

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2209

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

LESSOR: RIVERSTONE MASTER ASSOC
1579 W RIVERSTONE DR STE 102
COEUR D ALENE, ID 83814

SUPPORT DATA **RECEIVED**
AUG 31 2026
IN FILE # 95-4507B
Department of Water Resources

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on November 28, 2025.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
95-4507B	3/15/1954	SPOKANE RIVER, tributary to COLUMBIA RIVER	0.43	Not Stated	22.0
95-7090	1/12/1970	SPOKANE RIVER, tributary to COLUMBIA RIVER	1.68	162.0	N/A
95-17381	4/1/1971	SPOKANE RIVER, tributary to COLUMBIA RIVER	1.68	162.0	N/A
Combined Lease Totals			2.11	324.0	22.0

Summary of Water Rights Elements Rentable From the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
95-4507B	3/15/1954	SPOKANE RIVER, tributary to COLUMBIA RIVER	0.43	44.0	22.0
95-7090	1/12/1970	SPOKANE RIVER, tributary to COLUMBIA RIVER	1.68	162.0	N/A
95-17381	4/1/1971	SPOKANE RIVER, tributary to COLUMBIA RIVER	1.68	162.0	N/A
Combined Lease Totals			2.11	206.0	22.0

* The water right elements rentable have been reduced from the water right elements leased to account for combined limits.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2209

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

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2026 to December 31, 2030. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2209

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

LESSOR: RIVERSTONE MASTER ASSOC
1579 W RIVERSTONE DR STE 102
COEUR D ALENE, ID 83814

By Cary J. Brumfi
Title President
Date 8/19/2026

IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

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

Date 9/1/26

Lease approved by IDWR [Signature]

Date 9/1/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2209

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 95-7090, 95-17381
SPOKANE RIVER SWNE Sec. 10 Twp 50N Rge 04W KOOTENAI County

Source and Location of Point(s) of Diversion for Water Right No(s): 95-4507B
SPOKANE RIVER L4NESE Sec. 10 Twp 50N Rge 04W KOOTENAI County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
95-4507B	IRRIGATION	03/15	to	11/15	0.43 cfs	44.0 AF
95-7090	INDUSTRIAL	04/01	to	12/01	1.68 cfs	162.0 AF
95-17381	INDUSTRIAL STORAGE	01/01	to	12/31	N/A	162.0 AF
	DIVERSION TO STORAGE	04/01	to	12/01	1.68 cfs	N/A
Totals:					2.11 cfs	324.0 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	04W	10				9.0									1.0				10.0
50N	04W	11							10.0				2.0						12.0

Total Acres: 22.0

PLACES OF USE TO BE IDLED UNDER THIS LEASE: INDUSTRIAL

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	04W	10		X															

PLACES OF USE TO BE IDLED UNDER THIS LEASE: INDUSTRIAL STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	04W	10			X														

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2209

3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Industrial use is for aggregate washing under water right 95-4507B.
13. Industrial storage is to settle the silt suspended in the water from the washing of aggregate under water right 95-7090.
14. Right Nos. 95-7090 and 95-17381 are limited to a total combined diversion rate of 1.68 cfs and to a total combined annual diversion volume of 162.0 AF.

Idaho Water Resource Board

Water Supply Bank Lease Contract No. 2209

95-4507B, 95-7090, 95-17381

Effective until December 31, 2030

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



Legend

-  Water Supply Bank Lease Place of Use
-  Water Supply Bank Lease Point of Diversion
-  Township/Range
-  Sections
-  QQ



0 500 1,000 1,500 Feet

09/2024

STATE OF IDAHO
WATER RESOURCE BOARD

Print Form

RECEIVED

NOV 28 2025

DEPARTMENT OF
WATER RESOURCESAPPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANKApplicant / Designated Lessor Riverstone Master Association Inc.Water Right No. 95-7090

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

(One water right per application)

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

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

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

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

Yes

Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*, printed **single sided**, per requirement of the Water Supply Bank.

Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.

N/A

Yes

Attachments



1A

Signatures and contact information for **all owners** of the water right to be leased or sold on this application.

1B

An Internal Revenue Service (IRS) Form W-9 for the Applicant / Designated Lessor.

1C

Notice of Change in Water Right Ownership form (accessible from www.idwr.idaho.gov).

1D

Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.



2

Description of a water right portion offered to the Water Supply Bank.



3

A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.



4A

Written consent from irrigation district or water delivery company.



4G

Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.

5B

Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 250.00Received By: KWDate Received: 11-28-2025Receipt # 1124212W-9 received? Yes ☐ No ☐ (Route W-9 to Fiscal)

Name on W-9:

3367
3529

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. The applicant or designated lessor must be listed as a current owner of the water right offered for sale or lease to the Water Supply Bank. If there are multiple current owners, choose one owner as the Designated Lessor. Complete and attach the Designated Lessor - Attachment 1A of this application package with the signatures of all current owners.

Applicant / Designated Lessor Riverstone Master Association Inc.
Mailing Address 1579 W. Riverstone Dr., Ste. 102 Coeur d'Alene ID 83814
Street City State Zip Code
Email Address Cheryl.Klein@kiemlehagood.com Phone Number 208-770-2590

☒ The Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Lessor is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Lessor / Applicant submitted an IRS Form W-9 to this Department within 6 months? Yes ☐ No ☒
If no, complete the form and attach to this application (Attachment 1B).
- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).
- D. Is this application being completed by an authorized representative of the Water Right Holder? Yes ☒ No ☐
If yes, representatives (includes employees of Water Right Holder companies) must complete this section and submit documentary proof of their authority to represent the Water Right Holder (Attachment 1D).

Name of Representative Chris M. Bromley Organization McHugh Bromley, PLLC
Professional Title Attorney Email Address cbromley@mchughbromley.com
Mailing Address PO Box 107, Boise, ID 83701 Phone Number 208-287-0991

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

OR

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

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

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

OR

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

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

3. MAP

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

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Identify the owner of the water delivery system or well Applicant

If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to Section 42-108, Idaho Code and IDAPA WSB Rule 37.02.03.25.02e. (Label Attachment 4A)

- B. Please provide a description of the current water diversion and delivery system, including source, pump, pipeline or diversion.
Diversion from Spokane River.

- C. Describe any other water sources, including municipal, irrigation company shares, or water rights with combined limits to the water right offered to the bank, which are used for the same purpose at the same place of use as the water right being offered to the Bank. 95-17381

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☒ No ☐

Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands, and usually have combined limits in the conditions of the water rights. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.

- E. Will the present place of use continue to receive water from any other source, including those listed in 4C? Yes ☒ No ☐

If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. City of Coeur d'Alene municipal water for in-home use and outdoor pressurized irrigation.

- F. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒

If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Label Attachment 4G). See Section 42-223, Idaho Code for exceptions to forfeiture, including lease into the Bank. Your application may be denied if forfeiture concerns are not addressed.

- G. Identify annual volumes and/or rates of water diverted (used) in the last 5 years to accomplish the beneficial use authorized by this water right. None, right was decreed by the CSRBA court and has not been forfeited.

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒

If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE CONTRACT

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

If lease, specify the first calendar year when the use of water will be suspended: 2026

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

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

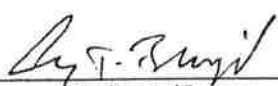
B. Show the minimum payment acceptable to the seller/lessor. If lease, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. *The owner payment is 90% of the rental fee. The administrative fee retained by the IWRB is 10% of either the current rental rate or the negotiated rental fee, whichever is higher. Include the method of determining the minimum payment if submitted as a companion lease rental package, and whether the owner payment will be paid directly to the lessor from the renter or if owner payment should be collected by the Department from the renter for payment to the lessor. (Label attachment 5B).*

Current rental rate _____

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Lessor / Applicant acknowledges the following:

1. Payment to the Designated Lessor / Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Lessor / Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.



Signature of Designated Lessor or Applicant

Casey Brazil, President

Printed Name

11-19-25

Date



Signature of Co-Applicant

Printed Name

11/20/2025

Date

Signature of Authorized Representative

Printed Name

Date

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

Print Form

STATE OF IDAHO
WATER RESOURCE BOARD

Complete Attachment 1A if more than one water right owner

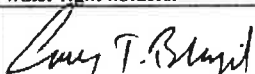
ATTACHMENT 1A

Multiple Water Right Holders Party to the Lease Application

For the water right offered for sale or lease, list all owners (individuals or business entities) of the right or the property to which it is appurtenant. All water right holders must sign a Water Supply Bank Lease Application. However, only the Designated Lessor or Applicant needs to provide a completed IRS Form W-9 (Attachment 1B). **All correspondence and any financial payment associated with the rental of this water right will be directed to the Designated Lessor.** If additional space is needed to list any other water right holders, attach a second copy of Attachment 1A.

If submitting multiple applications, it is only necessary to complete one Attachment 1A for the group of applications. List each water right below.

Water Right No(s). 95-4507A, 95-4507B, 95-7090, 95-8801, 95-17381

	Designated Lessor	Applicant #2	Applicant #3
Name	Riverstone Master Association Inc.		
Mailing Address	1579 W. Riverstone Dr., Ste. 102, CdA, ID 83814		
Phone Number	208-770-2590		
Email Address	Cheryl.Klein@kiemlehagood.com		
Applicant Declaration	As Designated Lessor, I submit this lease application on behalf of all other water right holders.	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.
Signatures			

	Applicant #4	Applicant #5	Applicant #6
Name			
Mailing Address			
Phone Number			
Email Address			
Applicant Declaration	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.	I authorize the Designated Lessor to submit this application on my behalf.
Signatures			

STATE OF IDAHO
WATER RESOURCE BOARD

Complete Attachment 2 if only a portion of the water right is offered to the Bank.
Only one water right per form.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

1. <u>Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
<u>95-7090</u>	<u>Industrial</u>	<u>1.68</u>	<u>162</u>	
	Total Amounts:	<u>1.68</u>	<u>162</u>	

2. Source of water Spokane River tributary to Columbia River

3. **Point(s) of diversion.** Locate the point of diversion within each 40-acre tract and/or the U.S. Government Lot of the Public Land Survey System. Spring sources should be described to the nearest 10-acre tract. Identify the county where the point of diversion is located.

TWP	RGE	SEC	GOVT LOT	¼	¼	¼	County	Source	Local name or tag #
50N	04W	10	0	SW	NE		Kootenai	Spokane River	

4. Place of Use to be idled. Mark the idled place of use within each 40-acre tract in the appropriate box using the number of acres for irrigation, or the symbol listed below for other uses.

D - domestic, S - stockwater, M - municipal, C - commercial, I - industrial, X - other.

TWP	RGE	SEC	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	04W	10		I															

State of Idaho
Department of Water Resources

Water Right

95-7090

INDUSTRIAL

Attachment 3

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.



Legend

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



Date created: 11/6/2025





IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

September 1, 2026

RIVERSTONE MASTER ASSOCIATION INC
2187 N MAIN ST
COEUR D ALENE ID 83818

**RE: WATER SUPPLY BANK LEASE CONTRACTS 2209
FOR WATER RIGHTS 95-4507B, 95-7090 and 95-17381**

Dear Lessor:

Water rights **95-4507B, 95-7090 and 95-17381** are leased into the Water Supply Bank (Bank) as of January 1, 2026, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right(s) will automatically be released from the Bank on **December 31, 2030**, unless the rights are released earlier by the Water Resource Board (Board). To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water rights may not be available for immediate release if they are rented.**

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

Sincerely,

Darin Vrem
Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Northern Region Office
Chris Bromley, McHugh Bromley, PLLC



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver
RECEIVED

AUG 31 2026

Department of Water Resources

8/18/2026

RIVERSTONE MASTER ASSOCIATION INC
1579 W RIVERSTONE DR STE 102
COEUR D ALENE ID 83814-1013

RE: APPLICATION TO LEASE WATER RIGHT 95-4507B, 95-7090, 95-17381 TO THE WATER SUPPLY BANK CONTRACT 2209

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

Dear Applicant:

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

The right will automatically be released from the Bank on **December 31, 2030** unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

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

Sincerely,

for
Water Supply Bank

Enclosures: Proposed Lease Contract No. 2209 (2)
Map
Receipt C124212

CC: Chris M. Bromley - Representative (via email)

MEMORANDUM FOR APPLICATION # 3529 / CONTRACT # 2209

To: Water Right(s) 95-4507B, 95-7090, 95-17381

From: Emma Channpraseut – Water Resource Agent – State Office

Date: 8/18/2026

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

PURPOSE/NARRATIVE: The Water Supply Bank (WSB) received Lease Application No. 3529 on 11/28/2025 with the correct fee payment on behalf of Riverstone Master Association. The applicants propose to lease the entirety of Spokane River surface Water Right Nos. 95-4507B, 95-7090, and 95-17381. The lease application requested a 5-year lease term from 2026-2030. Chris Bromley (attorney) included a cover letter with the applications to explain the WSB lease applications for five water rights that have been submitted to the bank with the intention of submitting a lease/rental package. Within the letter and additional communication, the attorney explains that Water Right Nos. 95-4507B, 95-7090, and 95-17381 lease will need to commence in 2026. For Rental Application No. 3366, the requested rental amount should be able to be fulfilled by Right No. 95-17381. This is the first time these water rights have been proposed to be leased into the WSB.

An email was sent to Chris Bromley on 6/26/2026 asking for clarification if municipal water has been used at the Place of Use (POU) for industrial or commercial beneficial uses authorized by the water rights and when did it begin. He responded on 7/1/2026 that "No, not since the partial decrees were issued, with forfeiture tolled during the adjudication process and since issuance of the partial decrees."

The proposed points of diversion (POD) is within IDWR Administrative Basin 95.

AUTHORITY TO FILE: IDWR records show the applicant Riverstone Master Association as the current owners of the water rights. The application was signed by Casey Brazil. Casey Brazil has the authority to sign the applications as he lists the registered agent and President through Idaho Office of the secretary of state business search. Chris M. is listed as the attorney and submitted the applications on behalf of Riverstone Master Association.

WATER RIGHT VALIDITY: Water rights 95-17381, 95-7090, and 95-4507B were decreed on 11/8/2019 and the rights have never been leased into the WSB. There are no concerns with validity of the water right and portion offered to the bank.

ENLARGEMENT OF USE: No concerns with enlargement. Only overlapping water rights are City of Coeur D Alene and Cougar Bay Ridge Water LLC municipal rights. There are no other water rights for irrigation at the place of use (POU). The entire water rights are proposed for leased into WSB. Area standard headgate (HG) is 3.0 acre-feet/acre annually.

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

DEPARTMENT STAFF OR WATERMASTER COMMENTS: The location of the water right POD is with IDWR's Northern Region and not within a Water District. A request for comment regarding the proposed lease was sent on 6/26/2026. No concerns were received.

Channpraseut, Emma

From: Channpraseut, Emma
Sent: Monday, August 17, 2026 4:02 PM
To: cbromley@mchughbromley.com
Cc: cheryl.klein@kiemlehagood.com
Subject: WSB Lease Contracts 2201 & 2209, Rental Agreement 1026, Memos for Riverstone Master Association Inc
Attachments: Receipt ID C124212 - Riverstone Master Assn.pdf; WSB Lease Contract 2201 - Riverstone Master Assn - Cover Letter & Contract.pdf; WSB Lease Contract 2209 - Riverstone Master Assn - Cover Letter & Contract.pdf; WSB Rental Agreement 1026 - Riverstone Master Assn - Cover Letter & Agreement.pdf; Lease Review Memo App 3367 Contract 2201 Riverstone Master Association Inc.pdf; Lease Review Memo App 3529 Contract 2209 Riverstone Master Association Inc.pdf; Rental Review Memo App 3366 Agreement 1026 Riverstone Master Association Inc v3.pdf

Good afternoon, Chris,

I was able to prepare the Water Supply Bank (WSB) Lease Contracts and Rental Agreements for review and signature (please see attached PDFs) based on the information you provided. I had to make some assumptions due to the lack of information regarding historical industrial use, but we did end up renting the irrigation water right to have enough volume to fulfill the entire rental request. Please see the attached memos for the explanation and analysis. I have put together the cover letters, contracts, maps, etc. into a package that will go out in tomorrow's mail.

If the lease contracts and rental agreement are signed have the following choices to submit the signed contracts:

1. Return the signed contracts and rental fee via mail to:
IDAHO DEPARTMENT OF WATER RESOURCES
PO BOX 83720
BOISE, ID 83720-0098
2. Submit the electronically signed contracts to file@idwr.idaho.gov and mail or physically drop off the rental fee to the closest IDWR office to you.

Please let me know if you have any questions,
Emma



IDAHO DEPARTMENT OF
WATER RESOURCES

Emma Channpraseut | Water Resources Agent

322 E Front St, PO Box 83720, Boise, ID 83720

(208) 287-4946 | www.idwr.idaho.gov



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

Governor Brad Little

Director Mathew Weaver

8/18/2026

RIVERSTONE MASTER ASSOCIATION INC
1579 W RIVERSTONE DR STE 102
COEUR D ALENE ID 83814-1013

RE: APPLICATION TO LEASE WATER RIGHT 95-4507B, 95-7090, 95-17381 TO THE WATER SUPPLY BANK CONTRACT 2209

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

Dear Applicant:

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

The right will automatically be released from the Bank on **December 31, 2030** unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

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

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

Sincerely,

for
Water Supply Bank

Enclosures: Proposed Lease Contract No. 2209 (2)
Map
Receipt C124212

CC: Chris M. Bromley - Representative (via email)

Channpraseut, Emma

From: Channpraseut, Emma
Sent: Friday, June 26, 2026 5:33 PM
To: Richman, Michelle
Subject: Request for Comment - Lease & Rental for Riverstone Master Association
Attachments: Rental Review Memo App 3366 Agreement 1026 Riverstone Master Association Inc v2.pdf; Rental Approval Map App 3366 Agreement 1026.pdf; Rental Approval Move Map APP 336 AGREEMENT 1026.pdf; Lease Review Memo App 3529 Contract 2209 Riverstone Master Association Inc.pdf; Lease Approval Map App 3529 Contract 2209.pdf; Lease Review Memo App 3367 Contract 2201 Riverstone Master Association Inc.pdf; Lease Approval Map App 3367 Contract 2201.pdf

Good afternoon,

I am seeking comments regarding Water Supply Bank (WSB) Applications for Riverstone Master Association. Please see attached review documents (Lease & Rental Applications, review memos, and reference maps). Please submit your comments within 7 days. If we do not hear from you by that date, we will assume that no comment from you means that you have no objection to, concerns, or conditions about the lease and rental.

Details below:

- Lease App 3367 / Contract 2201 (2025-2029)
 - 95-4507A
 - 95-8801
- Lease App 3529 / Contract 2209 (2026-2030)
 - 95-4507B
 - 95-7090
 - 95-17381
- Rental App 3366 / Agreement 1026 (2026-2030)
 - Renter: River Master Association Inc
 - Rented WR 95-17381

Please let me know if you have any questions,

Emma



IDAHO DEPARTMENT OF
WATER RESOURCES

Emma Channpraseut | Water Resources Agent

322 E Front St, PO Box 83720, Boise, ID 83720

(208) 287-4946 | www.idwr.idaho.gov

Channpraseut, Emma

From: Channpraseut, Emma
Sent: Friday, June 26, 2026 4:49 PM
To: cbromley@mchughbromley.com
Subject: WSB Lease & Rental applications - Riverstone Masters Association

Hi Chris,

I have the lease and rental contracts drafted and just have some questions that I need to clarify before I send out the contracts. Once I get that information, I will proceed with getting these contracts out for signature.

1. **Has municipal water been used at the Place of (POU) for industrial or commercial beneficial uses authorized by water rights? If yes, when did it begin?**
2. **Do you have historic volume information regarding the pond for the rental?**

Apologies for the delay as it has been a busy WSB season and this one has been a little tricky getting it sorted. I was able to get the different leases sorted and the payment you provided when you sent in the application is correct.

Below are the details of how they are broken out:

- Lease Application 3367 / Contract 2201 (2025-2029)
 - 95-4507A
 - 95-8801
- Lease Application 3529 / Contract 2209 (2026-2030)
 - 95-4507B
 - 95-7090
 - 95-17381
- Rental Application 3366 / Agreement 1026 (2026-2030)
 - Renter: River Master Association Inc
 - Rented WR 95-17381

Thanks,
Emma

 IDAHO DEPARTMENT OF
WATER RESOURCES
Emma Channpraseut | Water Resources Agent
322 E Front St, PO Box 83720, Boise, ID 83720
(208) 287-4946 | www.idwr.idaho.gov