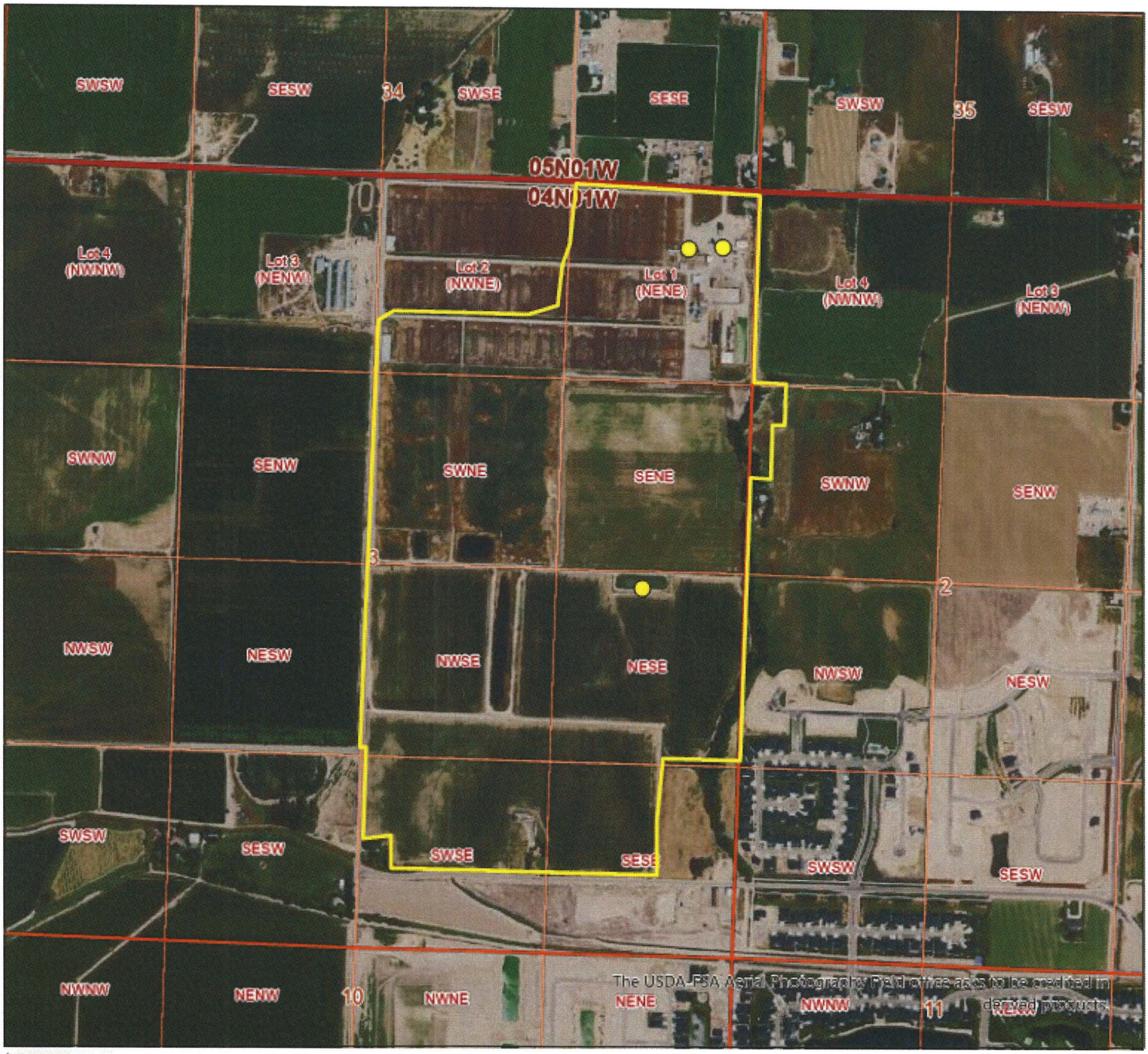
State of Idaho
Department of Water Resources

Water Right

63-10536

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

89088

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

N

Date created: 2/12/2025

Close

Water Right Report : 63-11060(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NORTH EAGLE 413 LLC	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642
Original Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707
Original Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707
Previous Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707

Water Right Status

Priority Date : 12/1/1989
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	0		NE	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	1.17 CFS	380.00 AFA
IRRIGATION STORAGE	01/01	12/31		4.60 AFA
IRRIGATION FROM STORAGE	03/01	11/15		4.60 AFA
DIVERSION TO STORAGE	03/01	11/15	0.76 CFS	
TOTAL			1.93 CFS	380.00 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Showing 1 to 9 of 9 entries 89688 Previous 1 Next

Place of Use Legal Description : IRRIGATION FROM STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Showing 1 to 9 of 9 entries Previous 1 Next

Place of Use Legal Description : IRRIGATION STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	3			NE	SE	

Showing 1 to 1 of 1 entries Previous 1 Next

Irrigation Totals

Total Acres	Acre Limit
255.00	155.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 155.4 acres within the authorized place of use in a single irrigation season.
X35	Rights 63-11060, 63-25981 and 63-25982 when combined shall not exceed a total diversion rate of 1.17 cfs, a total annual maximum diversion volume of 380 af at the field headgate.
X35	Rights 63-10536, 63-11060, 63-25981, 63-25982 and 63-31725 when combined shall not exceed a total irrigation of 155.4 acres.
220	The one irrigation pond established by the storage of water under 63-11060, 63-25981 and 63-25982 shall not exceed a total capacity of 6.0 acre-feet or a total surface area of 0.6 acre.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 699 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
205	The approval of transfer 83159 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.
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
004	This right does not grant any right-of-way or easement across the land of another.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.

89688

Dates

Licensed Date : 10/18/2004
Decreed Date :
Permit Proof Due Date : 5/1/1991
Permit Proof Made Date : 4/13/1990
Permit Approved Date : 4/3/1990
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date: 10/17/1989
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Combined Acre Limit :
Combined Volume Limit: 69.70
Combined Rate Limit: 1.15
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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89688

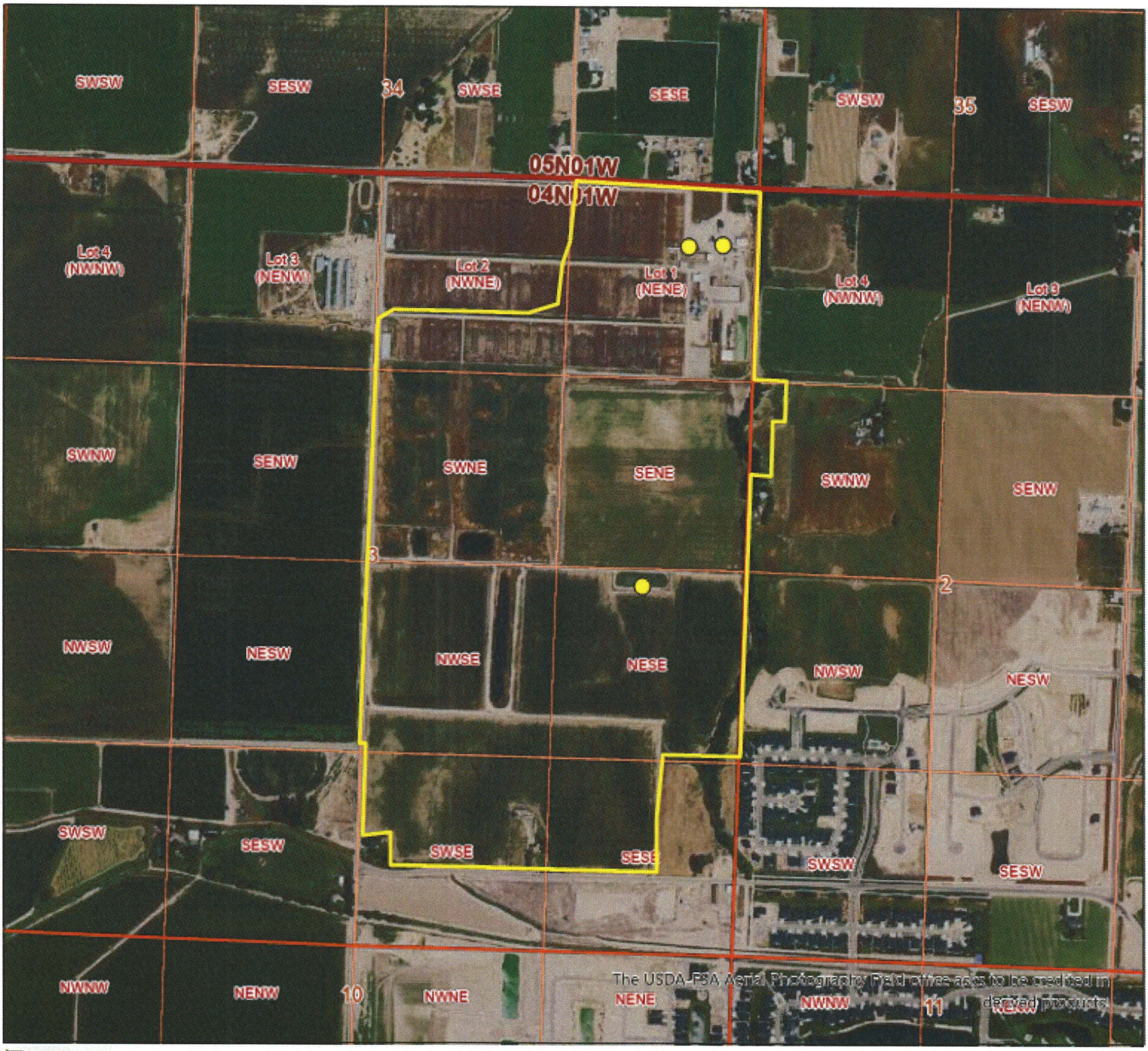
State of Idaho
Department of Water Resources

Water Right

63-11060

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

Date created: 2/12/2025

89088

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

N

State of Idaho
Department of Water Resources

Water Right

63-11060

IRRIGATION STORAGE

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.





0 0.04 0.08 0.16 0.24 0.32
Miles

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

N

Date created: 2/12/2025

89688

State of Idaho
Department of Water Resources

Water Right

63-11060

IRRIGATION STORAGE

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.





0 0.02 0.04 0.07 0.11 0.14
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

89688

Date created: 2/12/2025

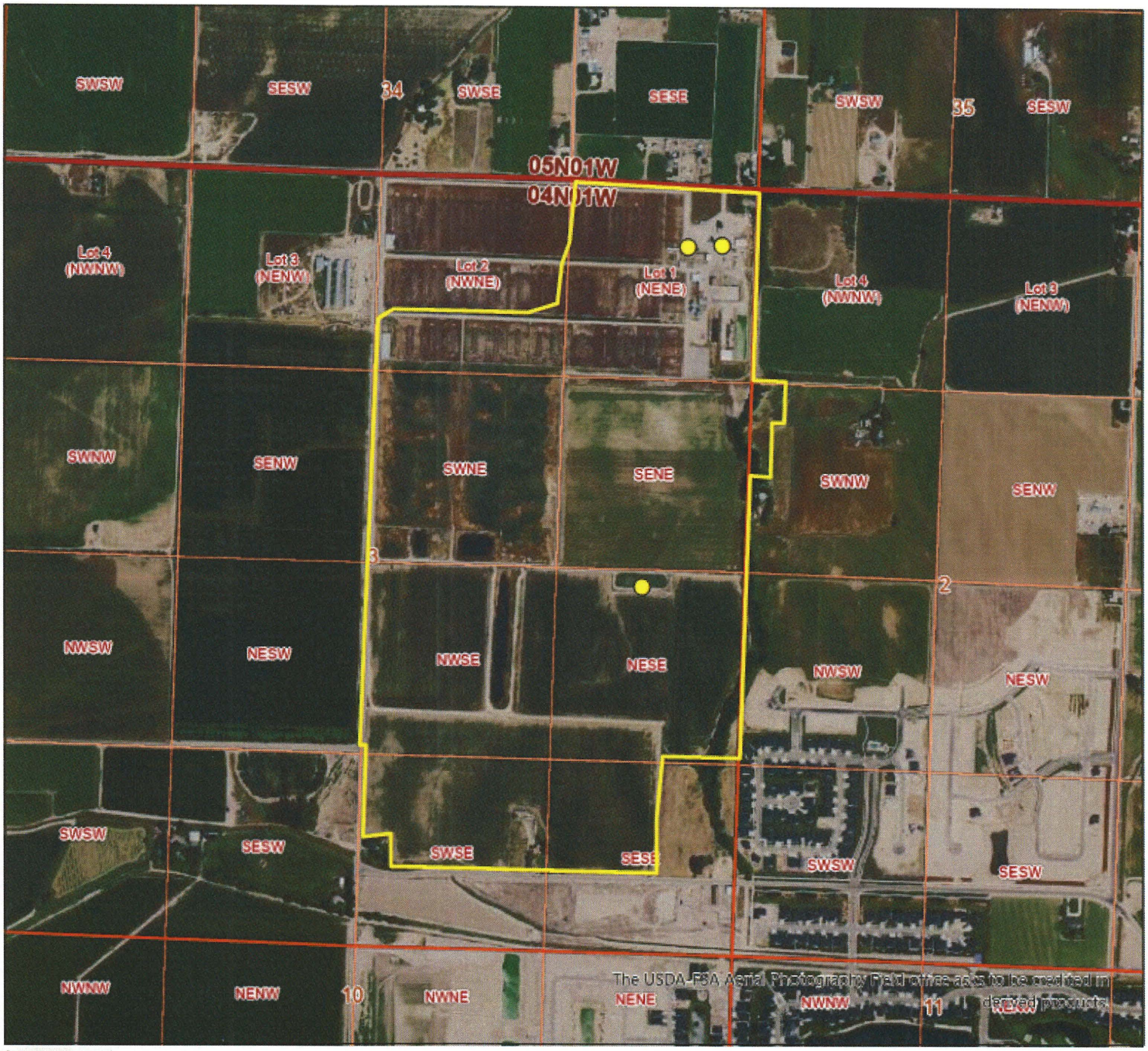
State of Idaho
Department of Water Resources

Water Right

63-11060

IRRIGATION FROM STORAGE

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

Date created: 2/12/2025

89688

Legend

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

N

Close

Water Right Report : 63-25981(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NORTH EAGLE 413 LLC	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642
Directors Report Owner	HORMAECHEA, MARY B	RMH CO PO BOX 6887	BOISE	ID	83707
Directors Report Owner	HORMAECHEA, RICHARD M	RMH CO PO BOX 6887	BOISE	ID	83707
Original Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707

Water Right Status

Priority Date : 9/8/1951
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	0		NE	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.51 CFS	83.50 AFA
IRRIGATION STORAGE	01/01	12/31		4.60 AFA
IRRIGATION FROM STORAGE	03/01	11/15		4.60 AFA
DIVERSION TO STORAGE	03/01	11/15	0.38 CFS	
TOTAL			0.89 CFS	83.50 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3	3		NE	NW	
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

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Showing 1 to 10 of 10 entries

Previous 1 Next

Place of Use Legal Description : IRRIGATION FROM STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Showing 1 to 9 of 9 entries Previous 1 Next

Place of Use Legal Description : IRRIGATION STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	3			NE	SE	

Showing 1 to 1 of 1 entries Previous 1 Next

Irrigation Totals

Total Acres	Acre Limit
255.00	155.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 155.4 acres within the authorized place of use in a single irrigation season.
X35	Rights 63-11060, 63-25981 and 63-25982 when combined shall not exceed a total diversion rate of 11.17 cfs, a total annual maximum diversion volume of 380 af at the field headgate.
X35	Rights 63-10536, 63-11060, 63-25981, 63-25982 and 63-31725 when combined shall not exceed a total irrigation of 155.4 acres.
220	The one irrigation pond established by the storage of water under 63-11060, 63-25981 and 63-25982 shall not exceed a total capacity of 6.0 acre-feet or a total surface area of 0.6 acre.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 699 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
205	The approval of transfer 83159 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.
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
004	This right does not grant any right-of-way or easement across the land of another.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.

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T08	Failure of the right holder to com th the conditions of this transfer is cause for the Director to res pproval of the transfer.
T19	Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates
Licensed Date :
Decreed Date : 5/16/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information
State or Federal : S
Water District Number : EXC
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Combined Acre Limit :
Combined Volume Limit: 69.70
Combined Rate Limit: 1.15
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES 2/12/2025

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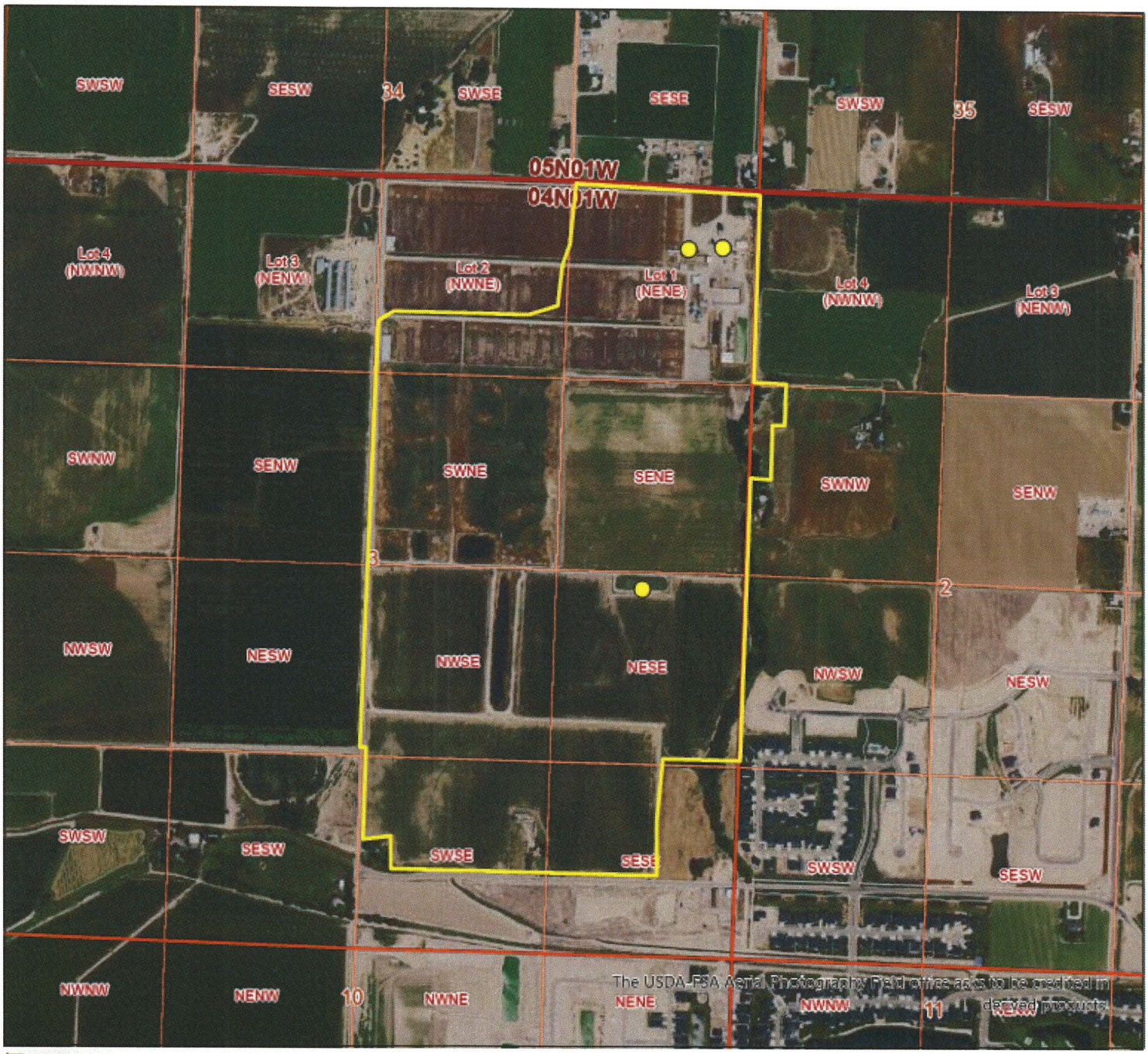
State of Idaho
Department of Water Resources

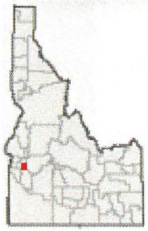
Water Right

63-25981

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

Date created: 2/12/2025

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Legend

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

N

State of Idaho
Department of Water Resources

Water Right

63-25981

IRRIGATION STORAGE

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.





0 0.04 0.08 0.16 0.24 0.32
Miles

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

N

Date created: 2/12/2025

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State of Idaho
Department of Water Resources

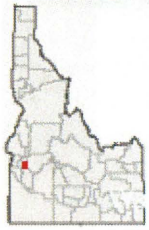
Water Right

63-25981

IRRIGATION STORAGE

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.





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Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

Date created: 2/12/2025

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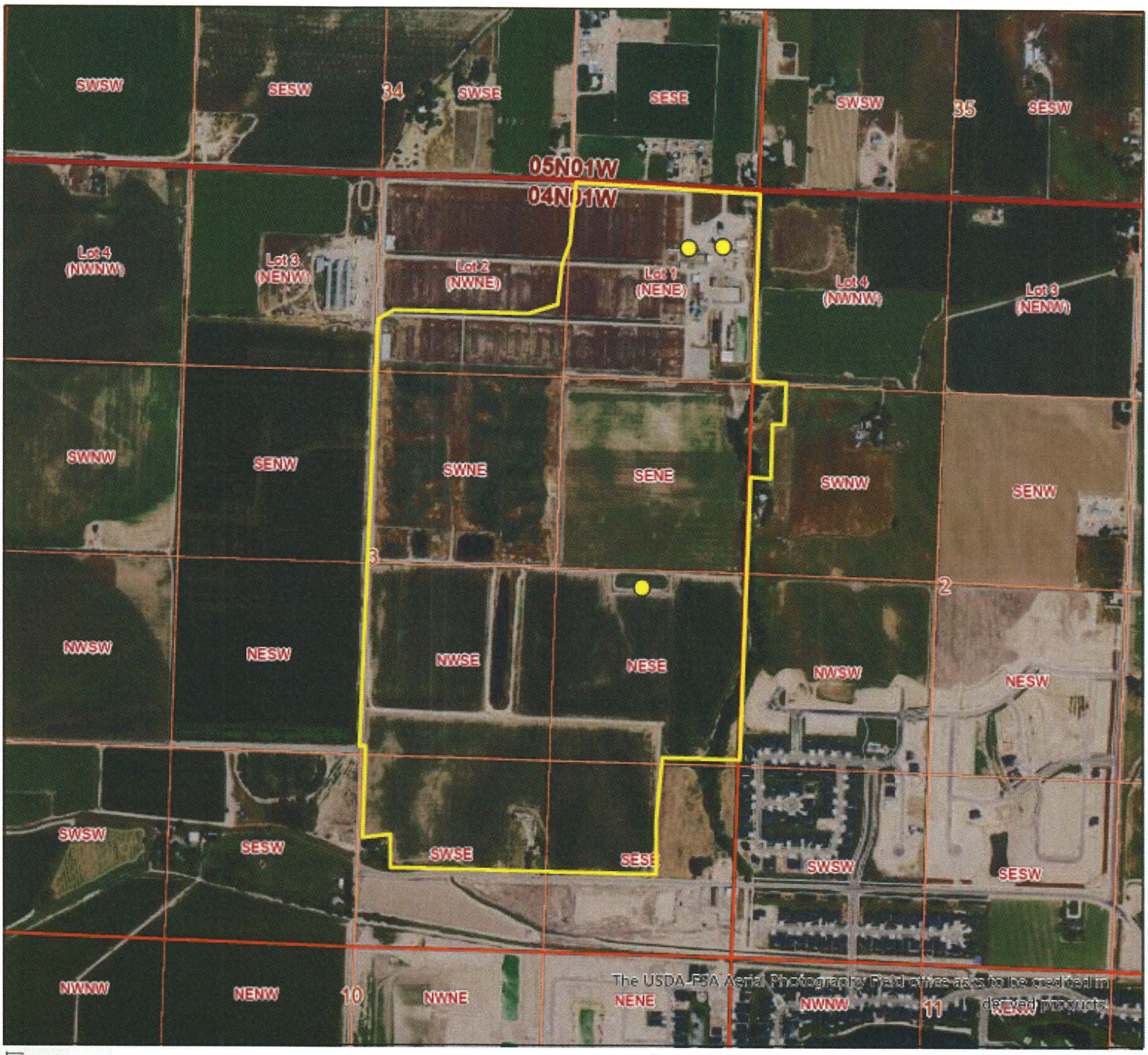
State of Idaho
Department of Water Resources

Water Right

63-25981

IRRIGATION FROM STORAGE

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

Date created: 2/12/2025

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

N

Close

Water Right Report : 63-25982(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NORTH EAGLE 413 LLC	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642
Directors Report Owner	HORMAECHEA, MARY B	RMH CO PO BOX 6887	BOISE	ID	83707
Directors Report Owner	HORMAECHEA, RICHARD M	RMH CO PO BOX 6887	BOISE	ID	83707
Original Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707

Water Right Status

Priority Date : 10/1/1935
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	0		NE	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.84 CFS	52.80 AFA
IRRIGATION STORAGE	01/01	12/31		4.60 AFA
IRRIGATION FROM STORAGE	03/01	11/15		4.60 AFA
DIVERSION TO STORAGE	03/01	11/15	0.63 CFS	
TOTAL			1.47 CFS	52.80 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

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Showing 1 to 9 of 9 entries Previous 1 Next

Place of Use Legal Description : IRRIGATION FROM STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Showing 1 to 9 of 9 entries Previous 1 Next

Place of Use Legal Description : IRRIGATION STORAGE (ADA county)

Show 10 entries Search:

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	3			NE	SE	

Showing 1 to 1 of 1 entries Previous 1 Next

Irrigation Totals

Total Acres	Acre Limit
255.00	155.00

Conditions

Code	Condtions
X27	This right is limited to the irrigation of 155.4 acres within the authorized place of use in a single irrigation season.
X35	Rights 63-11060, 63-25981 and 63-25982 when combined shall not exceed a total diversion rate of 1.17 cfs, a total annual maximum diversion volume of 380 af at the field headgate, and the irrigation of 155.4 acres.
X35	Rights 63-10536, 63-11060, 63-25982 and 63-31725 when combined shall not exceed a total irrigation of 155.4 acres.
220	The one irrigation pond established by the storage of water under 63-11060, 63-25981 and 63-25982 shall not exceed a total capacity of 6.0 acre-feet or a total surface area of 0.6 acre.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 699 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
205	The approval of transfer 83159 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.
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
004	This right does not grant any right-of-way or easement across the land of another.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.

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T19 Pursuant to Idaho Code § 42-1412 this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication in the final unified decree entered 08/26/2014.

Dates	
Licensed Date :	
Decreed Date : 5/17/2007	
Permit Proof Due Date :	
Permit Proof Made Date :	
Permit Approved Date :	
Permit Moratorium Expiration Date :	
Enlargment Use Priority Date :	
Enlargement Statute Priority Date :	
Application Recevied Date:	
Protest Deadline Date:	

Other Information
State or Federal : S
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Combined Acre Limit :
Combined Volume Limit: 69.70
Combined Rate Limit: 1.15
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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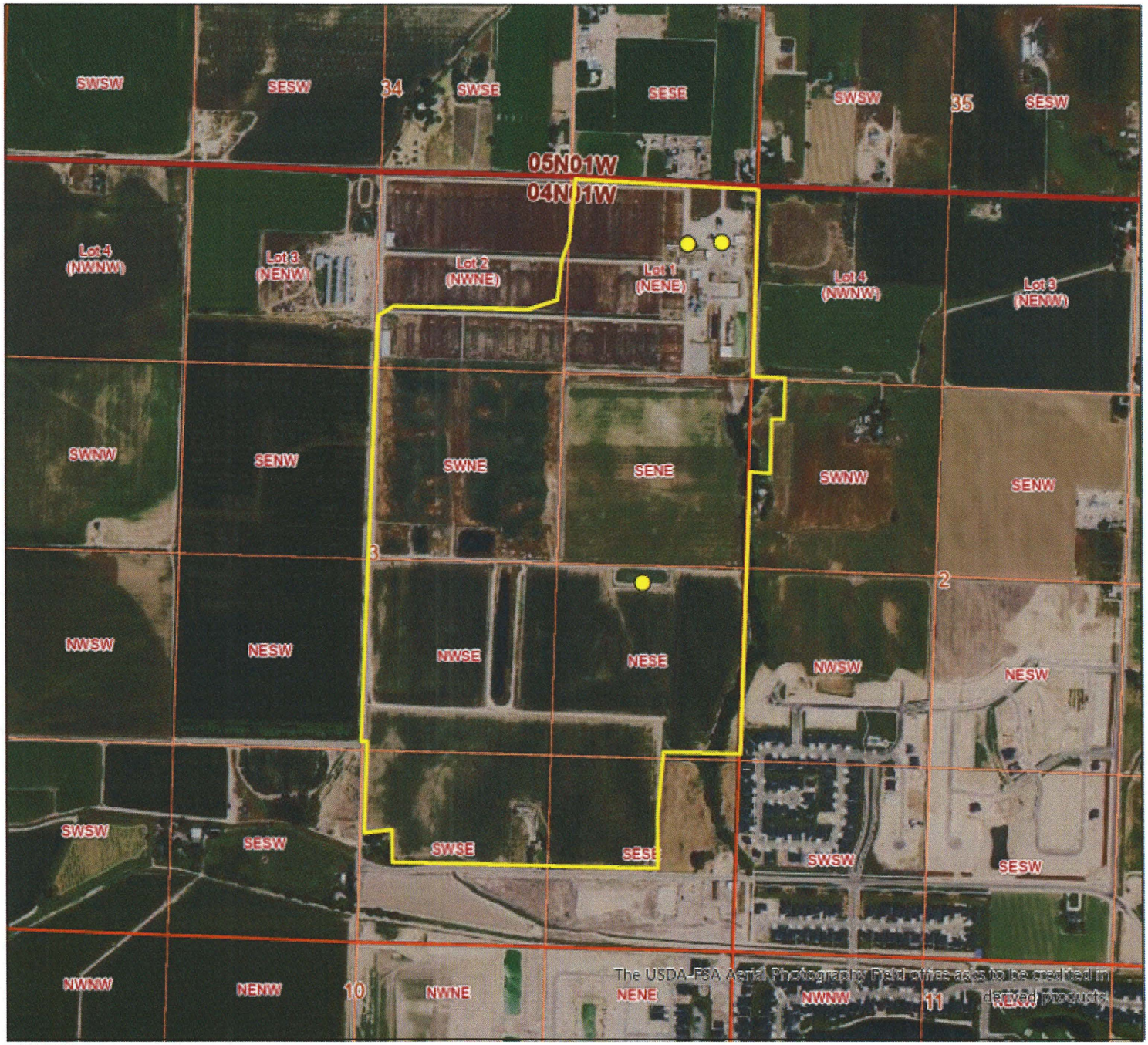
State of Idaho
Department of Water Resources

Water Right

63-25982

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.





0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

89688

Date created: 2/12/2025

State of Idaho
Department of Water Resources

Water Right

63-25982

IRRIGATION STORAGE

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.





0 0.04 0.08 0.16 0.24 0.32

Miles

Legend

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

N

Date created: 2/12/2025

89088

State of Idaho
Department of Water Resources

Water Right

63-25982

IRRIGATION STORAGE

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.





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Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary

N

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Date created: 2/12/2025

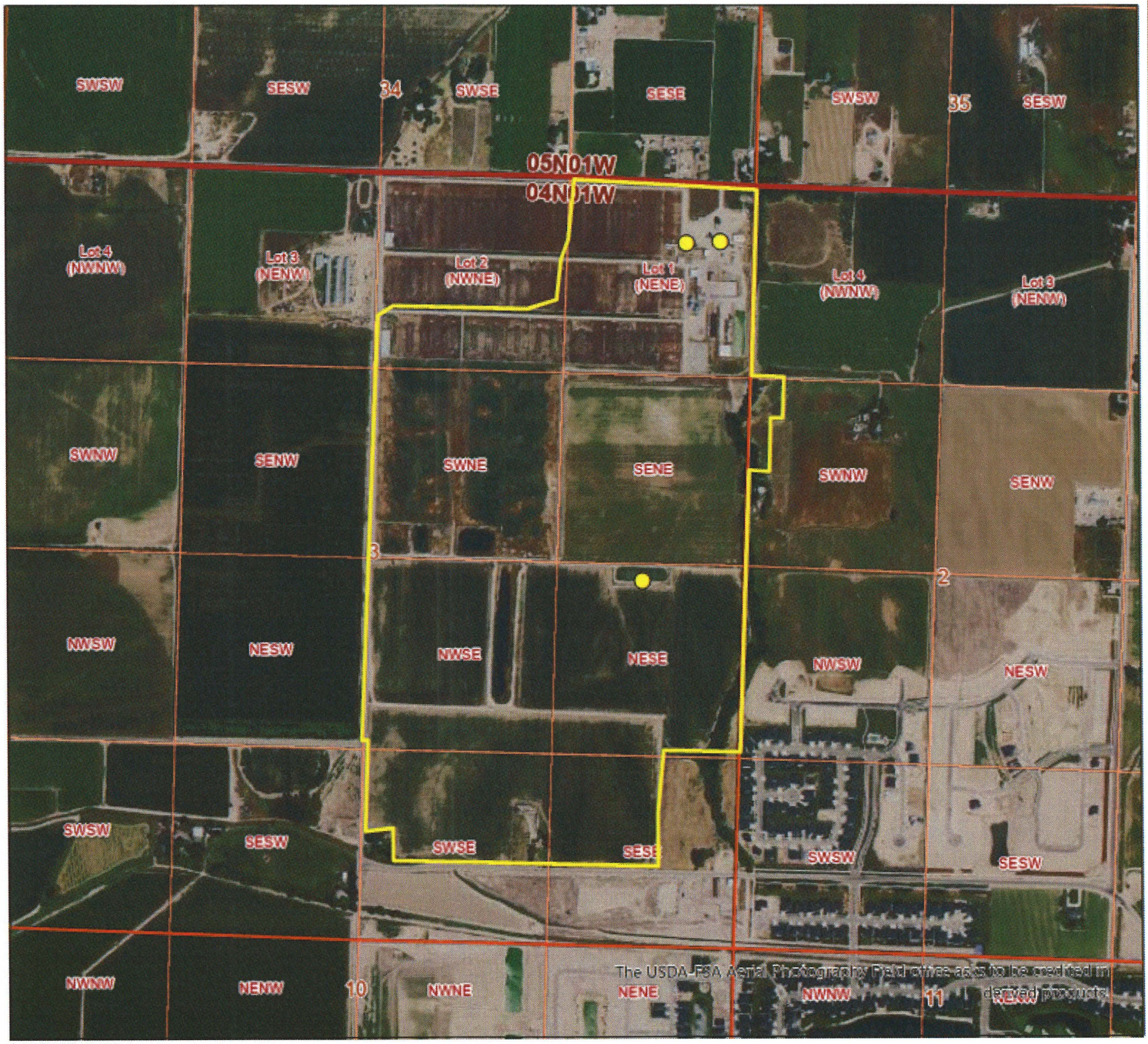
State of Idaho
Department of Water Resources

Water Right

63-25982

IRRIGATION FROM STORAGE

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.





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Miles

Date created: 2/12/2025

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

N

Close

Water Right Report : 63-31725(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NORTH EAGLE 413 LLC	3103 W SHERYL DR STE 100	MERIDIAN	ID	83642
Original Owner	QUARTER CIRCLE DJ RANCH CO	PO BOX 279	EAGLE	ID	83616
Previous Owner	HORMAECHEA LTD PARTNERSHIP	PO BOX 6887	BOISE	ID	83707
Previous Owner	HORMAECHEA, RICHARD M	PO BOX 6887	BOISE	ID	83707

Water Right Status

Priority Date : 10/8/1962
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	1		NE	NE	ADA	
GROUND WATER	04N	01W	3	0		NE	SE	ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.20 CFS	11.70 AFA
TOTAL			0.20 CFS	11.70 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	01W	2			SW	NW	3.0
04N	01W	3	1		NE	NE	42.0
04N	01W	3	2		NW	NE	14.0
04N	01W	3			SW	NE	40.0
04N	01W	3			SE	NE	40.0
04N	01W	3			NE	SE	40.0
04N	01W	3			NW	SE	40.0
04N	01W	3			SW	SE	22.0
04N	01W	3			SE	SE	14.0

Irrigation Totals

Total Acres	Acre Limit
255.00	155.00

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Conditions

Code	Condtions
X27	This right is limited to the irrigation of 155.4 acres within the authorized place of use in a single irrigation season.

X35	Rights 63-10536, 63-11060, 63-25[illegible] 63-25982 and 63-31725 when combined shall not exceed a tota[illegible]igation of 155.4 acres.
R61	This right when combined with al[illegible]er rights shall provide no more than 4.5 afa per acre at the field h[illegible]gate for irrigation of the place of use.
WB7	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 699 af at the field headgate for the place of use.
943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
205	The approval of transfer 83159 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.
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
004	This right does not grant any right-of-way or easement across the land of another.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.
T19	Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates	
Licensed Date :	
Decreed Date : 3/23/2009	
Permit Proof Due Date :	
Permit Proof Made Date :	
Permit Approved Date :	
Permit Moratorium Expiration Date :	
Enlargment Use Priority Date :	
Enlargement Statute Priority Date :	
Application Recevied Date:	
Protest Deadline Date:	

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

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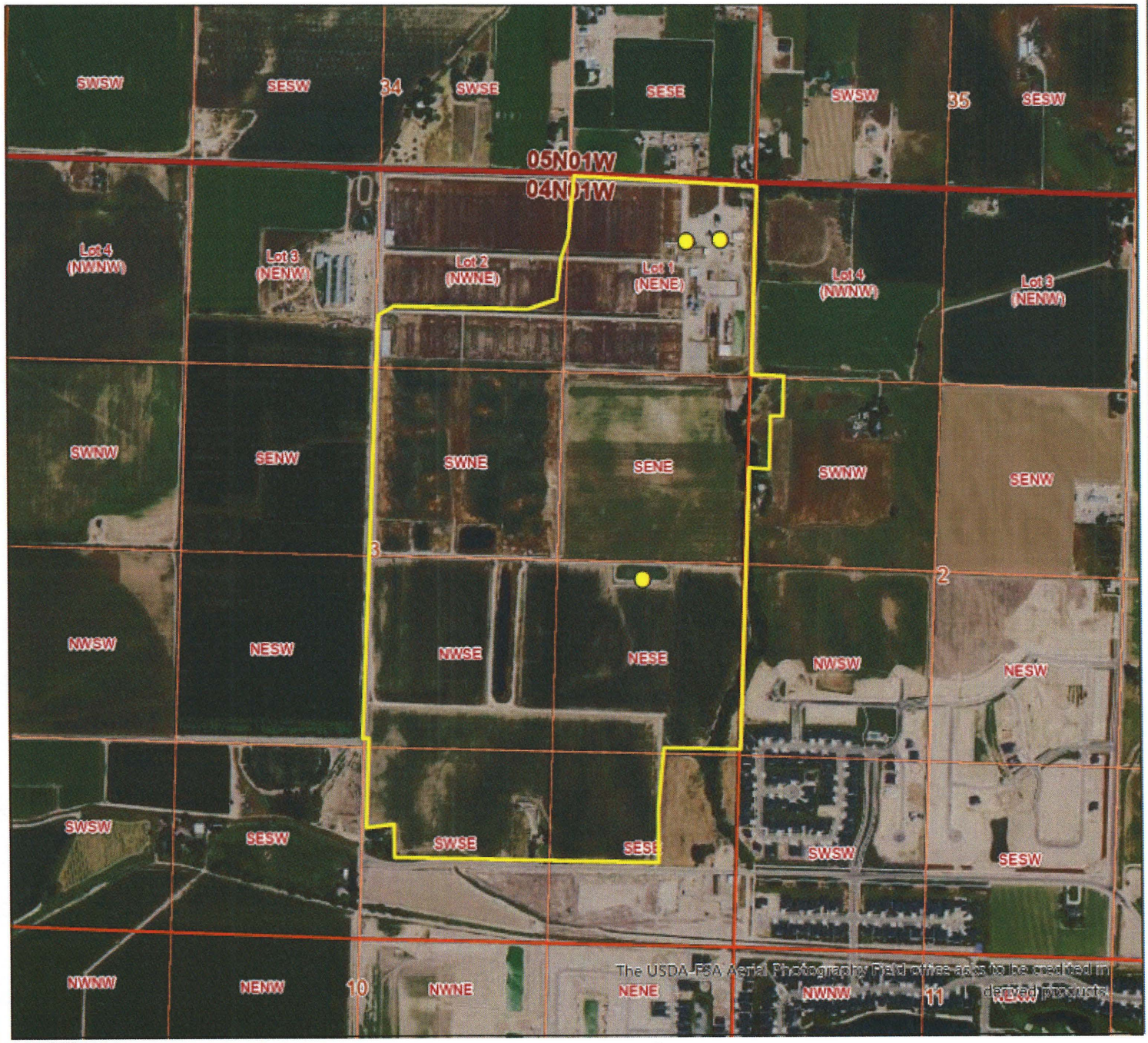
State of Idaho
Department of Water Resources

Water Right

63-31725

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.





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Miles

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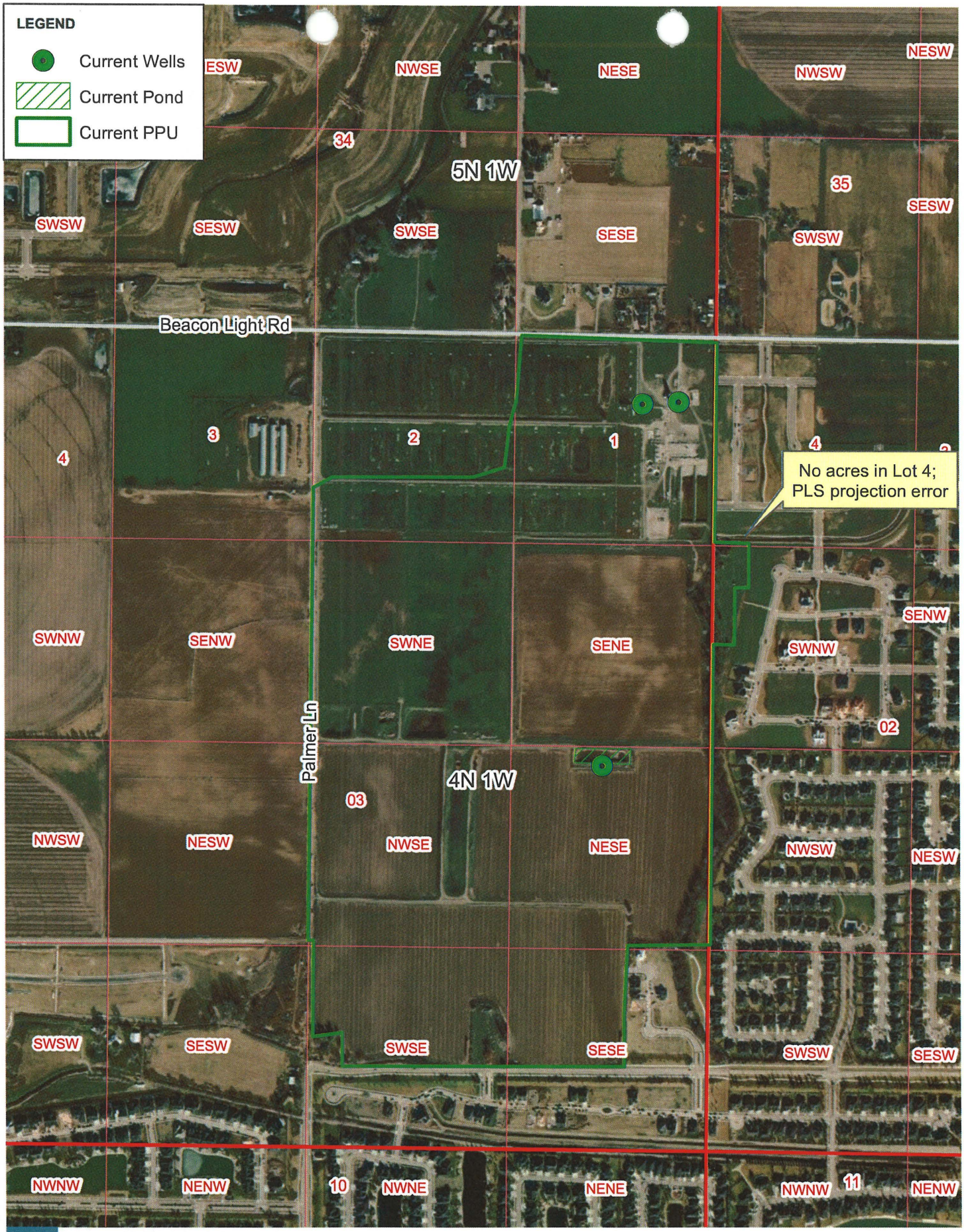
Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 2/12/2025

ATTACHMENT 2B
MAP OF CURRENT SYSTEM

89688



HDR

DATA SOURCE: 2024 World Imagery

89688

0 Feet 1,000

N

ATTACHMENT 2B

MAP OF CURRENT SYSTEM

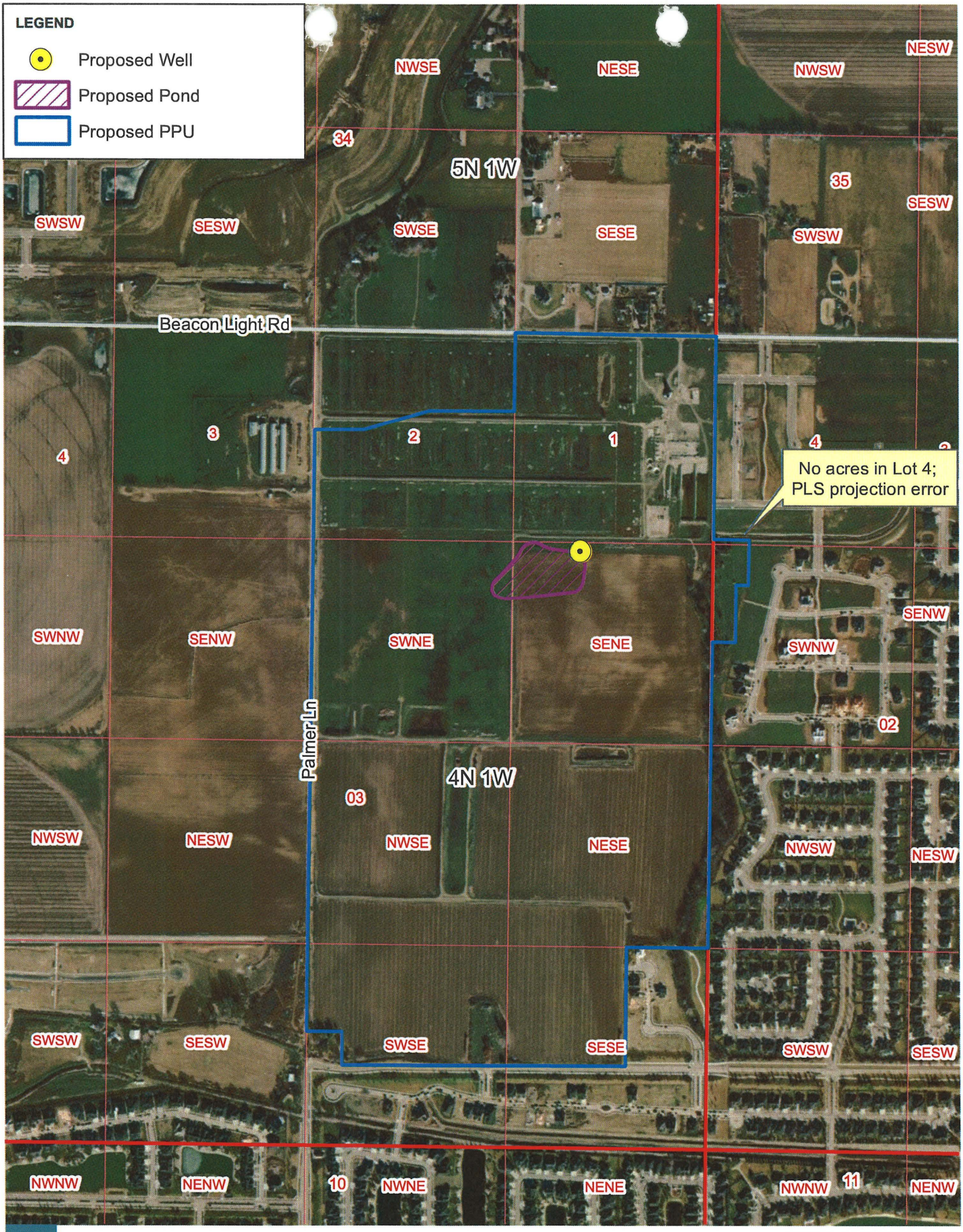
TORRENTE SECCO DEVELOPMENT

PATH: S:\PROJECTS\S THRU Z PROJECTS\T PROJECTS\TOLL BROTHERS_1358\10416651_TORRENTE SECCO\PROJECT\GIS\ARCMAP_PROJECTS\ATTACH 2B MAP.MXD - USER: LGRAVES - DATE: 2/18/2025

PROJECT #10416651

ATTACHMENT 3C
MAP OF PROPOSED SYSTEM

89688



DATA SOURCE: 2024 World Imagery

89688

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ATTACHMENT 3C
MAP OF PROPOSED SYSTEM
TORRENTE SECCO DEVELOPMENT

PATH: S:\PROJECTS\S THRU Z PROJECTS\T PROJECTS\TOLL BROTHERS_1358\10416651_TORRENTE SECCO\PROJECT\GIS\ARCMAP_PROJECTS\ATTACH 3C MAP.MXD - USER: LGRAVES - DATE: 3/26/2025

PROJECT #10416651

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Mathew Weaver**

June 17, 2026

RLS TORRENTE LLC
250 VESEY ST FL 15
NEW YORK NY 10281-1065

RE: Transfer No. 89688
Water Right Nos. 63-10536, 63-11060, 63-25981, 63-25982, 63-31725

Dear Applicant:

The Department of Water Resources has received your water right transfer application. Please refer to the transfer number referenced above in all future correspondence regarding this transfer.

A legal notice of the application has been prepared and is scheduled for publication in the IDAHO STATESMAN on 6/17/2026 and 6/24/2026. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the approval document.

Please contact this office if you have any questions regarding the application.

Sincerely,

Lynne Evans
Administrative Assistant

CC: LORI GRAVES, HDR INC

Evans, Lynne

From: Western Advertising
Sent: Friday, June 12, 2026 12:36 PM
To: legals@idahostatesman.com
Cc: Western Advertising
Subject: Legal Notice: Applications to Amend Permit Nos. 63-34373, 63-34374, 63-34385; Transfer No. 89688
Attachments: Legal Notice - Transfer & Amendments.docx

Please publish the enclosed legal notice in the Idaho Statesman on the dates indicated (6/17 & 6/24, once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 7/6/2026. Your cooperation is appreciated.

Thank you,

IDAHO DEPARTMENT OF WATER RESOURCES

Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

NOTICE OF PROPOSED CHANGE OF WATER RIGHT

TRANSFER NO. 89688

RLS TORRENTE LLC, 250 VESEY ST FL 15, NEW YORK, NY 10281-1065 has filed Application No. 89688 for changes to the following water rights within ADA County: Right Nos. 63-10536, 63-11060, 63-25981, 63-25982, 63-31725. The purpose of the transfer is to change a portion of the above rights as follows:
to update the PPU to include SWNW S2 T04N R01W, and NENE L1, NWNE L2, SWNE, SENE, NESE, NWSE, SWSE, SESE S3 T04N R01W, northeast of Floating Feather Rd and N Palmer Ln; to change the place of use for storage to SWNE, SENE S3 T04N R01W; and to change the point of diversion to SENE S3 T04N R01W.

PROPOSED AMENDMENT OF WATER PERMIT

63-34373

CS PROPERTY DEVELOPMENT LLC, PO BOX 27, BOISE, ID 83707-0027 filed an application to amend permit no. 63-34373 on 08-23-2022. The application proposes to add 4 existing wells as points of diversion and change the place of use. The wells are located in NWNW S13 T01N R01E; NENE and NESE S14 T01N R01E; and SESW S6 T01N R02E. The proposed place of use is located south of the Barker Rd and S Cole Rd intersection in NESW, NWSW, SWSW, SESW, NWSE, SWSE S13 T01N R01E; SWSW, SESW S7 T01N R02E; and NENE, NWNE, SENE, NENW, NWNW L1, SWNW L2, SENW, NESW, NWSW L3, SWSW L4, SESW, NESE, NWSE, SWSE, SESE S18 T01N R02E.

63-34374

CS PROPERTY DEVELOPMENT LLC, PO BOX 27, BOISE, ID 83707-0027 filed an application to amend permit no. 63-34374 on 09-08-2022. The application proposes to add 3 existing wells as points of diversion and change the place of use. The wells are located in NWNW S13 T01N R01E; NENE and NESE S14 T01N R01E. The proposed place of use is located west of S Cole Rd in SWNE, SENE, NENW, NWNW, SENW, NESE, NWSE S11 T01N R01E; and SWNW, SENW, NWSW S13 T01N R01E.

63-34385

CS PROPERTY DEVELOPMENT LLC, PO BOX 27, BOISE, ID 83707-0027 filed an application to amend permit no. 63-34385 on 04-17-2023. The application proposes to change the points of diversion to 3 existing wells and change the place of use. The wells are located in NWNW S13 T01N R01E, SESW S6 T01N R02E, and SWSW L4 S18 T01N R02E. The proposed place of use is located in NWNE, SWNE, NWSE, SWSE S7 T01N R02E.

Permits will be subject to all prior water rights. For additional information concerning the property locations, contact the Western Region office at (208)334-2190; or for a full description of the rights and proposed changes, please see https://idwr.idaho.gov/water-rights/. Protests may be submitted based on the criteria of Idaho Code §§ 42-203A and 42-222. Any protest against the approval of the above applications must be filed with the Director, Dept. of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of $25.00 for each application on or before 7/6/2026. The protestant must also send a copy of the protest to the applicant.
MATHEW WEAVER, Director
Published on 6/17/2026 and 6/24/2026

RECEIVED
APR 01 2025
DEPT. OF WATER RESOURCES

April 1, 2025

RECEIVED
APR 02 2025
WATER RESOURCES
WESTERN REGION

Scott Storms
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Application for Permit & Transfer

Dear Scott,

Enclosed on behalf of RLS Torrente LLC, is an *Application for Permit* proposing additional supplemental ground water for irrigation use and year around storage in a pond for aesthetic and recreation uses. Also enclosed is an associated *Application for Transfer* proposing a modified irrigation permissible place of use, new place of use for authorized storage and a new point of diversion involving 5 water rights. Both applications involve the Torrente Secco Subdivision development in Ada County. The filing fees are being paid by credit card upon submittal and consist of $250 for the permit application and $660 for the transfer application plus $125 to update ownership of the transfer water rights.

Attached to both applications is an "Appointment of Authorized Signatories" showing Matthew Caldwell has authority to sign the applications.

Thank you very much for your consideration and assistance in this matter. Please contact me if you have any questions.

Sincerely,

HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc via email: Kody Daffer

Project #10416651

hdrinc.com

HDR, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000