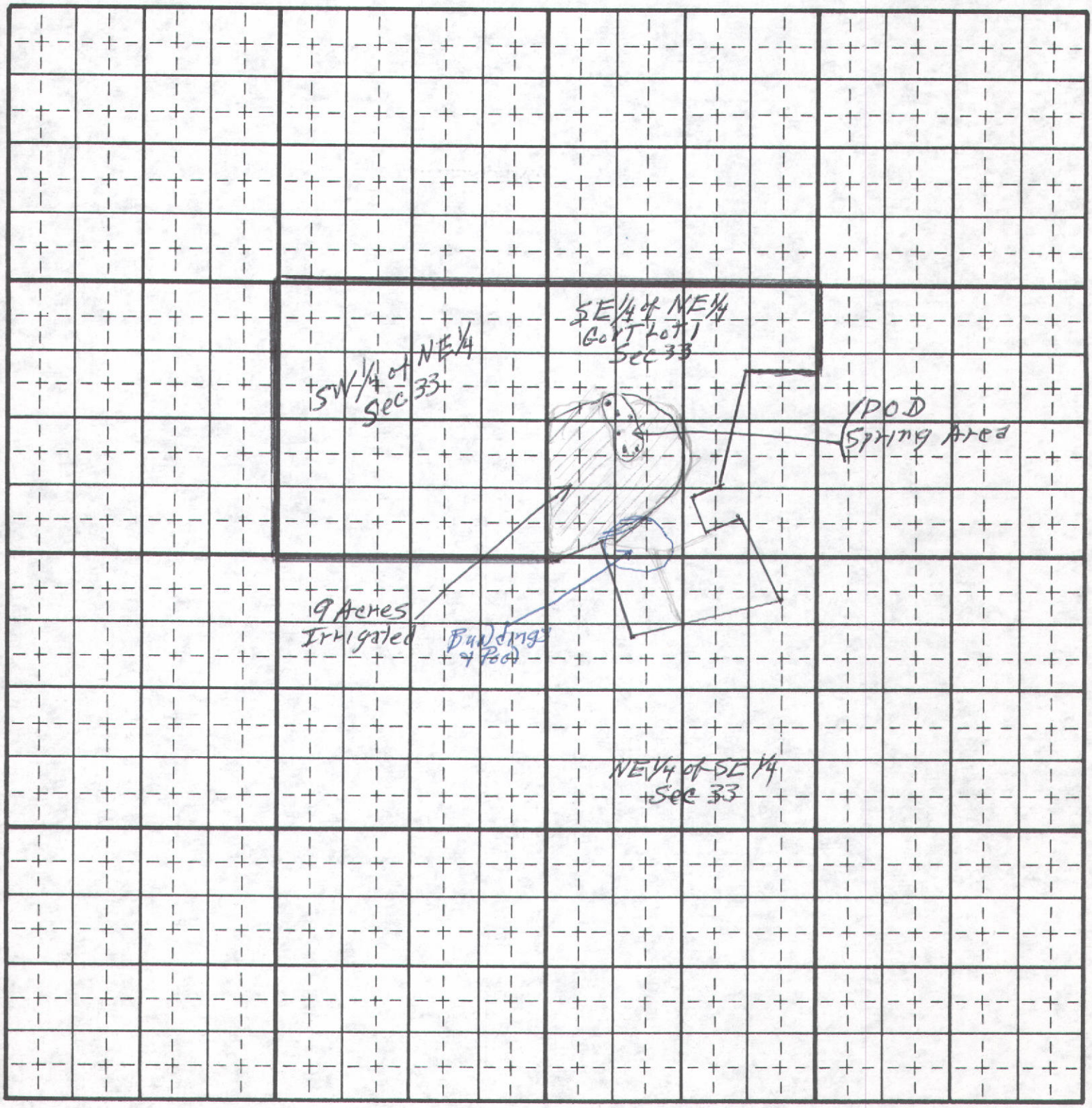
Spring 3

Map of Project: show clearly the point of diversion, place of use, section number, township, and range number.

Scale: ~~2~~ 8 inches equals 1 mile

2" square = 40A



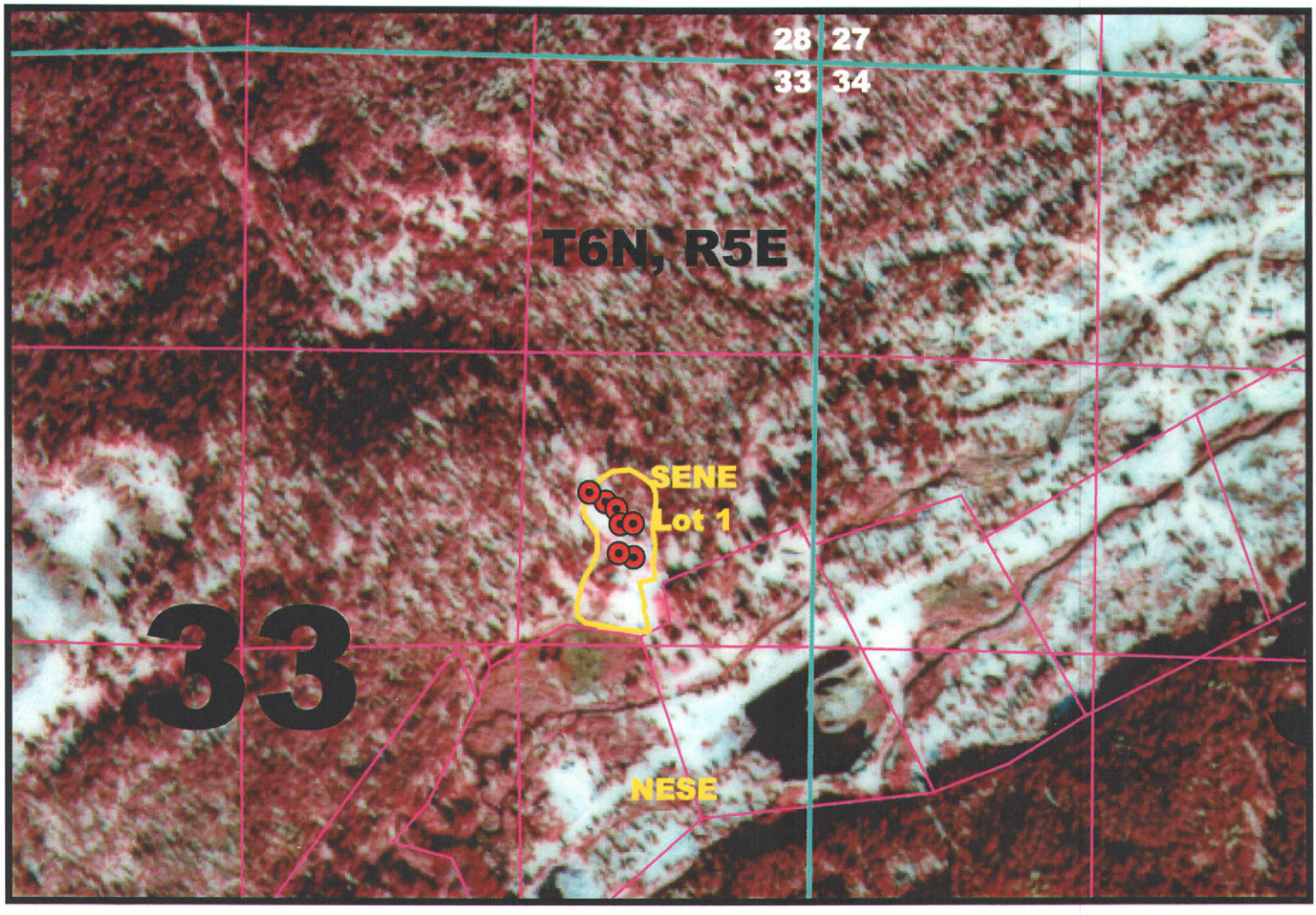
Last Name Warm Springs Resort Incident No. A63-15362 Copies: White-State, Yellow-Claimant

MICROFILMED
AUG 24 1992

STATE OF IDAHO

Department of Water Resources
Western Region

Water Right(s): 63-15362



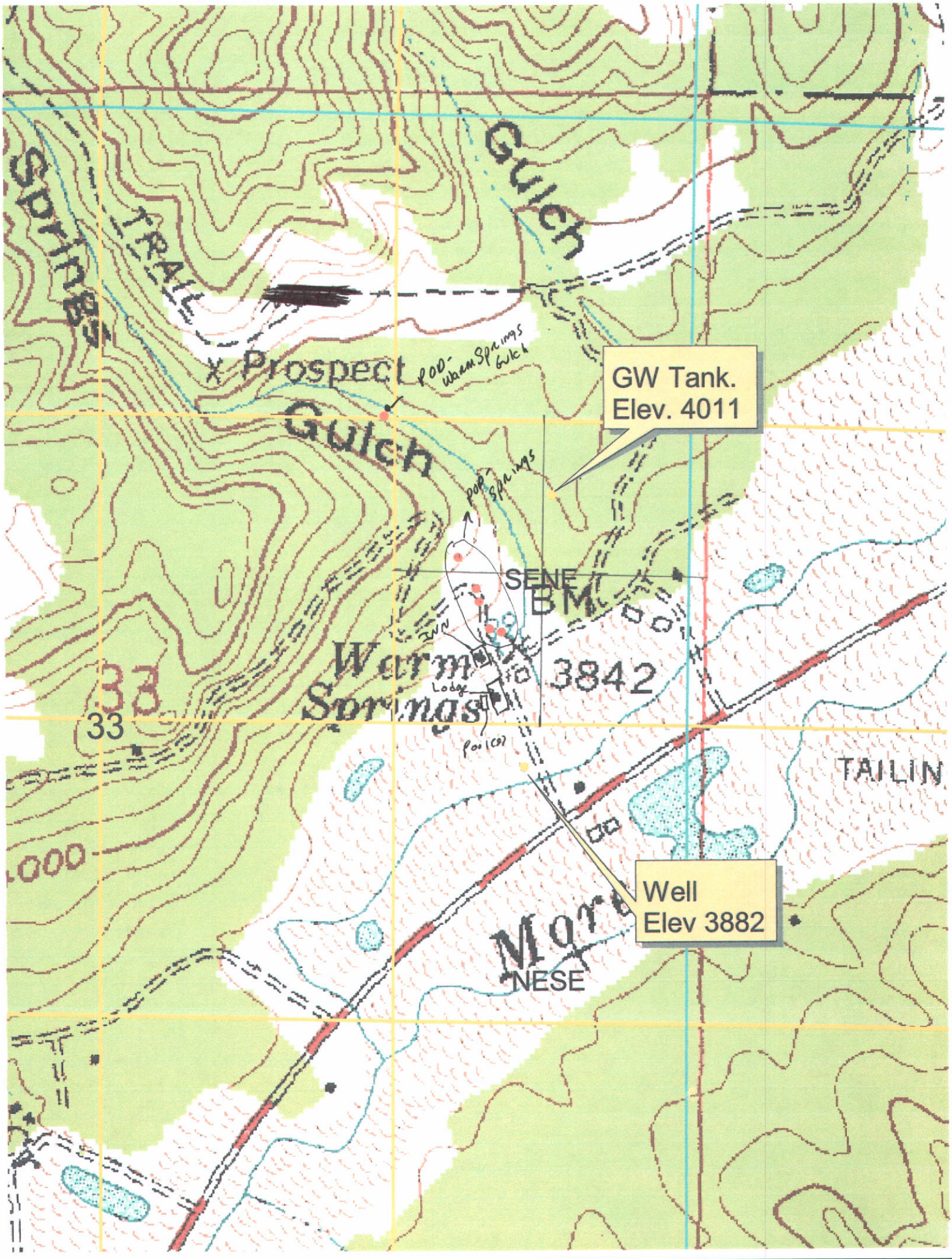
1320 0 1320 2640 Feet

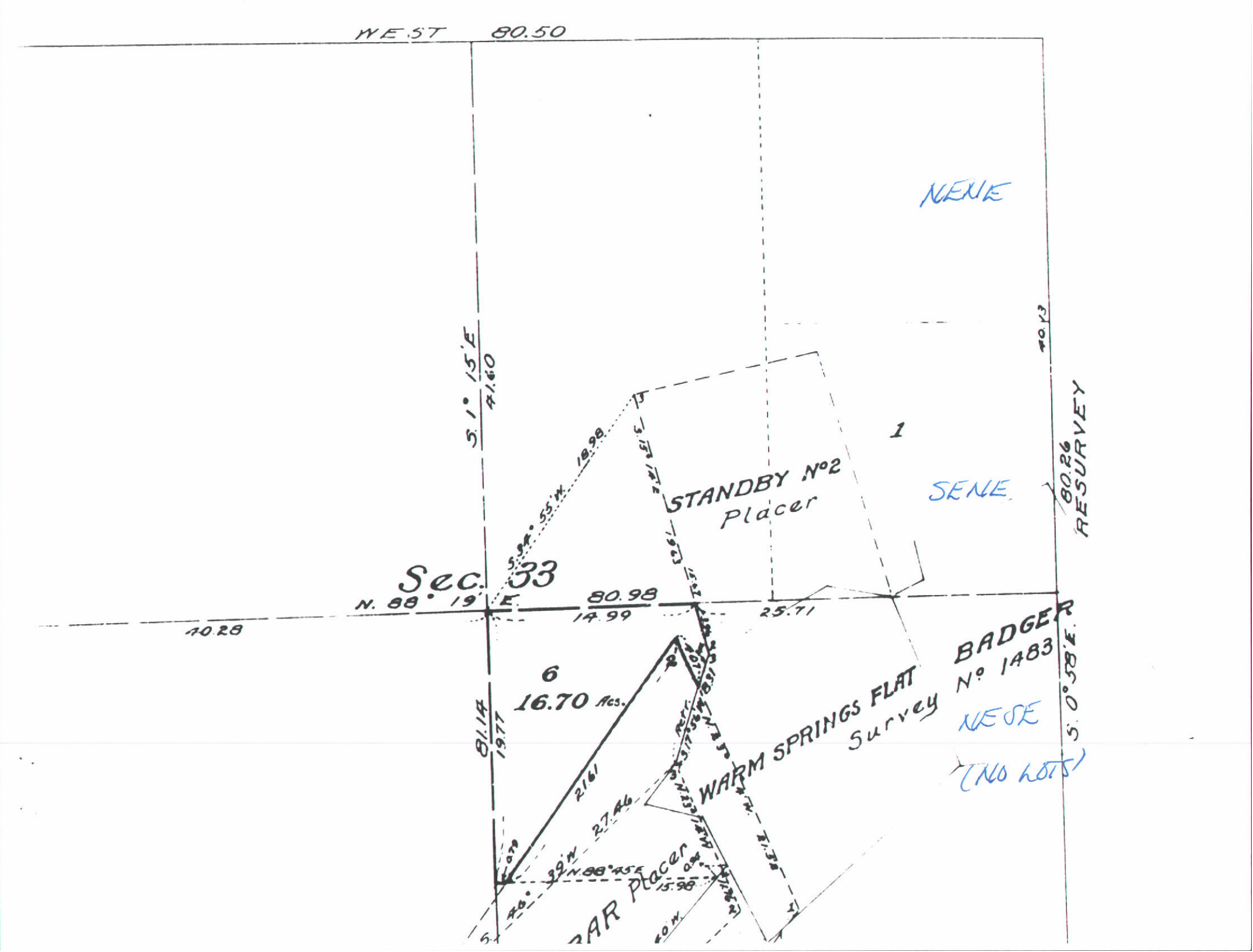
Total Irrigated Acreage: 4.8

- Point(s) of Diversion
- Place of Use
- Quarter Quarter Lines
- Section Lines

N
W E
S

GIS Place of Use Illustration
1987/1988 NAPP Photography
Prepared by: C. Saxton
Date: April 2002


Gulch
TRAIL
Springs
Prospect
Gulch
Warm
Springs
SENE
BM
3842
33
33
GW Tank.
Elev. 4011
Well
Elev 3882
NESE
TAILIN


WEST 80.50
NENE
S. 1° 15' E.
41.60
STANDBY No 2
Placer
1
SENE
80.26
RESURVEY
Sec. 33
N. 88° 19' E.
80.98
14.99
25.71
10.28
6
16.70 Acs.
81.14
1977
2161
WARM SPRINGS FLAT
Survey No 1483
BADGER
S. 0° 58' E.
NESE
(NO LOTS)
27.46
N. 88° 45' E.
15.98
40.
40 N.
AR placer

SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer M Minicucci Legal Description T6NR5E S33 SENE

① Point of Diversion



② Point of Diversion



SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer D DiNicucci Legal Description T6NR56S33 SENE

③ Point of Diversion



④ Inside of Spring box

Disconnected at time of photo



SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer M Minicucci Legal Description T6N R5E S33 SENE

(5) Point of Diversion



(6) Point of Diversion

Located on uphill side of old bathhouse



SRBA Claim Number 463-15362 Date of Photos 09/17/2001

Photographer M Menicucci Legal Description T6N R5E S33 SENE

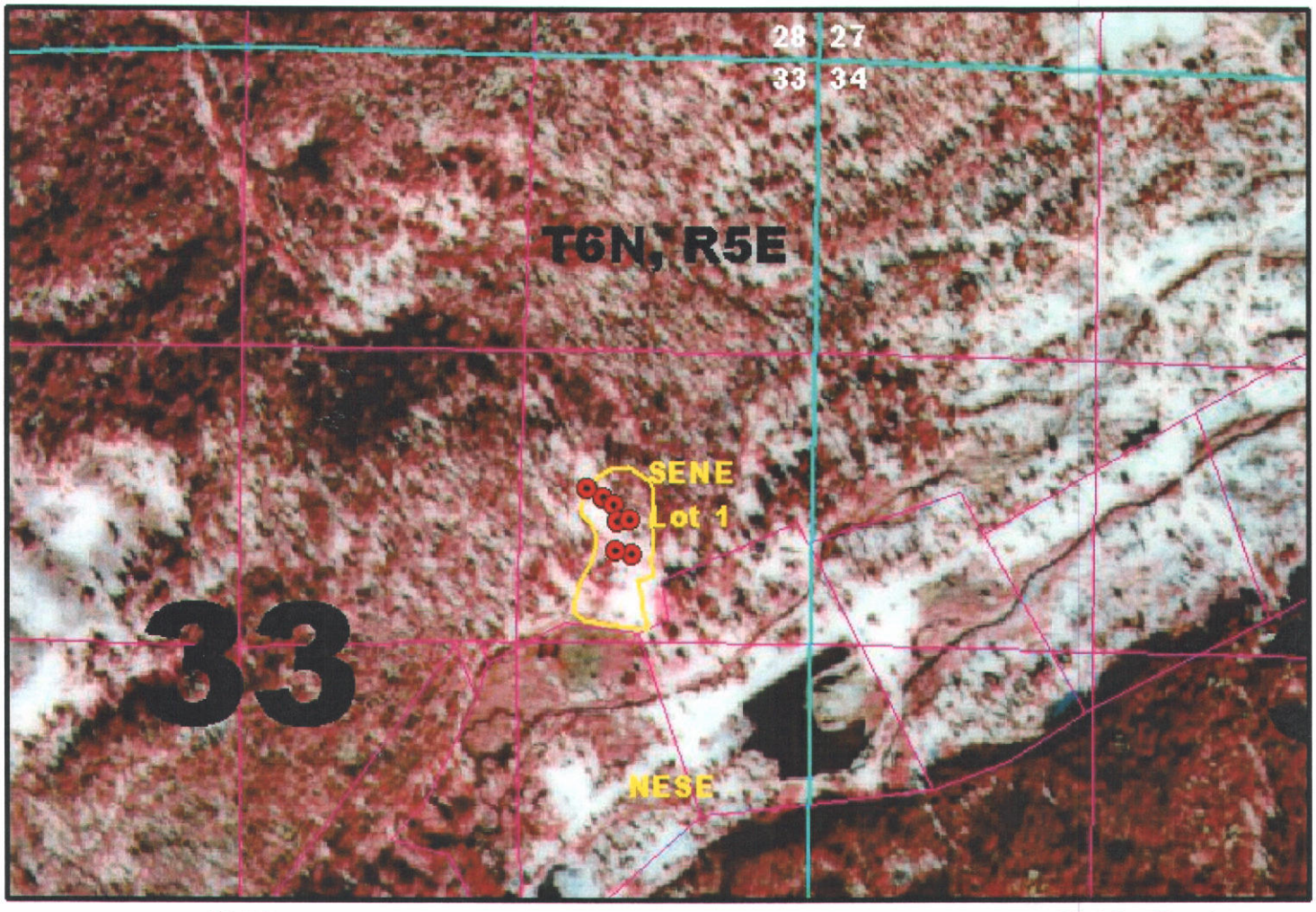
(7) Place of use, swimming pool. Located west of lodge building, south of old inn. Undergoing maintenance at time of photo.



STATE OF IDAHO

Department of Water Resources
Western Region

Water Right(s): 63-15362



Total Irrigated Acreage: 4.8

- Point(s) of Diversion
- Place of Use
- Quarter Quarter Lines
- Section Lines

N
W E
S

GIS Place of Use Illustration
1987/1988 NAPP Photography
Prepared by: C. Saxton
Date: April 2002

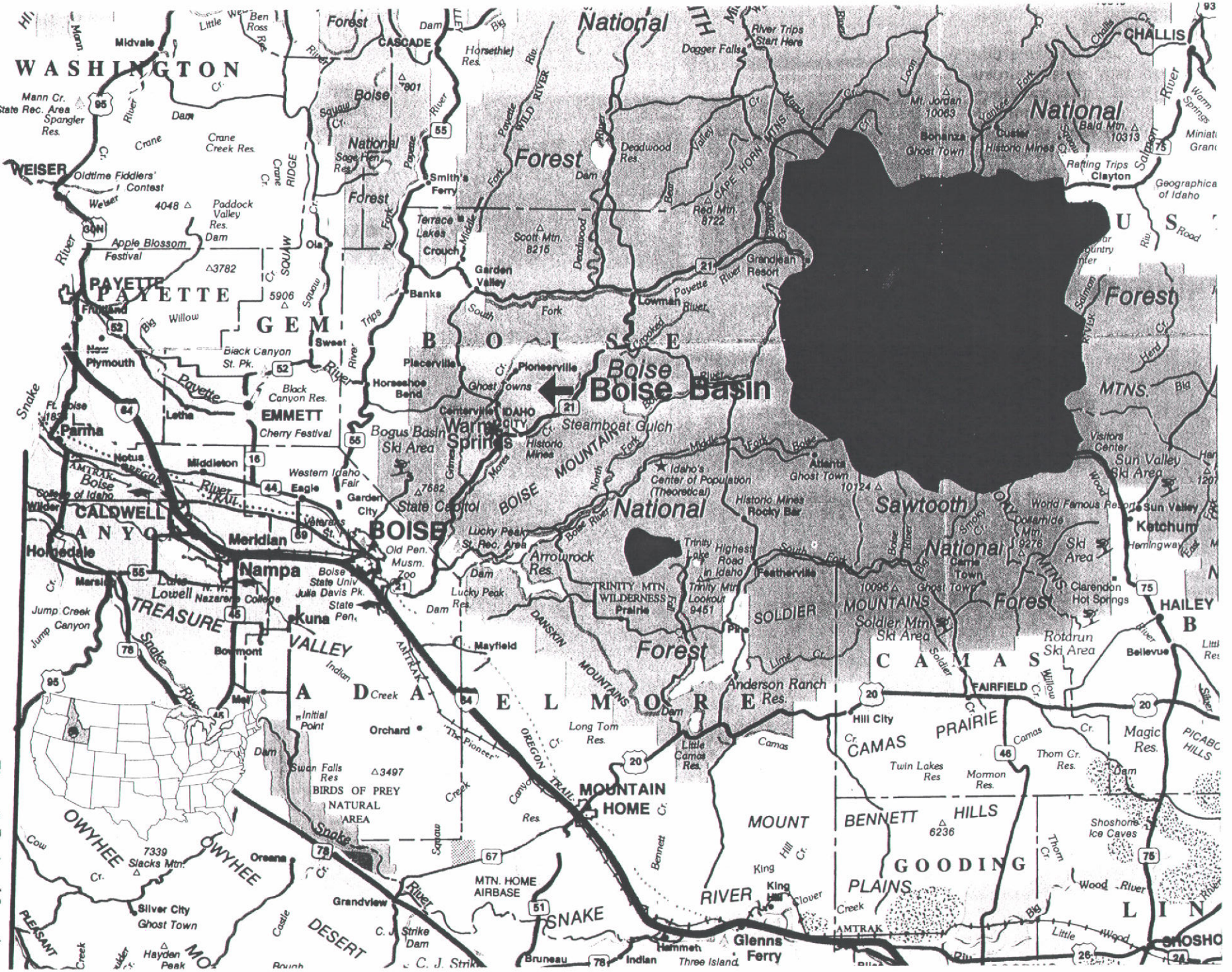


Figure 1 Regional Location

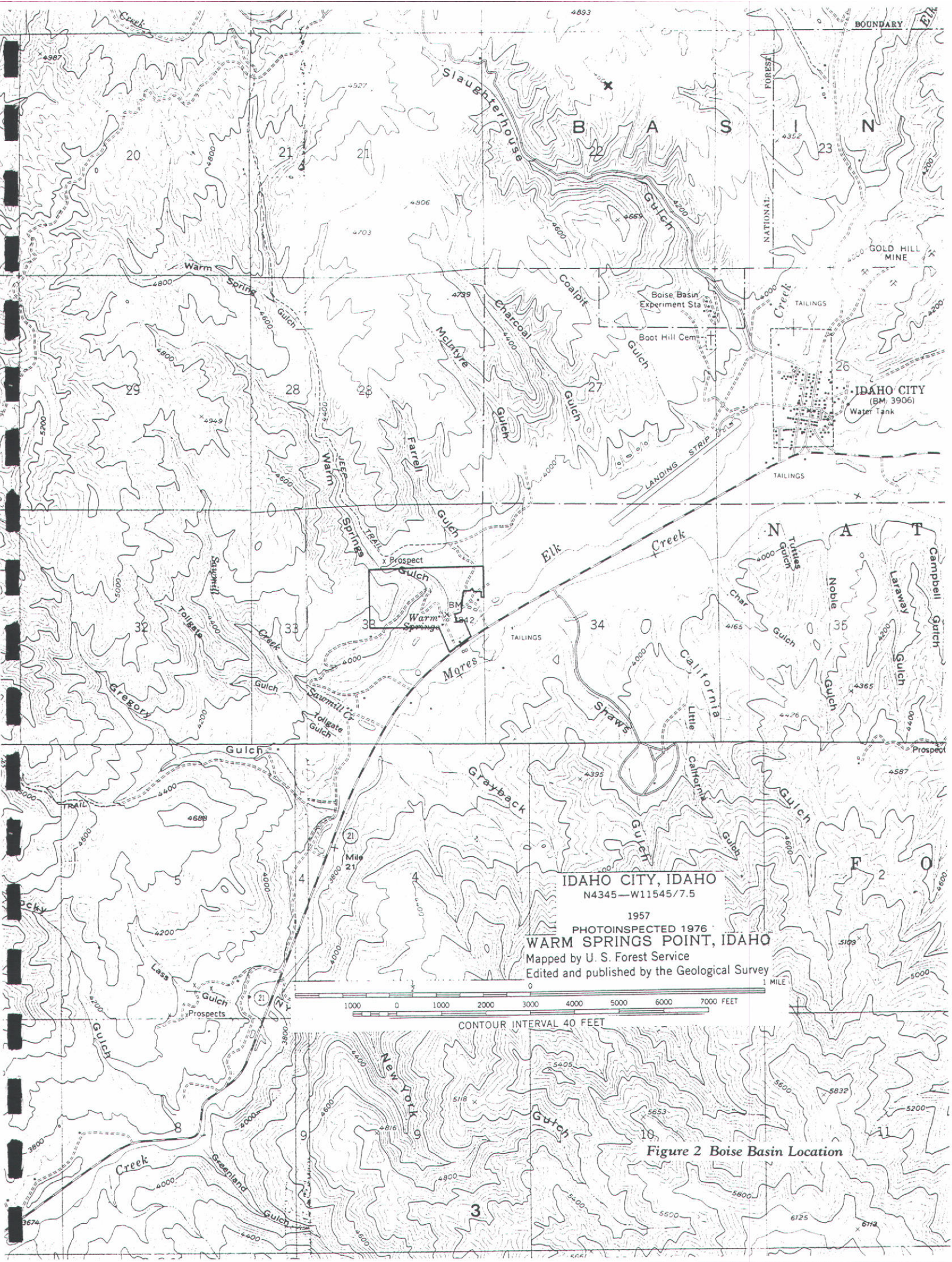


Figure 2 Boise Basin Location

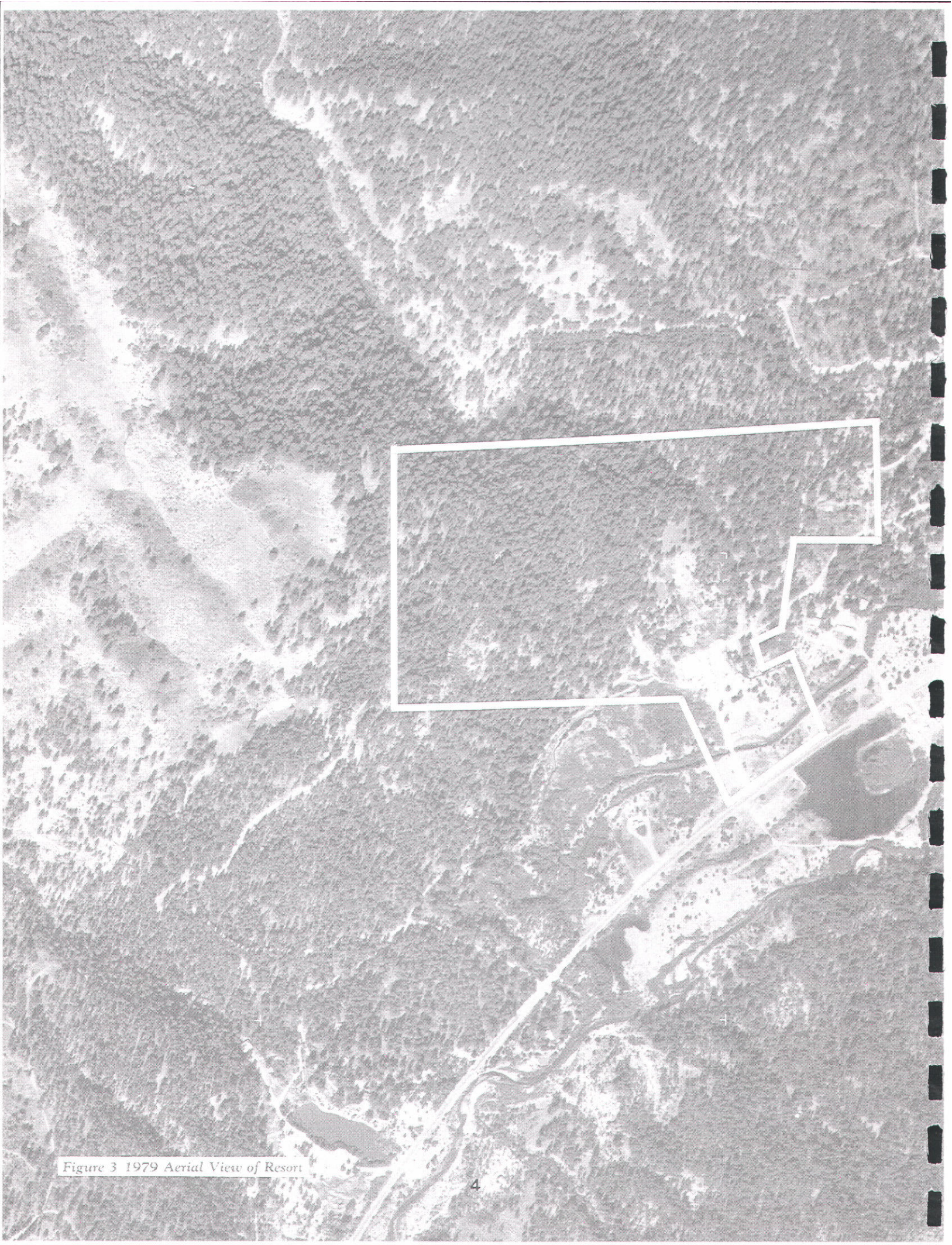
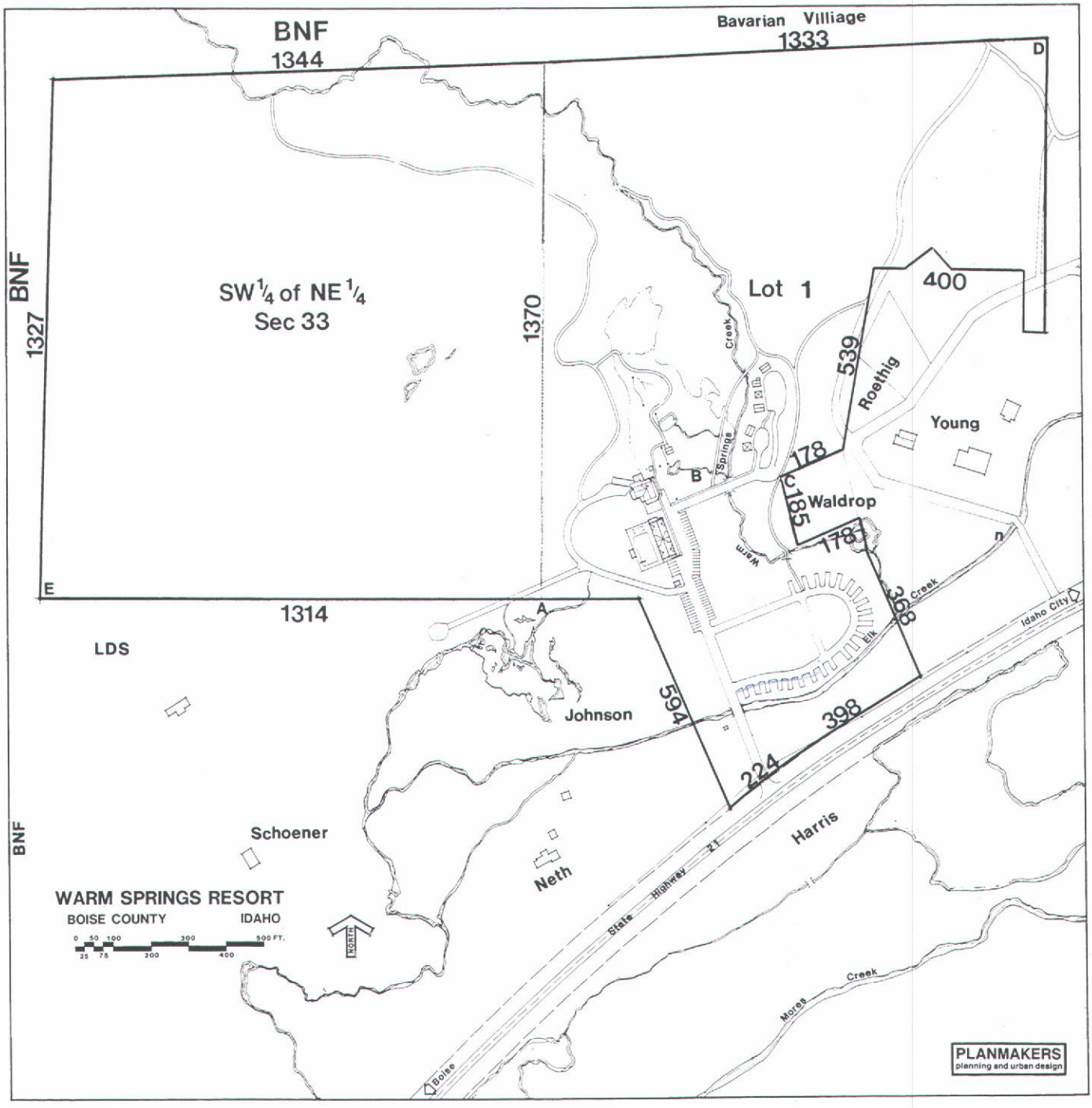


Figure 3 1979 Aerial View of Resort

PROPERTY OWNERSHIP MAP
TOWNSHIP 6 NORTH RANGE 5 EAST E.M.B. SECTION 33



Monuments

A. E 1/16 S- 695 1976 Survey
B. 3842 Elevation T 144 1935 US Coast &Geodetic Survey
C. 2 Bad Ms.1483
D. S.33 S.34 S-695 1976
E. Original Stone, G.L.O. 1916 Survey Remounted 1975 F.S. Survey

Figure 4 Property Ownership

In August of 1870 the Warm Springs changed hands. Mr. Turner sold the property to H.F. Sayre and Judge W.M. Vance, both old-time Idaho City residents, well-known throughout the territory. Messrs. Sayre and Company refitted and repaired the establishment, putting it into excellent condition for the reception of regular boarders and guests. They also provided food, wine, liquors, and cigars. Carriage rides to the springs were still available but by this time were provided by one of Dryde and Sam's elegant carriages. There were also stable and corral accommodations for animals, well stocked with hay and grain.

Sayre and Vance owned the resort for little over a year when it was purchased by Frank K. Cooper who formerly ran the Minnehaha Ranch, in December of 1871. During 1878 a hospital was located at Warm Springs. Frank Cooper was granted a contract for caring of the sick in Boise County by the County Commissioners. He continued this service for twelve years.

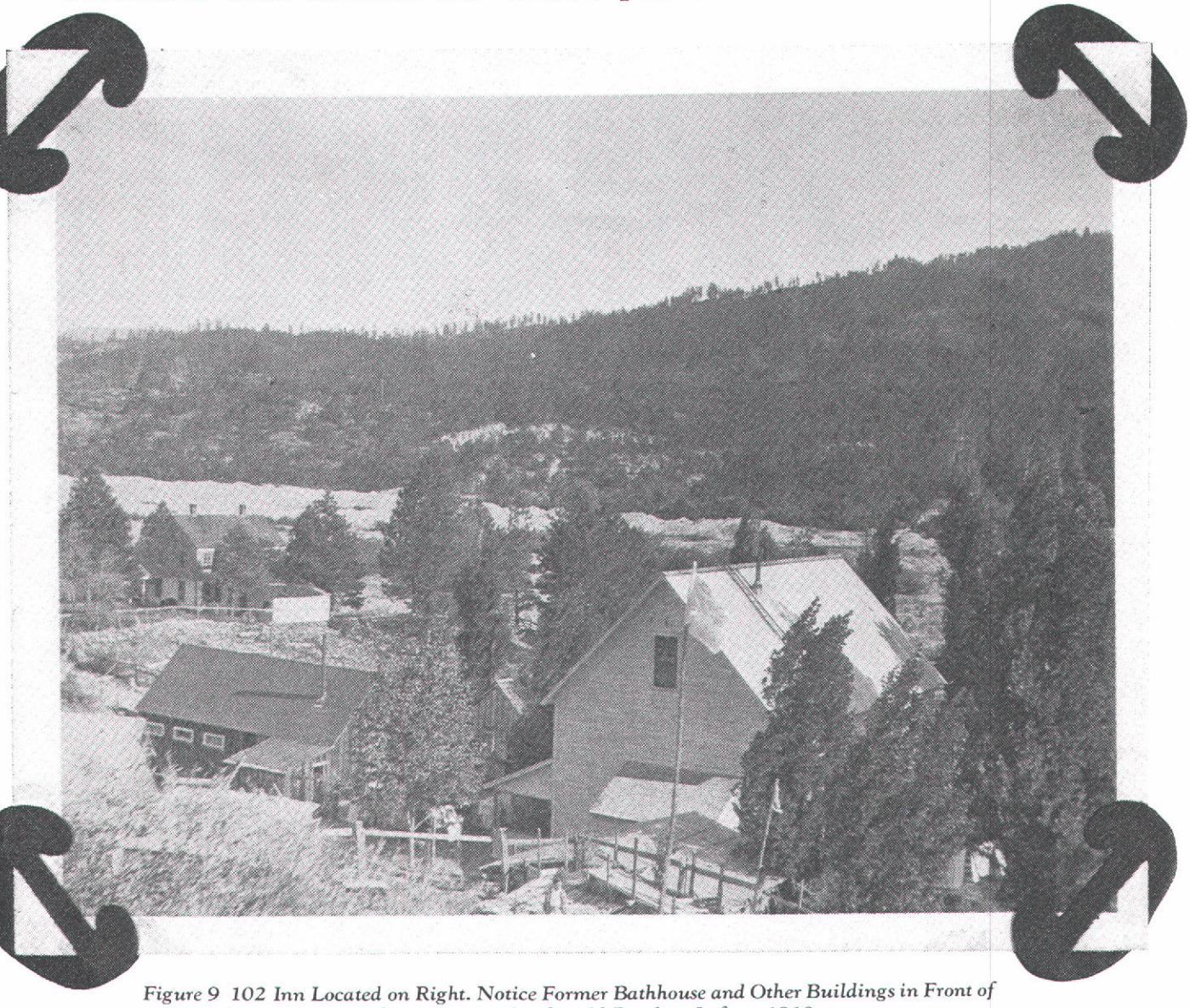


Figure 9 102 Inn Located on Right. Notice Former Bathhouse and Other Buildings in Front of Inn. Dredge Tailings Visible on Mores Creek. Old Road on Left. c. 1910

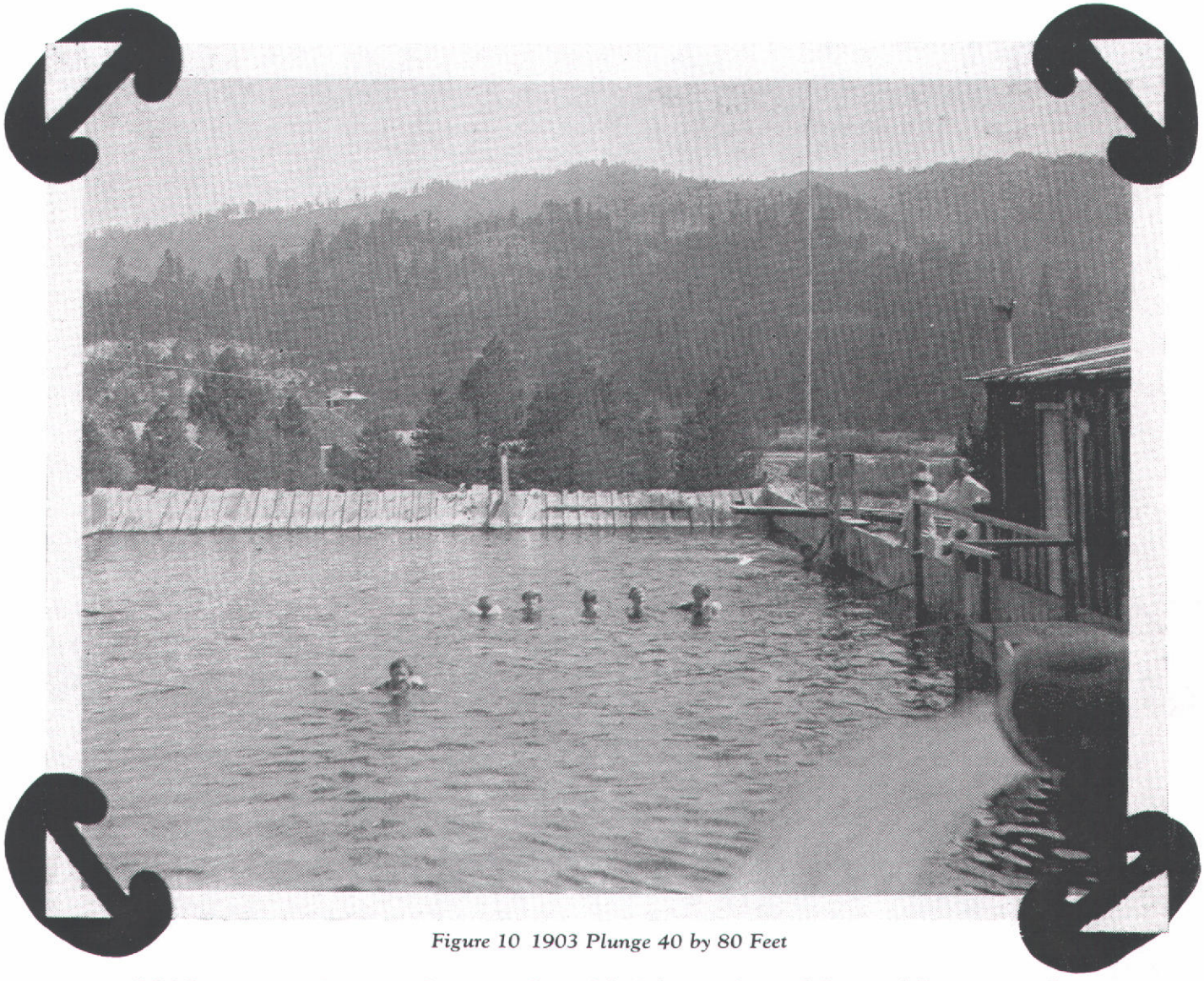


Figure 10 1903 Plunge 40 by 80 Feet

In 1902, Mrs. Cooper began demolishing the old residence and bathhouse, constructed in 1864, to construct a new home and bathhouse. Mrs. Cooper's substantial improvements included the large 1902 two-storey residence with its clapboard siding and numerous porches that still remain today and for many years served as an Inn and stage stop. The Inn is located just west of the old road to Idaho City. The new board and batten bathhouse was located in front of the residence and housed a toilet and nine cubicles with long metal tubs or copper soakers. The bathhouse was torn down in the 1960s. Just above the old bathhouse is the crumbling wooden remains of the water or cooling tank that supplied the bathhouse. The water tank and bathhouse were connected to the springs by wooden troughs or flumes. A portion of this square wooden trough is still in use.

In June of 1903 Mrs. Cooper replaced the swimming pond with a new 40- by 80-foot plunge located on the hillside. The shallow end was nestled into rock outcroppings and was 18 inches deep while the 10-foot deep end was supported by log cribbing and board and batten sides. The pool included a diving board on

the deep end and a nozzle of warm water flowing in at the shallow end. Next to the pool was a board and batten toilet building, a shower structure, and below the plunge near the old water tank was the clapboard-sided dressing room building which is still intact.

In 1903, the plunge was leased by Al Small, who had also purchased Richardson and Eaton's dance pavilion and planned on moving it to the yard in front of the site of the Cooper Residence. Mr. Small ran a free rig Tuesdays, Thursdays and Saturdays for all who wished to take a bath or go into the plunge.

In 1916 Ed. S. Smith purchased the resort, changing the name to the Boise Basin Warm Springs. He owned the resort until 1918 when he purchased the Overland Hotel (Eastman Building) on South 9th Street in Boise.

The Warm Springs Resort provided the scene for a number of interesting episodes in Idaho's early territorial history. One particularly exciting incident at the Warm Springs is the larger than life gun battle taking place between a gambler, Ferd Patterson, and Boise County's first sheriff, Sumner Pinkham. Perhaps it was the events of the civil war -- Patterson was confederate and Pinkham was union -- or perhaps it was too much imbibing, but, in any event Patterson shot Pinkham dead at the Warm Springs Plunge.

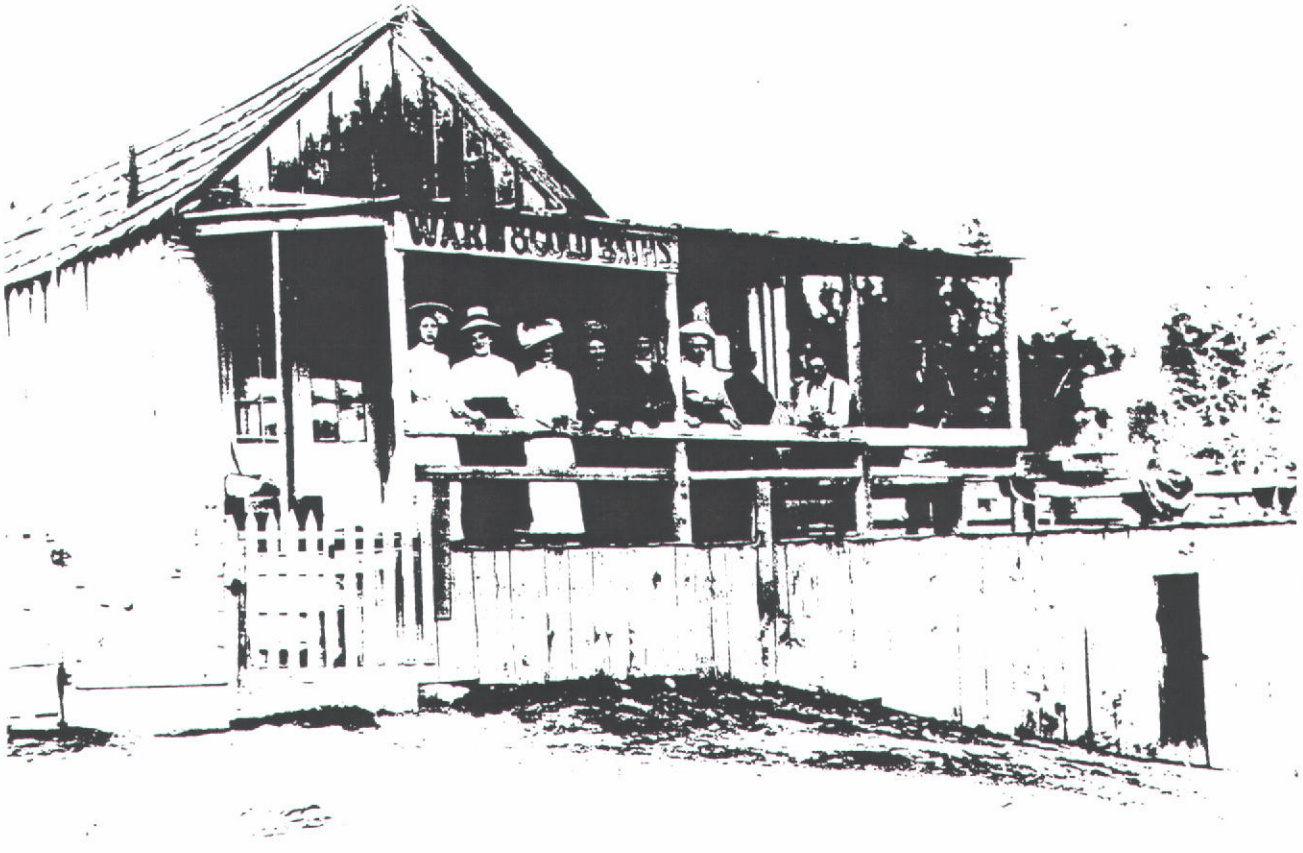


Figure 11 Early Warm Springs Photo c. 1870s

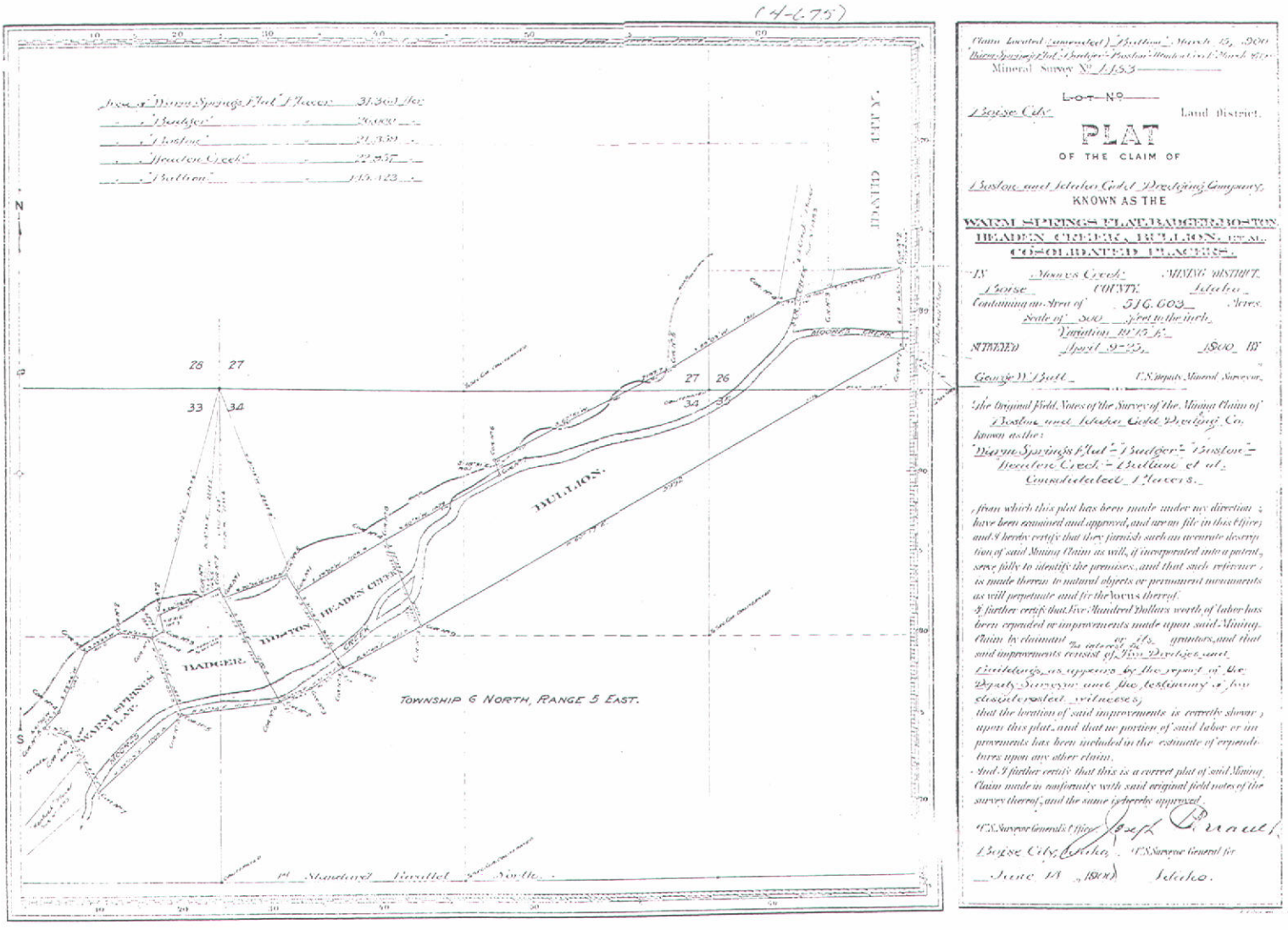


Figure 12 Mineral Survey 1453

Evidence of mining activity of the 1860s can still be found with water ditches up on the hillsides. These ditches provided the needed water for gold sluicing. The water rights for these ditches brought water from as far away as Grimes Creek. The area surrounding the plunge was known as Warm Springs Flat Pacer. In 1889 the Boise Mining Company was formed to acquire lands for dredge mining near the Mores Creek area. In 1898 their interests were sold to the Boston and Idaho Gold Dredging Company whose giant dredge extensively mined the area leaving behind piles of tailing still seen on Mores Creek. As illustrated in figure 12, Mineral Survey No. 1483 indicates the plat of the Warm Springs Flat as well as Badger, Boston, Headen Creek and Bullion claims. Dredge mining also occurred again in the late 30s and early 40s. Notice in the claim map that Elk Creek channeled into Mores Creek near Idaho City. Today Elk Creek flows parallel to Mores Creek with the confluence being just past the Warm Springs Resort.



Figure 14 Warm Springs Resort Master Plan

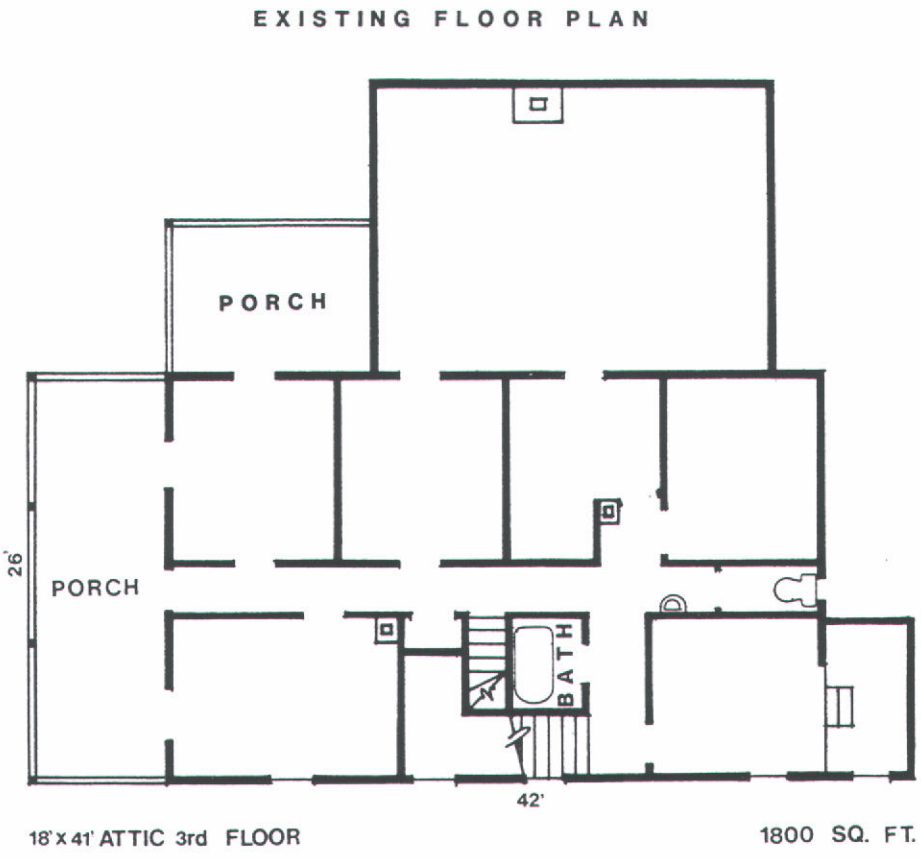


Figure 15 Inn Second Floor Plan

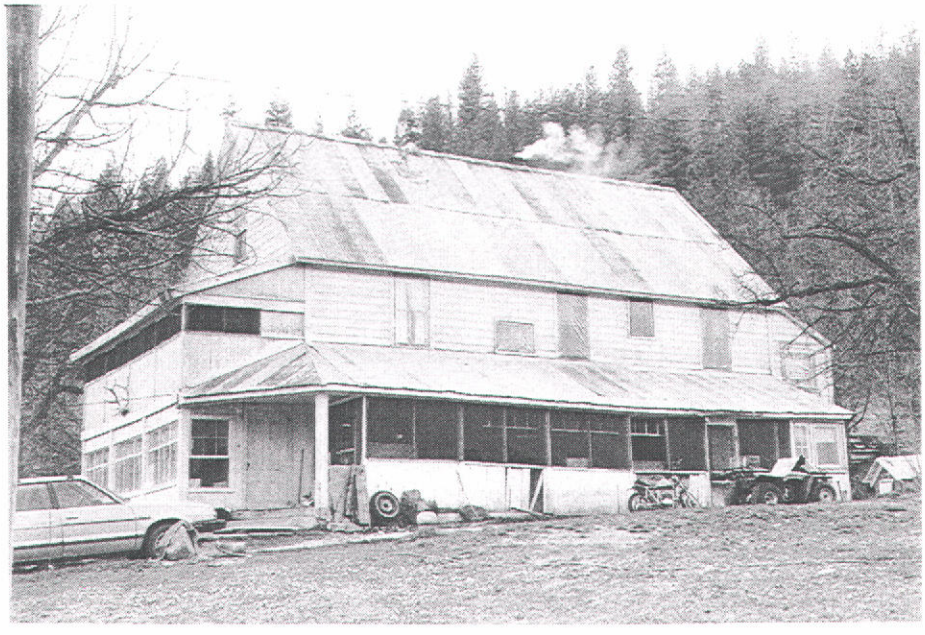


Figure 16 1902 Inn

Cabins

To supplement the existing two cabins, four additional cabins should be built or moved into the area just east of Warm Springs Creek. This would provide six simple or rustic cabins for the resort. Full housekeeping facilities would be provided. The current cabins are simple wood frame building with clapboard siding moved onto the site in the 1950s. The new cabins should be similar to the existing ones -- simple wood frame cabins with gable or hip roofs or, possibly, log cabins. As illustrated in the Master Plan these self-contained cabins would have their own parking area and connecting boardwalk trail to the Inn and trails. Consideration should be given to moving in surplus cabins potentially available from the U.S.F.S. or from private house movers.

In the future an additional twelve cabins could be located on the flat area adjacent to Warm Springs Creek and along Elk Creek. This area is now occupied by the RV campground but consideration is being given to relocating the camping area above the Chinese Gardens and converting this area to cabins. See RV Area. The cabins would essentially be simple structures providing a charming atmosphere. Most would have kitchenettes and baths while a few could be one-room cabins utilizing the adjacent restooms. The cabins would be named and each have a complement of outdoor chairs and tables.

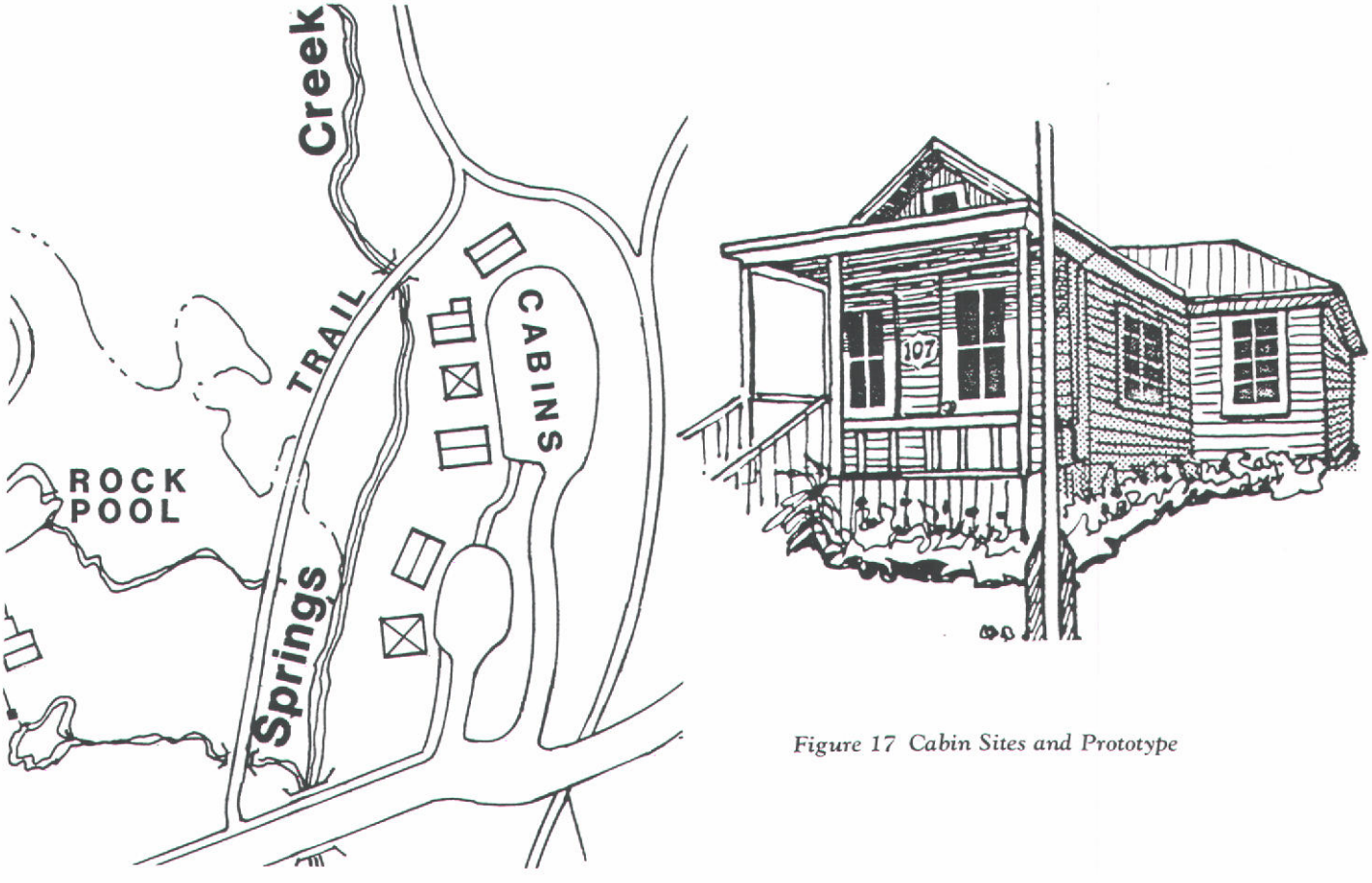


Figure 17 Cabin Sites and Prototype

Recreation Vehicle Area

One of the recent improvements to the resort is the development of an RV park located to the north of Elk Creek. Fifteen units with underground water, electricity and phone lines are sited on a U-shaped drive as illustrated in figure 14. The area, which was formerly piled with dredge tailing, has been levelled and built up with top soil. The grassy area, sprinkled with a few evergreen trees, is bounded by Elk and Warm Springs creeks on two sides.

The RV park is open year-round with a few trailers staying throughout the winter. The area has room for other RVs or tent camping. The area has the capability of handling a large RV group as demonstrated when over 100 RVs parked at the site for a Winnebago rally.

Operating characteristics indicate that although the RV park continues to be well utilized the amount of work backing in vehicles, hooking them up to services and providing maintenance is often more work than the daily fee charged. This is especially true when RVs stop only one night. Because of this and the direction of the resort to expand its permanent overnight accommodations this area may be phased out for RVs and developed as an expansion area for cabins. Future cabin sites would be nestled along both Warm Springs Creek and Elk Creek. Another twelve cabins could be built at this site once the other cabin area and Inn were rejuvenated and in operation.

Long range plans for continuing to serve the RV/Tenter market would be to construct an RV camping area above the Chinese Gardens Area as illustrated in figure 14 .

Short-term improvements to the existing RV park include constructing a new bathroom facility for the area, establishing trails from this area to other areas of the resort and constructing an outpost dwelling for the resort caretaker (see employee housing).

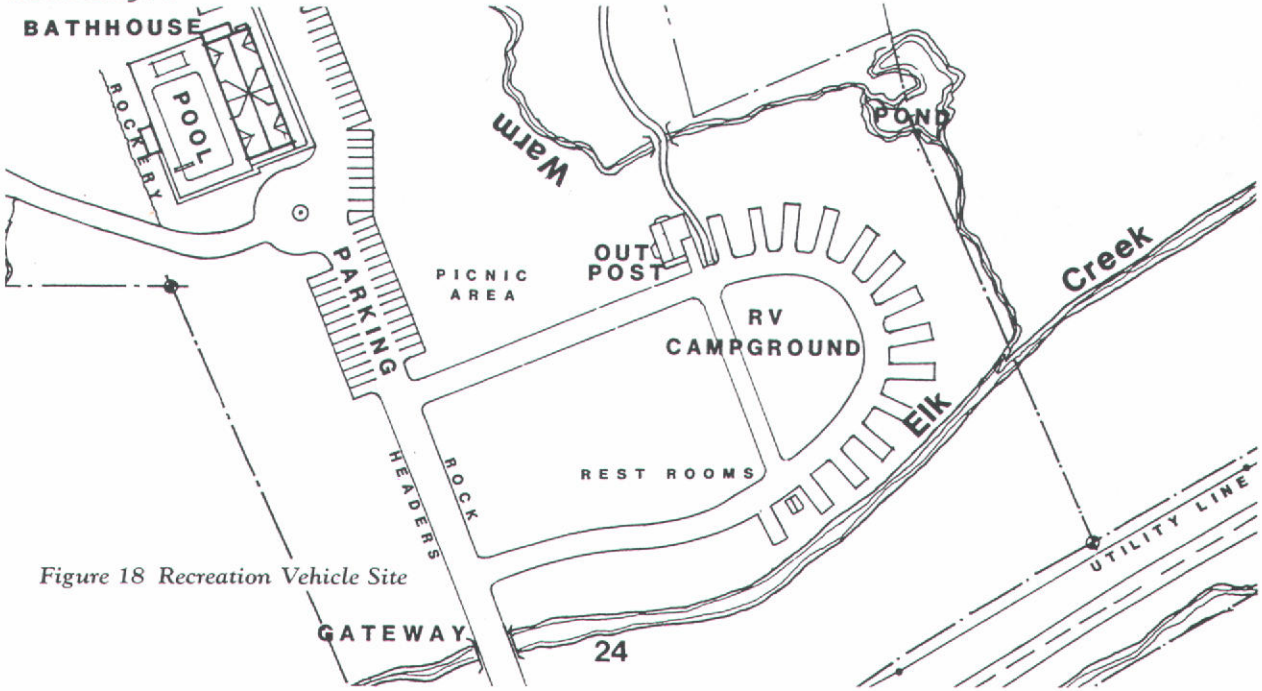


Figure 18 Recreation Vehicle Site

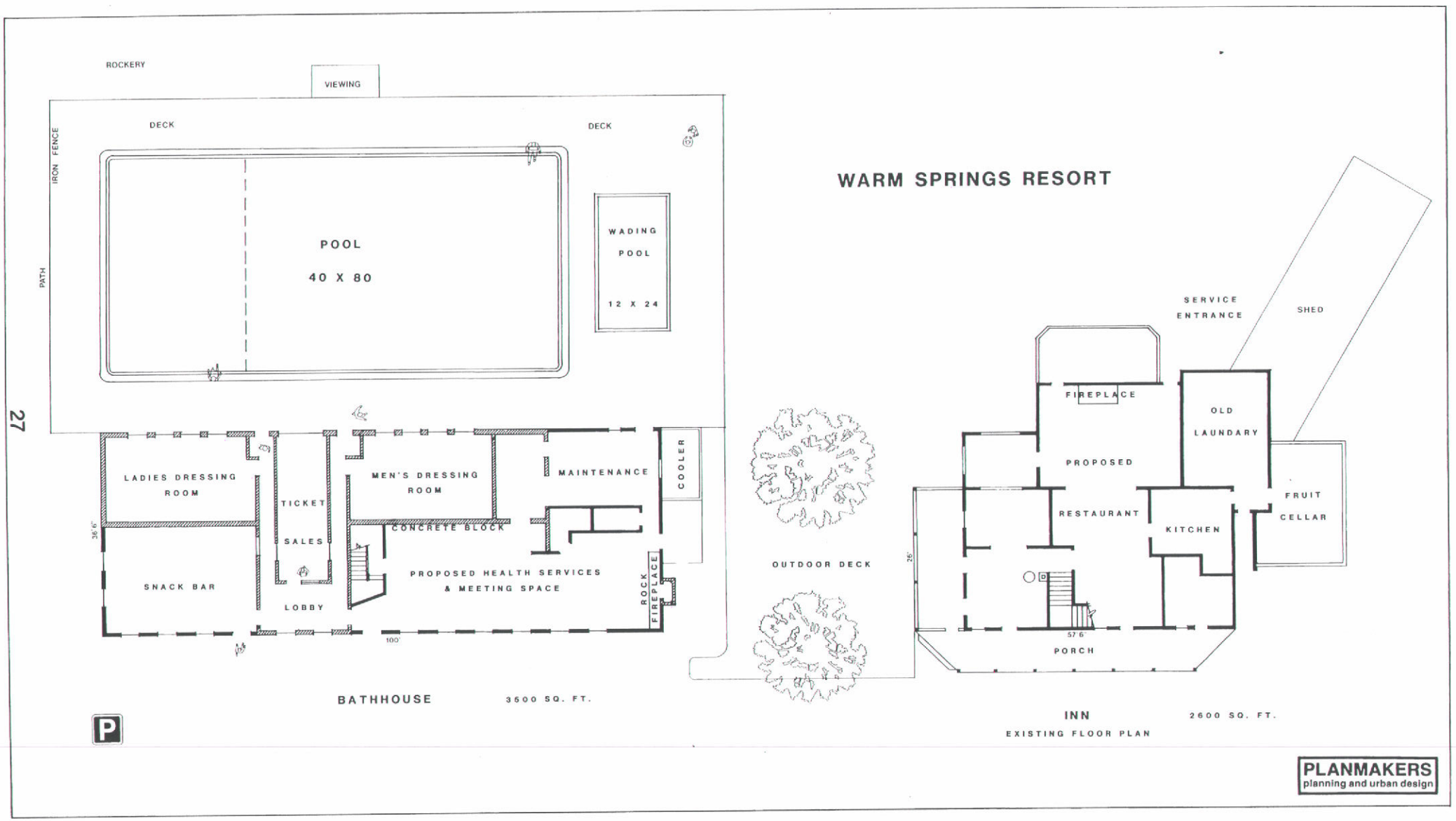


Figure 20 Pool, Bathhouse and Inn First Floor Plan

NATURAL HOT SPRINGS POOL

Soothing hot clear mineral water from deep within the earth will remain the resort's primary focus and attraction. To fully capitalize on this everflowing natural resource it is recommended that a number of minor improvements be made to the main pool area and that the old rock pool be rebuilt.

Main Pool Improvements

To enhance the main pool it is recommended that a number of improvements be made. These include replacing the wire fence around the pool with a simple fence constructed of vertical iron rods. Such a fence would still allow the panoramic view out from the pool deck but the iron fence would provide a special quality required to complement the pool and resort.

Another improvement would be to cover the concrete block side of the bathhouse exposed to the pool with a new material such as wood log siding as used on the other exterior walls or perhaps tile. It is important that the pool exhibit an attractive character -- setting the tone for the resort.

Other improvements include constructing a path around the pool to the viewing area, landscaping the south and west banks near the pool with a rockery and screening the propane gas tank at the south end of the pool.

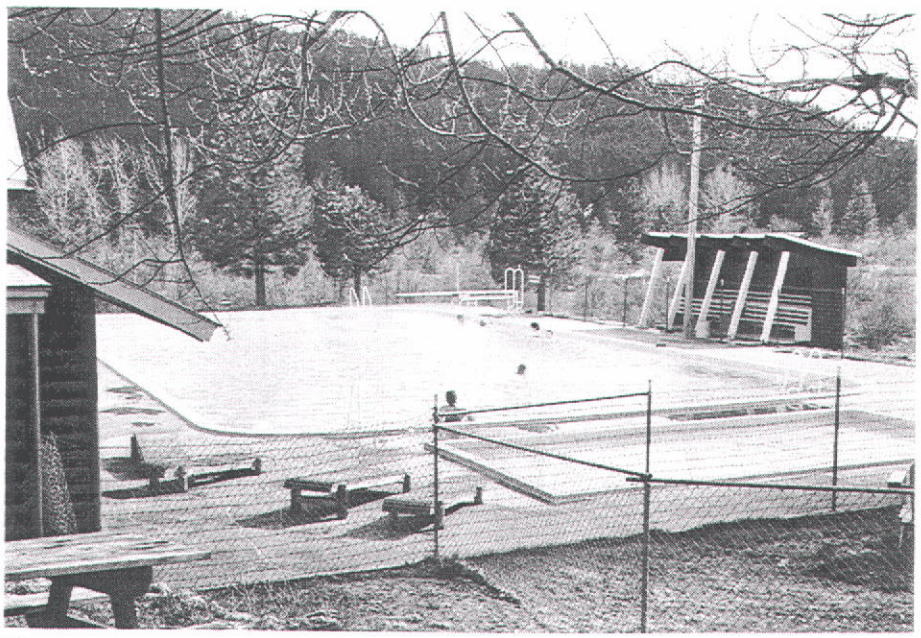


Figure 22 Pool



Figure 23 Proposed Rock Pool

Reopen Rock Pool

An important expansion for the resort is the rebuilding of the old plunge site located on the Warm Spring Hill. Originally built in 1903 the 40- by 80-foot pool was enclosed by a wood cribing. See photos on pages 12 and 13. When the new pool was constructed in 1956 the old pool's use was discontinued and eventually dismantled.

It is recommended that a thirty- by forty-foot pool with a three- to five-foot depth be formed directly against the large rock outcropping, sloping with the lay of the land. The remaining pool sides would be built of concrete with a rock exterior finish matching local rock. The low end of the pool would have steps leading down into the water and an inset ledge for sitting. This natural pool with its surrounding rock garden would be open to sky and to the valley below. A nearby fissure in the rock provides a clear sparkling stream of hot water for the pool. An invigorating soak would include the constant sound of water filling softly into the quiet pool with small waterfalls cascading off rocks.

This adult-only pool would be served by the fourteen- by twenty-one-foot existing bathhouse located just below the pool. As illustrated in the photo below this clapboard building matches the character of the old Inn and would contain both bathroom and changing facilities.

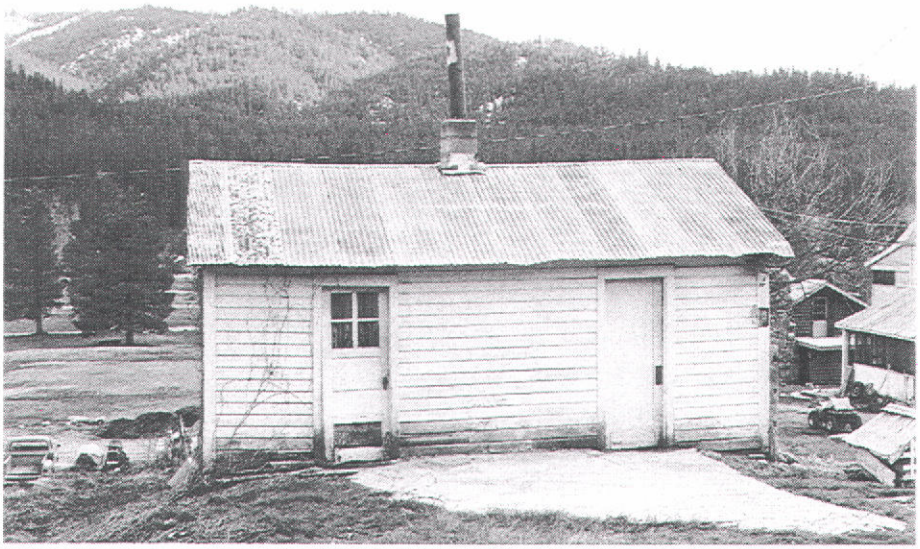


Figure 24 Old Bathhouse

OTHER HEALTH SERVICES

It may be appropriate for the resort to offer additional services in the future. Information collected from similar resorts throughout the west indicated that in addition to swimming, a number of related services were available. These include private mineral water baths, mud baths, full body and facial massages, herbal body wraps, foot reflexology, and an assortment of health and exercize programs such as fit 'n trim and health building. Some resorts even have a beauty salon and sport clothing shop. Such services could be provided directly by the resort or under a lease agreement with an individual or separate business. In the future, it may be appropriate to offer such services. The resort, for example, has the room in the north section of the bathhouse to house a masseuse and a fitness program. Setting up additional services will depend on the right operator(s) providing a service that is in demand by the public.



Figure 25 Bathhouse and Inn

SITE IMPROVEMENTS

Site improvements and landscaping will add greatly to the intrinsic qualities of the site. Landscaping, for example, will add more to the appearance of a building than any other form of work. Landscaping the site can play an improtant part in providing the right setting and giving a good first impression to guests. As the surroundings become more attractive, so the demand for use increases.

Site and landscape improvements are an important part of the Master Plan. Each of the following sections includes different elements on the improvements to the site.

Roads

The resort's roadways would consist of a gravel and clay mixture that provides a solid dust-free surface that blends well with the area's natural environment. The roads would be lined with round rock boulders that serve as an edging. As illustrated in figure 14 the primary road is the entrance with a turn-around provided just to the south of the bathhouse. Minor roads would provide access behind the Inn and to the cabins and RV areas. A 10 mph speed limit should be established.

Parking

To effectively operate the resort's proposed pools, Inn and restaurant a sufficient number of parking spaces is required. As illustrated in figure 14 the resort would provide approximately 70 parking spaces not including parking for the RV areas. Fifty spaces would be located adjacent ot the bathhouse. These additional spaces are a result of filling in the low area west of the entry road. Twelve parking spaces are located directly behind the Inn and eight spaces would serve the cabin area.

Like the roadways, the parking surface would be a gravel/clay mixture. Parking areas would also be bordered by rock boulders and log bumper restraints as illustrated in figure 26 .

Parking was not considered for the hollow next to Warm Springs Creek so that a continual grassy area could flow from Highway 21 all the way to the Springs.

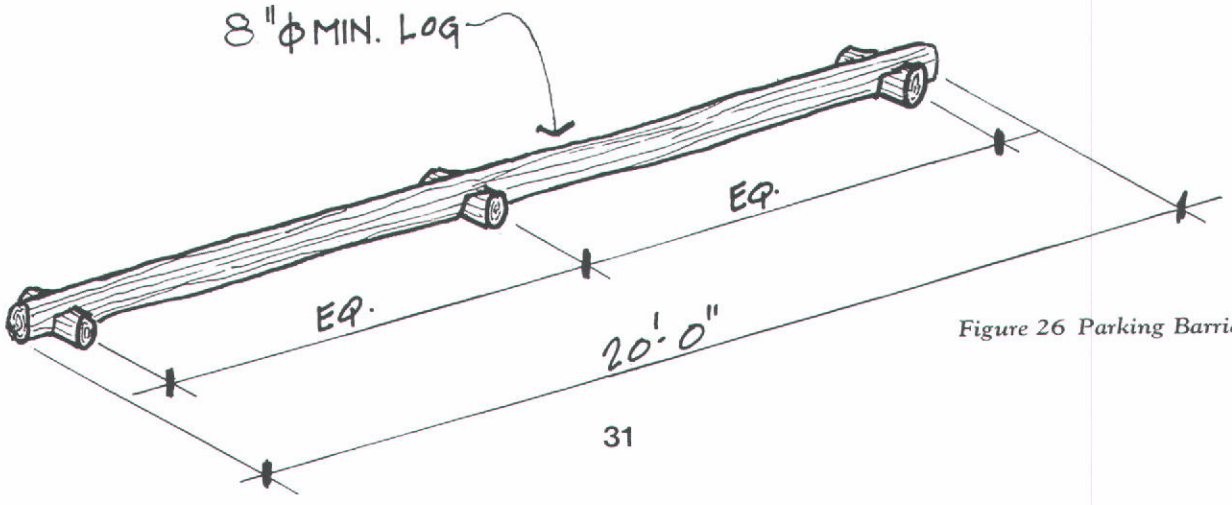


Figure 26 Parking Barrier

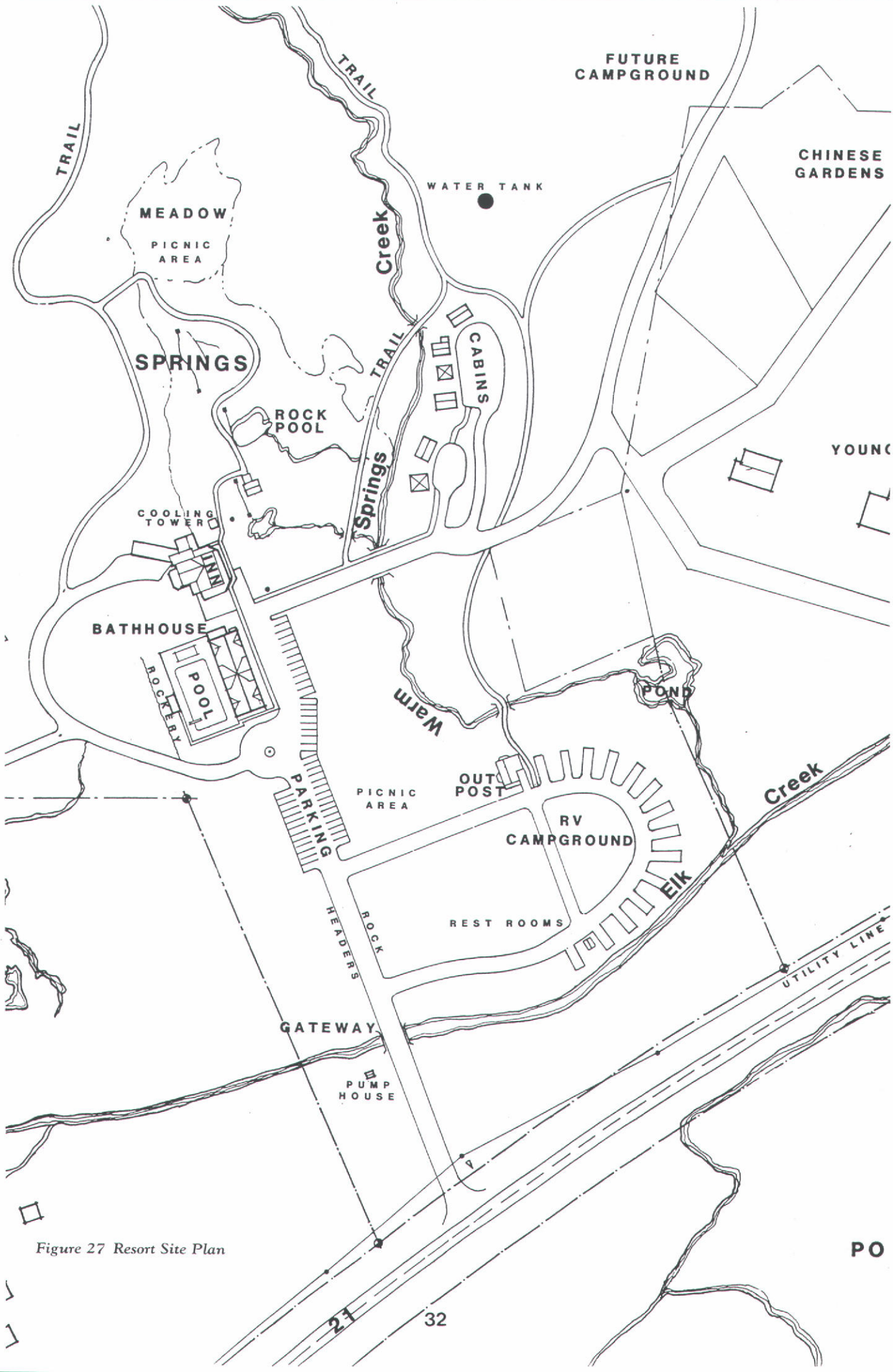


Figure 27 Resort Site Plan



Figure 29 Early Mining Activity That Occured at the Resort

Table 5
IDAHO CITY
CLIMATOLOGICAL SUMMARY

LATITUDE 43° 50'N
LONGITUDE 115° 50'W
ELEV. (GROUND) 3965 ft.

STATION IDAHO CITY, IDAHO

MEANS AND EXTREMES FOR PERIOD 1941-1970

Month	Temperature (°F)							** Mean degree days	Precipitation Totals (Inches)							Mean number of days					Month
	Means			Extremes								Snow, Sleet					Precip. .10 inch or more	Temperatures				
																		Max.		Min.		
	Daily maximum	Daily minimum	Monthly	Record highest	Year	Record lowest	Year		Mean	Greatest daily	Year	Mean	Maximum monthly	Year	Greatest daily	Year		90° and above	32° and below	32° and below	0° and below	
(a)	30	30	30	30		30		30	30	30		30	30		30		30	25	25	25	25	
Jan.	34.9	11.5	23.2	56	1953	-32	1962	1305	3.93	1.97	1969	26.2	72.8	1950	25.0	1967	9	0	12	31	7	Jan.
Feb.	41.3	15.6	28.5	61	1954	-35	1950	1056	2.94	2.09	1963	20.2	97.2	1949	24.1	1957	7	0	3	28	3	Feb.
Mar.	47.5	19.0	33.3	76	1966	-16	1951	955	2.23	1.62	1950	9.7	29.0	1964	9.0	1951	7	0	1	30	1	Mar.
Apr.	59.1	27.5	43.3	81	1962+	8	1964	624	1.85	1.44	1956	.6	4.6	1946	2.6	1946	5	0	0	24	0	Apr.
May	68.9	34.1	51.5	93	1954	17	1943	403	1.94	1.36	1957	.2	3.0	1948	3.0	1948	5	*	0	12	0	May
June	76.0	40.0	58.0	97	1961	24	1954+	222	1.72	2.61	1958	T	T	1952+	T	1952+	5	3	0	3	0	June
July	88.3	44.1	66.2	105	1960	26	1955	31	0.19	0.43	1941	0	0		0		1	14	0	1	0	July
Aug.	86.6	42.3	64.5	106	1961	27	1960+	59	0.57	1.60	1941	0	0		0		2	12	0	2	0	Aug.
Sep.	77.6	35.3	56.5	100	1950	11	1954	252	0.70	1.27	1965	T	T	1961+	T	1961+	2	3	0	10	0	Sep.
Oct.	64.7	29.0	46.9	89	1943+	9	1951	543	1.70	1.85	1947	.5	6.0	1961	3.0	1970+	5	0	0	22	0	Oct.
Nov.	46.8	36.6	41.7	71	1949+	-17	1955	915	3.05	1.72	1953	10.3	28.0	1960	11.0	1964	8	0	1	26	1	Nov.
Dec.	37.2	16.0	26.6	58	1941	-26	1964	1178	3.73	2.15	1955	26.4	55.3	1948	15.0	1957	9	0	8	30	4	Dec.
Year	60.8	29.3	45.1	106	Aug. 1961	-35	Feb. 1950	7543	24.55	2.61	Dec. 1955	94.1	97.2	Feb. 1949	25.0	Jan. 1967	62	32	25	219	16	Year

(a) Average length of record, years.

T Trace, an amount too small to measure.

** Base 65°F (1931-1960)

+ Also on earlier dates, months, or years.

* Less than one half.

U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
WEATHER SERVICE IN COOPERATION WITH
THE IDAHO DEPARTMENT OF COMMERCE AND DEVELOPMENT
CLIMATOGRAPHY OF THE UNITED STATES NO. 20 - 10

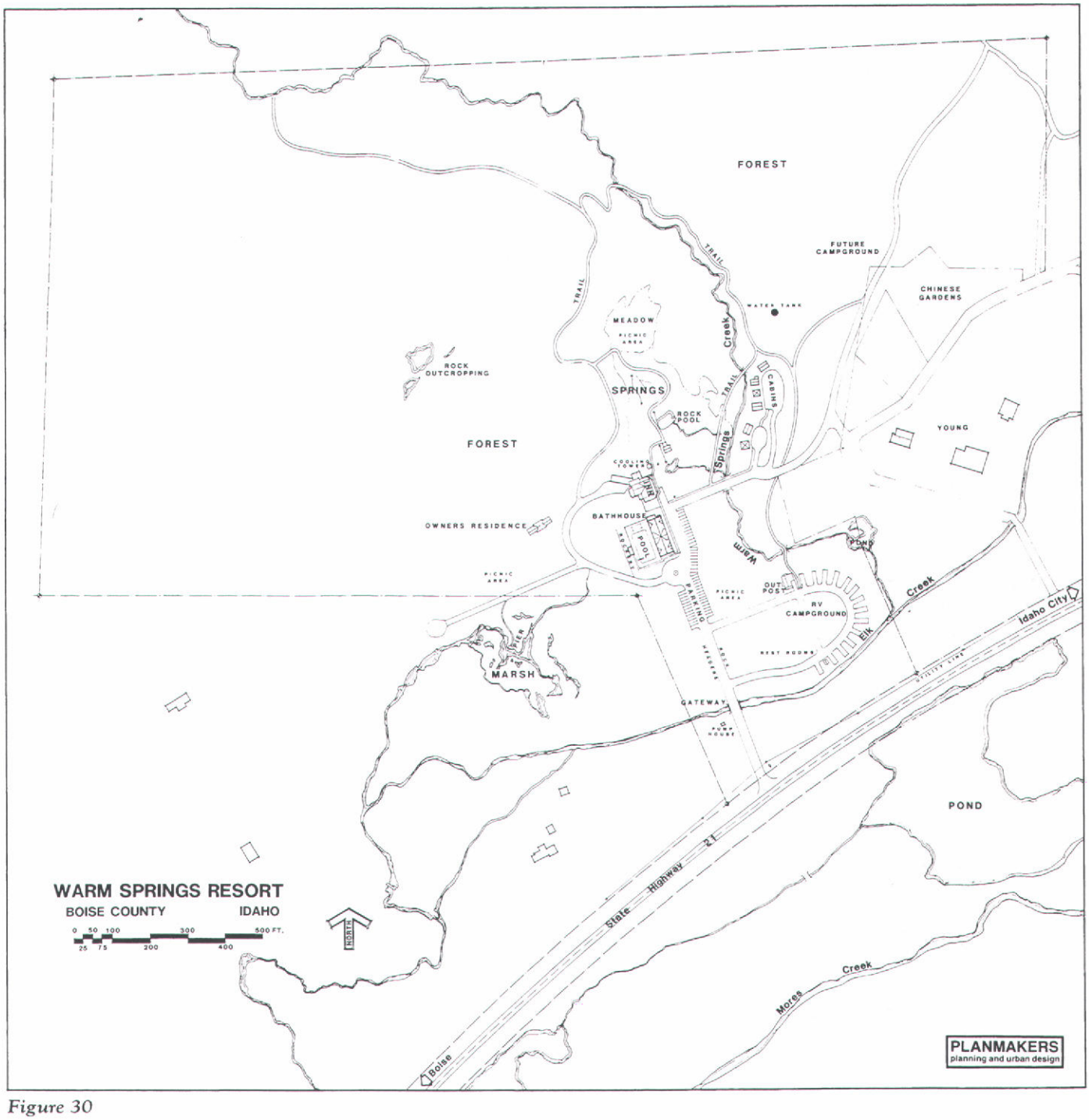

FOREST
FUTURE CAMPGROUND
CHINESE GARDENS
TRAIL
TRAIL
MEADOW
PICNIC AREA
WATER TANK
Creek
ROCK OUTCROPPING
SPRINGS
ROCK POOL
TRAIL
CABINS
Springs
FOREST
YOUNG
COOLING TOWERS
INN
OWNERS RESIDENCE
BATHHOUSE
POOL
SHELTER
POND
Warm
PICNIC AREA
OUT POST
PARKING
RV CAMPGROUND
Creek
Idaho City
Elk
MARSH
HEAT PUMPS
UTILITY LINES
GATEWAY
GUARD HOUSE
POND
WARM SPRINGS RESORT
BOISE COUNTY IDAHO
0 50 100 300 500 FT.
25 75 200 400
NORTH
State Highway 21
Moores Creek
Boise
PLANMAKERS
planning and urban design

Figure 30

Springs

Warm Springs Resort, Inc.
Box 98 Hale Ely, Id 83631

Spring about 1-1/8 Acre-ing - POD
Irrigated area 9 acres

Attachment #1
1 Page
GN, SE, Sec 33

A63-15362

MICROFILMED
AUG 2 4 1982

ADVERTISEMENT FOR BUENA VISTA BAR.

SWIMMING POND,

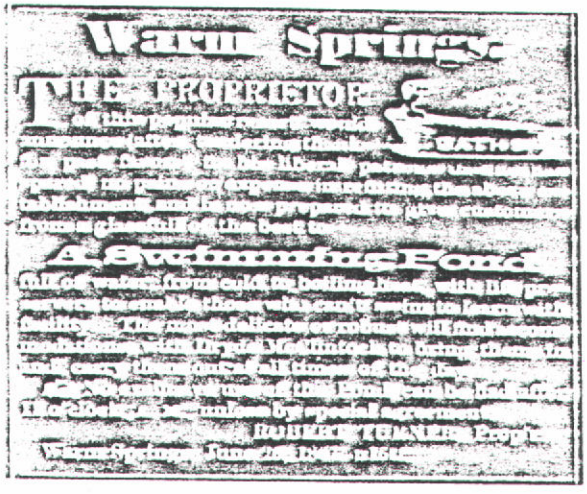
AT THE

WARM SPRINGS.

THE Proprietor would inform the public that he has added a Swimming Pond in addition to the regular baths, and assures the patrons of the establishment that no pains will be spared to contribute to their comfort and convenience

ROBERT TURNER.

1864



Warm-spring Laundry.

THIS Establishment will be opened for business on Monday January 25th. The services of

SUPERIOR WORKMEN

have been secured, which combined with the

UNRIVALED NATURAL ADVANTAGES

of the locality, will enable the proprietor to guarantee to his patrons an

extra style of work

—The—

Purifying Qualities of the Water

from these springs are so well understood by the citizen of Bannock that it would be superfluous to enlarge upon that point.

FOR the present, agents of the establishment will collect clothing in the early part of each week, to be delivered on Saturdays or sooner if required.

☞ An Order-book, and Agency for the deposit of Bundles at Messrs. Fisk & Co.'s store, Main st.

ROBT. TURNER.

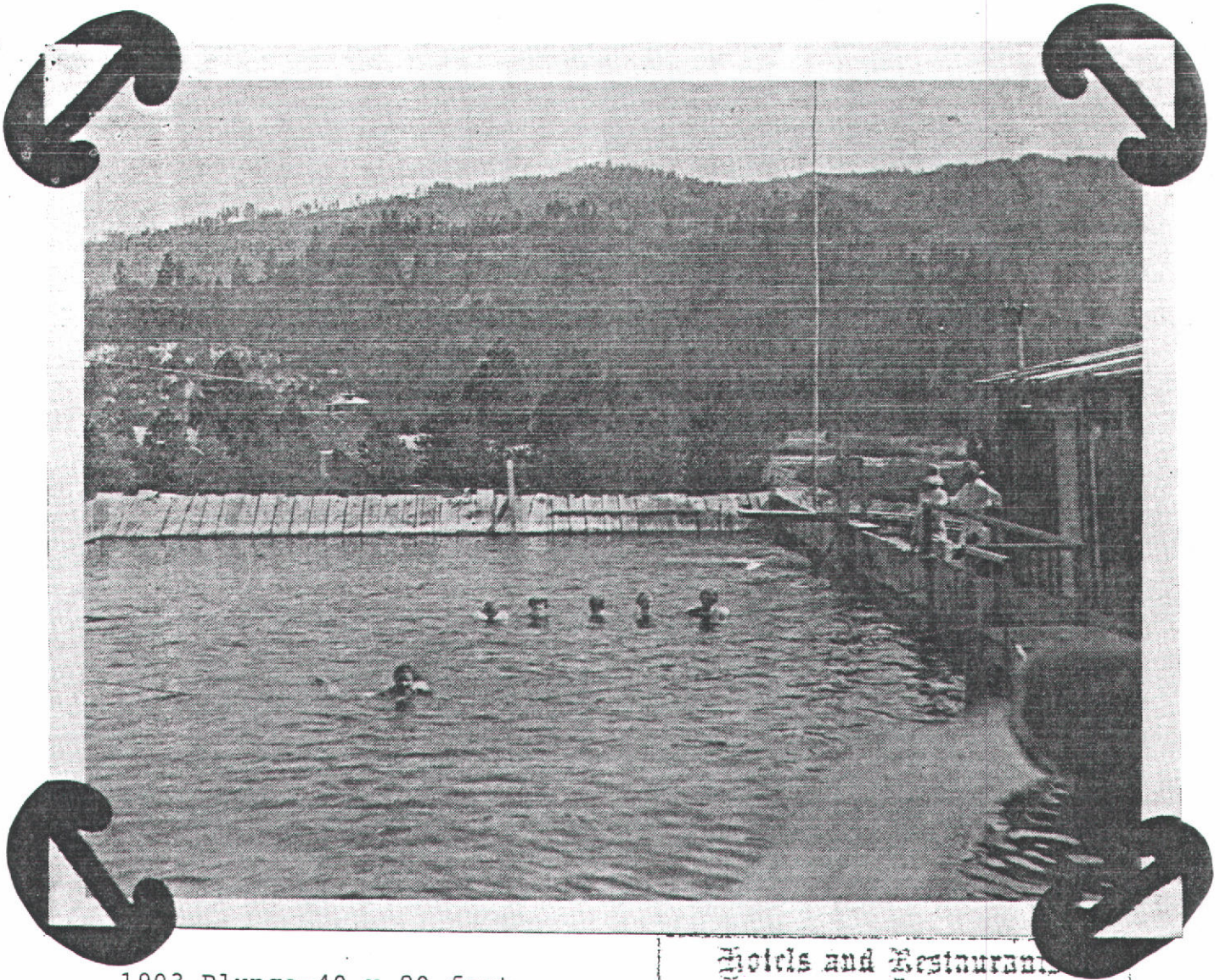
Bannock City, January 21st, 1864. 1stf

1/21/64



463-15362

MICROFILMED
AUG 24 1992



1903 Plunge-40 x 80 feet

BATHS AND BOARDING.

WARM 

SPRINGS.

FRANK COOPER, PROPRIETOR.

HAVING TAKEN CHARGE OF THIS POPULAR place of public resort, I have thoroughly renovated the establishment and am prepared to receive

PERMANENT BOARDERS OR TRANSIENT GUESTS.

HOT AND COLD BATHS

ready at all times, and everything about the house kept clean and neat.

The LADIES' DEPARTMENT will be controlled by

MRS. COOPER,

And everything will be done to contribute to the comfort of guests. [decl4tf

Nov. 10, 1870

Hotels and Restaurants

BATHS AND BOARDING



WARM SPRINGS!

HAVING THOROUGHLY renovated and refitted this establishment, we are now prepared to accommodate any number of 

Transient Guests or

Permanent Boarders

In a style equal, if not superior, to any house in the Basin. Our hotel accommodations being now perfected, persons desiring to test the medicinal and curative properties of the water will receive every attention. HOT and COLD BATHS ready at all times and when it is desired the SWIMMING POND will be ready for those who prefer it to the bath-tubs. The TABLE will be supplied with everything the market affords, and the BAR well stocked with the purest brands of Wines, Liquors and Cigars. Ample

Stable AND Corral

Accommodations are provided for stock.

WM. M. VANCE.

January 6, 1871-m3.

A63-15362

MICROFILMED
AUG 24 1992

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-15362
Date Received: 5/16/1989
Receipt No: C006826
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

J P PROPERTY IDAHO CITY LLC
505 E KUIAHA RD
HAIKU HI USA 96708

Phone: (808) 575-7595

2. Date of Priority: 10/31/1862

3. Source: SPRINGS Trib. to: WARM SPRINGS CREEK
SPRINGS ELK CREEK

4. Point of Diversion:

Township	Range	Section	1/4	of 1/4	of 1/4	Lot	County	Type
06N	05E	33	SW	SE	NE	1	BOISE	
06N	05E	33	SW	SE	NE	1	BOISE	

5. Description of diverting works:

SEE ATTACHMENT

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/15	10/15	0.18	
COMMERCIAL	1/01	12/31	0.74	
HEATING	1/01	12/31	0.32	
DOMESTIC	1/01	12/31	0.14	

7. Total Quantity Appropriated is:
1.38 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
06N	05E	33	SE	NE		IRRIGATION	
			NE	SE		IRRIGATION	
			SE	NE		DOMESTIC	
			NE	SE		DOMESTIC	
			SE	NE		COMMERCIAL	
			NE	SE		COMMERCIAL	
			SE	NE		HEATING	
			NE	SE		HEATING	

11. Place of use in counties: BOISE

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Ownership changed by DH 6/24/2002

NON-IRRIGATION USES: COMMERCIAL - LARGE SWIMMING POOL, SMALL WADING POOL, DRESSING ROOMS, SHOWERS, SINKS, TOILETS, BYPASS SYSTEM; DOMESTIC - 2 HOUSEHOLDS IN POOL BLDG., OLD INN (SEPARATE) (MULTI-FAMILY); HEATING - 2 HOUSEHOLDS IN POOL BLDG., ENTIRE GROUND FLOOR OF POOL BLDG., OLD INN SEE ATTACHMENTS

15. Basis of Claim: Beneficial Use

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-15362
Date Received: 5/16/1989
Receipt No: C006826
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: WARM SPRINGS RESORT, INC. 208-392-4437
   Address: C/O RICHARD B. WEIBYE
   P.O. BOX 28
   IDAHO CITY, ID 83631

2. Date of Priority: OCT 31, 1862

3. Source: SPRINGS Trib. to: WARM SPRINGS CREEK
   SPRINGS ELK CREEK

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County
06N	05E	33	SW SE NE	1	BOISE

5. Description of diverting works:
   SEE ATTACHMENT

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
COMMERCIAL	01/01	12/31	0.740		
DOMESTIC	01/01	12/31	0.140		
HEATING	01/01	12/31	0.320		
IRRIGATION	04/15	10/15	0.180		

7. Total Quantity Appropriated is:
   1.380 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 22.5 Acre Feet Per Annum.

9. Non-irrigation uses:
   SEE ATTACHMENT AND REMARKS

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AUG 24 1992

10. Place of Use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
06N	05E	33	SE	NE		COMMER	
			SE	NE		DOMEST	
			SE	NE		HEAT	
			SE	NE		IRR	
			NE	SE		COMMER	
			NE	SE		DOMEST	
			NE	SE		HEAT	
			NE	SE		IRR	

11. Place of use in counties: BOISE

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:
NON-IRRIGATION USES: COMMERCIAL - LARGE SWIMMING POOL, SMALL WADING POOL, DRESSING ROOMS, SHOWERS, SINKS, TOILETS, BYPASS SYSTEM; DOMESTIC - 2 HOUSEHOLDS IN POOL BLDG., OLD INN (SEPARATE) (MULTI-FAMILY); HEATING - 2 HOUSEHOLDS IN POOL BLDG., ENTIRE GROUND FLOOR OF POOL BLDG., OLD INN
SEE ATTACHMENTS

15. Basis of Claim: BENEFICIAL USE

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AUG 24 1992

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do ____ do not ____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): _____ Date: _____

_____ Date: _____

State of Idaho)
) SS.
County of _____)

Subscribed and sworn (or affirmed) before me this _____ day

of _____ 19 _____ _____
Notary Public

Seal

Residing at _____

My Commission Expires _____

MICROFILMED
AUG 24 1992

Form No. 42-1409 (2) a 1/88

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO THE USE OF WATER FROM THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576
Ident. Number A63-15362
Date Received 5/16/89 gf
Receipt Number C006826

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

Please type or print clearly

1. Name of Claimant (s) Warm Springs Resort, Inc Phone (208) 392-4437
   Mailing Address c/o Richard B. Welker PO Box 28 Idaho City, Id Zip 83631

2. Date of Priority (Only one (1) per claim) Oct 1862 (Oct 31, 1862)

3. Source of water supply (a) Springs
   which is tributary to (b) Warm Springs Creek + Elk Creek (Warm Springs Creek 90% Elk Creek 10%)

4. a. Location of existing point of diversion is: Township 6N Range 5E Section 33,
   SW 1/4 of SE 1/4 of NE 1/4, Govt. Lot, 1 B.M., County of Boise

   Additional points of diversion if any: —

   b. If instream flow, beginning point of claimed instream flow is:

   Township _____ Range _____ Section _____, _____ 1/4 of _____ 1/4 of _____ 1/4,

   Govt. Lot _____ B.M., County of _____

   ending point is: Township _____ Range _____ Section _____, _____ 1/4 of _____ 1/4 of

   _____ 1/4, Govt. Lot _____ B.M., County of _____

5. Description of existing diversion works (Dams, Reservoirs, Ditches, Wells, Pumps, Pipelines, Headgates, Etc), including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well. (See Attachment)

MICROFILMED
AUG 24 1992

HOW YOU WILL RECEIVE NOTICES IN THE SNAKE RIVER BASIN ADJUDICATION

All documents filed in the Snake River Basin Adjudication other than notices of claims are filed with the court. Notices of claims to water rights filed in the Snake River Basin Adjudication are filed with the Idaho Department of Water Resources. Copies of all documents filed in the Snake River Basin Adjudication will not be mailed to all parties (claimants) in the adjudication.

By order of the court, any document filed with the court will be mailed only to those parties who may be directly affected by it. A monthly docket sheet will be prepared by the department which contains a summary of all documents filed with the court in the previous month and the dates and locations of hearings scheduled for the following three months. The docket sheet will be filed with the district court clerk in each county within the Snake River Basin in Idaho. Copies of the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying. If you wish to receive a copy of the docket sheet each month, you should mark the appropriate place on your notice of claim form. You will be charged a small annual subscription fee to cover the cost of copying and mailing. Copies of any document listed on the docket sheet may be obtained from any of the offices of the department either in person or by mail; a small fee will be charged to cover the cost of mailing and/or copying.

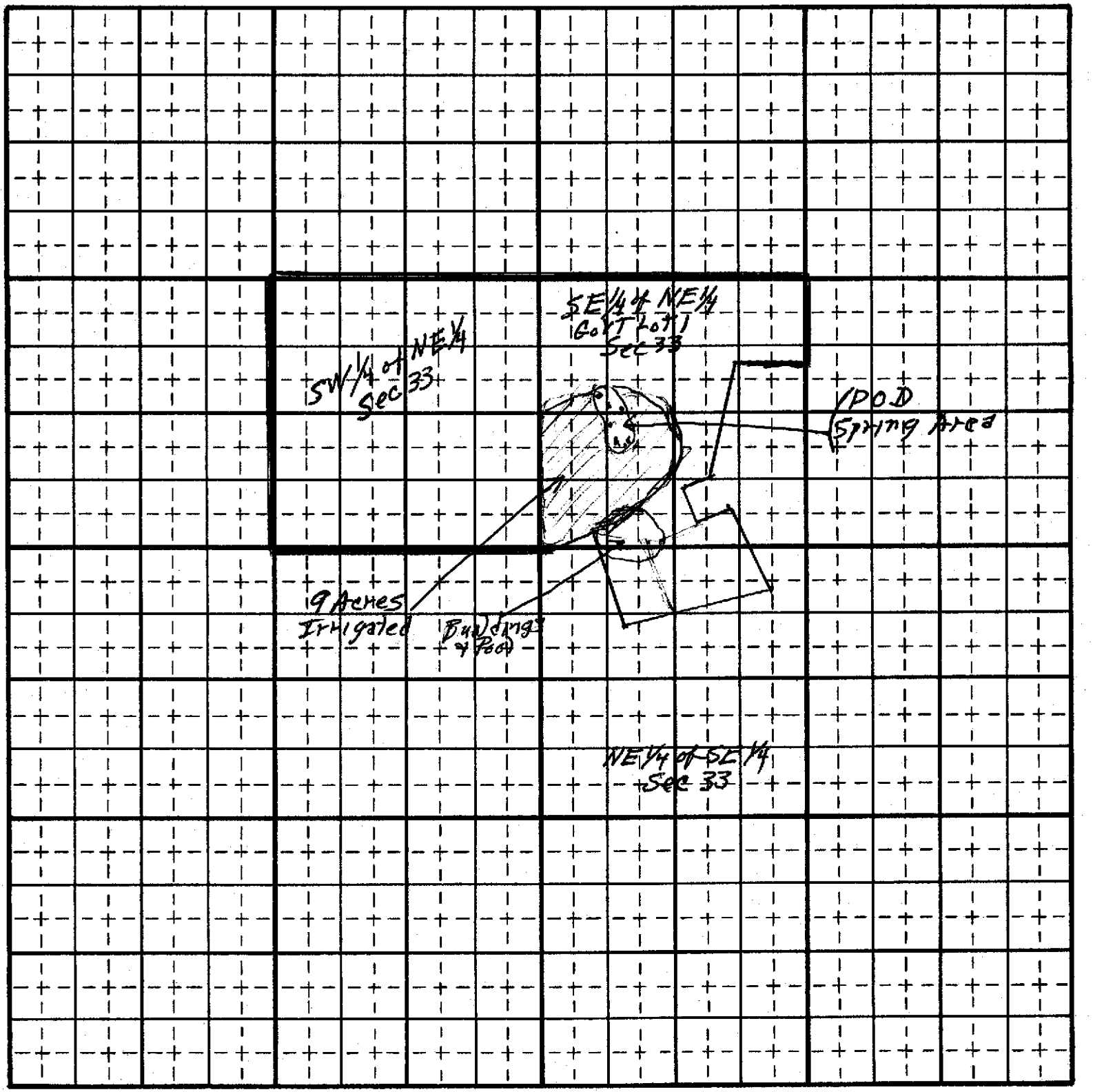
Copies of all notices of claims filed with the department will be available for inspection from all offices of the department. Copies of the notices of claims may be obtained in person or by mail, but you will be charged for the cost of copying and mailing. (A claimant will not be charged for a copy of his or her own notice of claim, and a person who acquires property with water rights for which a notice of claim was filed will not be charged for a copy of the notice of claim filed by the previous owner.)

After the notices of claims have been reviewed, the director will prepare and file a report with the court. Part 1 of the report will contain the director's recommendations as to each water right claimed under state law. Part 2 of the report will list each federal reserved water right claimed. A number of reports will be prepared, one or more for each sub-basin in the Snake River Basin. When the report for your sub-basin is filed with the court, you will be mailed a notice informing you that the report for your sub-basin has been filed. The notice will be sent to the most recent address shown by the department's files. Attached to the notice will be a copy of those portions of the report describing the water rights you have claimed. If you do not agree with the way your water right is described, you may file an objection to the report with the court. You can also file an objection if you disagree with the way other claimant's water rights are described, and the notice will tell you where a copy of the full report is available for inspection. The notice will tell you when and where to file your objection. The notice of filing for each sub-basin report will also be published state-wide in local newspapers.

Spring 3

Map of Project: show clearly the point of diversion, place of use, section number, township, and range number.

Scale: ~~X~~ 8 inches equals 1 mile 2" square = 40A



Last Name Warm Springs Resort Incident No. A63-15362 Copies: White-State, Canary-Claimant

MICROFILMED
AUG 24 1992

6. Water is claimed for the following purposes:

		(both dates are inclusive)		(cfs)	(acre feet)
For Commercial	purposes from 1/1	to 12/31	amount .74	or	
For Domestic	purposes from 1/1	to 12/31	amount ~~.14~~ RBW	or	
For Heating	purposes from 1/1	to 12/31	amount .32	or	
For Irrigation	purposes from 4/15	to 10/15	amount .18	or	

7. Total quantity claimed (a) 1.38 (cfs) and/or (b) _____ (acre feet)

8. Total consumptive use claimed is ~~22~~ RBW 22 1/2 acre feet per annum.

9. Non-irrigation uses; describe fully (eg. Domestic: Give number of households served; Stockwater: Type and number of livestock Etc.) See Attachment and Item #14 Remarks.

10. Description of place of use:
   a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
   b. If water is used for other purposes, place a symbol of use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RNG	SEC	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4	NE1/4	NW1/4	SW1/4	SE1/4	
6N	5E	33				C									C				
						D									D				
						H									H				
						7									2				9

Total number of acres irrigated 9

11. In which county (ies) are lands listed above as place of use located? Boise

12. Do you own the property listed above as place of use? Yes X No _____ (See Attachment)
If your answer is No, describe in Remarks below the authority you have to claim this water right.

13. Describe any other water rights used at the same place and for the same purposes as described above.
_____ or None (X)

14. Remarks: (Item #9 above) Non-Irrigation Usage.
Commercial: Large Swimming Pool; Small wading pool; Dressing rooms-showers, sinks, toilets; Bypass systems
Domestic: 2 Households in Pool Bldg, Old Inn (separate) (Multi family)
Heating: 2 Households in pool Bldg, Entire ground floor of pool Bldg, Old Inn

Last Name Warm Springs Resort, Inc Ident No. A63-15362

Copies: White - State, Yellow - Claimant

MICROFILMED
AUG 24 1992

It is very important that you inform the department in writing of any change in your address. This is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

If you are acquiring property with water rights in the Snake River Basin water system in Idaho (either by purchase, gift, inheritance, or other means), it is very important that you inquire of the department whether a notice of claim has been filed. If not, you must file a notice of claim or the water right may be declared by the court to no longer exist. If a notice of claim has been filed, it is very important that you file a written notice of change in ownership with the department. The notice of change in ownership must be accompanied by some evidence of the change in ownership, such as a copy of the deed or a property tax statement showing the name of the new owner. Again, this is to make sure that you receive the notices affecting your water rights that are to be mailed by the department.

The cost of the subscription to the docket sheet is $7.50 for calendar year 1988. The cost of the subscription may increase a small amount for calendar year 1989 if the cost of copying and/or mailing should increase.

If you are planning to file a motion or other pleading (not a notice of claim) with the court (not IDWR), the court has issued an order setting a special procedure that is different from the usual civil rules. A copy of the order may be obtained from any office of IDWR; you may be charged for the cost of mailing and/or copying.

15. Basis of Claim (check one) Beneficial Use X Posted Notice _____ License _____ Permit _____
Decree _____
If applicable provide IDWR Water Right Number _____
Court _____ Case Number _____ Decree Date _____
Plaintiff vs Defendant _____

16. Signature (s)
(a.) By signing below, I/We acknowledge that I/We have received, read, and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do X do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.
Number of attachments 3 9 PAGES

For Individuals: I do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) _____ Date _____

_____ Date _____

For Organizations: I do solemnly swear or affirm that I am President (Title) of Warm Springs Resort, Inc. (Organization), that I have signed the foregoing document in the space below as President (Title) of Warm Springs Resort, Inc. (Organization) and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent Richard B Weibye

Title and Organization President - Warm Springs Resort, Inc Date 5/16/89

State of Idaho/or _____)
) SS.
County of ADA)

Subscribed and sworn (or affirmed) before me this 16 TH day of MAY 19 89

SEAL

Notary Public Jeff Peppels

Residing at BOISE, ID

My Commission Expires 11/8/1994

Please Print Name

17. Notice of Appearance:
Notice is hereby given that I, _____ will be acting as attorney at law on behalf of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature _____

Address _____

Date _____

Last Name Warm Springs Resort Inc Ident. Number A63-15362

MICROFILMED
Copies White-State, Yellow-Claimant
AUG 24 1992

State of Idaho
DEPARTMENT OF WATER RESOURCES
1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098
Phone: (208) 327-7900 FAX: (208) 327-7866

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

July 8, 2002

RECEIVED
AUG 0 7 2002
WATER RESOURCES
WESTERN REGION

HAWLEY TROXELL ENNIS & HAWLEY
PO BOX 1617
BOISE ID 83701-1617

RE: Snake River Basin Adjudication (SRBA)
Notice of Change of Water Right Ownership Fees
Notices of Claim #63-15360, 63-15361 & 63-15362
JP Property Idaho City LLC

The water right claims referenced above are still pending in the SRBA; therefore, no fees are due. The refund process has been initiated with the State Auditor's Office for the $75.00 fee you paid on receipt #W029279. You should receive a check in the near future.

For future reference, you can determine if a water right claim has been decreed by checking the SRBA Court's site at www.srba.state.id.us. Scroll to IWATRS Reports, then scroll down to Display a Subcase Summary Sheet, enter the adjudication claim number (xx-xxxxx). This will tell you if and when a partial decree was issued. If it HAS been decreed, there is a $25.00 ownership change fee due with each water right. If it has NOT been reported or decreed yet, and is therefore still pending in the SRBA, there is no fee due.

We have enclosed a copy your receipt #W029279. Please keep this receipt for your records.

Sincerely,

Donald V. Shaff
Manager
Adjudication Technical Section

DVS:ss:ref
Enclosure:
Receipt #W029279

RECEIVED
JUN 2 6 2002
Department of Water Resources

REFUND REQUEST

TO: S. Sherman to Log In
FOR: D. Shaff/D. Allen
FROM: Western Region Date: 6-24-02
SUBJ: Receipt No. W029279 (Please attach ARQ2 Receipt copy immediately behind blue form)

RE: PayOR Hawley Troxell Ennis & Hawley
Address 877 Main St. Suite 1000
P.O. Box 1617
Boise, Id 83701-1617

Claimant(s) if NOT Payor JP Property Idaho City LLC
Refund Amount $ 75- Claim Location (Region/Claimant)
Extension Filed? Y/N (NA) Copy Attached? Y/N (NA)
Late Fees Paid? Y/N (NA) Late Fee Receipt # n/a
S.O. Verified Ext. by n/a on ____ D.B. Query by n/a
Refund Generated By (X) Agent ( ) Claimant
Refund Category:
insufficient fees / claim incomplete / withdrawn / (o-pmt)

Date of Last Correspondence (copy attached) ____

Claim No.	Use*	Fees Paid	Correct Fee	Rec't #
A63-15360	Comm + Dom.	$25-	-0-	W029279
A63-15361	Irrigation	$25-	-0-	W029279
A63-15362	Comm., Dom, Irr., Heating	$25-	-0-	W029279
		$		
		$		
Total		$	$	

***Incomplete claims or insufficient fees for irrigation use will generally NOT be refunded. D.E. claim in AJSP1 at minimum.**

Detailed Reason(s) for Refund Attached Y/N
No fee necessary for ownership change. Claims still pending in SRBA.

Region AJ Spvsr. Approval
Don Shaff Approval 6/26/02
S.O. AJ Spvsr. Approval —
Hold —
To Fiscal 7-8-02
Logged 6-26-02

Data Base Modified? Y/N (NA) A &/or R Records By — on —

SCANNED
JUN 26 2002

05/19/94

REFUND REQUEST

TO: S. Sherman to Log In
FOR: D. Shaff/D. Allen
FROM: Western Region Date: 6-24-02
SUBJ: Receipt No. W029279 (Please attach ARQ2 Receipt copy immediately behind blue form)

RE: PayOR Hawley Troxell Ennis & Hawley
Address 877 Main St. Suite 1000
P.O. Box 1617
Boise, Id 83701-1617

Claimant(s) if NOT Payor JP Property Idaho City LLC
Refund Amount $ 75- Claim Location (Region/Claimant)
Extension Filed? Y/N (NA) Copy Attached? Y/N (NA)
Late Fees Paid? Y/N (NA) Late Fee Receipt # ____
S.O. Verified Ext. by ____ on ____ D.B. Query by ____
Refund Generated By (X) Agent ( ) Claimant
Refund Category:
insufficient fees / claim incomplete / withdrawn / (o-pmt)

Date of Last Correspondence (copy attached) ____

Claim No.	Use*	Fees Paid	Correct Fee	Rec't #
A63-153600	Comm + Dom.	$25-	-0-	W029279
A63-153601	Irrigation	$25-	-0-	W029279
A63-153602	Comm., Dom, Irr., Heating	$25-	-0-	W029279
		$		
		$		
Total		$	$	

***Incomplete claims or insufficient fees for irrigation use will generally NOT be refunded. D.E. claim in AJSP1 at minimum.**

Detailed Reason(s) for Refund Attached Y/N
No fee necessary for ownership change. Claims still pending in SRBA.

Region AJ Spvsr. Approval ____ S.O. AJ Spvsr. Approval ____
Don Shaff Approval ____ Hold ____ To Fiscal ____
Logged ____
Data Base Modified? Y/N NA A &/or R Records By ____ on ____

A63-153600 - Split to A63-31456 & -31457

05/19/94

Receipt Details for ID W029279

Status	Adjustment Type	Version
		1

General Information:

Date Received	Date Deposited	Region	Total Amount	Payment Type
6/5/2002 12:20:06 PM	6/5/2002 2:28:53 PM	WESTERN	$75.00	Check
Payer	HAWLEY TROXELL ENNIS AND HAWLEY LLP			

Account Information:

Check #	Account #	Credit Card Name	Authorization #
76528			
Card Expiration Date	**Credit Card Transaction #**		

Comment CHANGE IN WATER RIGHT OWNERSHIP 63-15360, 63-15361 AND 63-15362

Fee Detail:

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
$75.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155

Refund(s):

Amount	Payee	Date	Document Number

HTEH HAWLEY TROXELL ENNIS & HAWLEY LLP
ATTORNEYS AT LAW

877 Main Street, Suite 1000
P.O. Box 1617
Boise, Idaho 83701-1617
(208) 344-6000 · Fax (208) 342-3829
www.hteh.com

June 4, 2002

VIA US MAIL

IDWR Western Region
2735 Airport Way
Boise, Idaho 83705-5082

Re: Notice of Change in Water Right Ownership

Dear IDWR:

Enclosed for filing with the Department of Water Resources is a Notice of Change in Water Right Ownership along with the required filing fee in the amount of $75, a copy of the Deed with legal description attached and a topographical survey with the points of diversion clearly marked. If you have any questions or if any additional information is needed, please call Tim Tyree at 344-6000.

Sincerely,

HAWLEY TROXELL ENNIS & HAWLEY LLP

Colleen A. Proctor
Legal Administrative Assistant

Enclosures

RECEIVED
JUN 05 2002
WATER RESOURCES
WESTERN REGION

06/24/2002

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-15362

NAME AND ADDRESS: J P PROPERTY IDAHO CITY LLC
505 E KUIAHA RD
HAIKU HI 96708

SOURCE: SPRINGS TRIBUTARY: WARM SPRINGS GULCH

QUANTITY: 1.29 CFS

PRIORITY DATE: 10/31/1862

POINT OF DIVERSION:

T06N R05E S33 NWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County
T06N R05E S33 SWSENE Lot 1 Within BOISE County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	0.120 CFS
DOMESTIC	01/01 12/31	0.140 CFS
COMMERCIAL	01/01 12/31	0.710 CFS
HEATING	01/01 12/31	0.320 CFS

PLACE OF USE:

IRRIGATION Within BOISE County

T06N R05E S33 Lot 1 SENE 4.8

DOMESTIC Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

COMMERCIAL Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

HEATING Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

4.8 ACRES TOTAL

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

EXPLANATORY MATERIAL: Beneficial Use

DOMESTIC USE IS FOR THE INN, 2 HOMES AND OFFICES.
COMMERCIAL USE IS FOR SWIMMING POOLS, DRESSING ROOMS AND SHOWERS.
HEATING USE IS FOR THE INN, 2 HOMES AND OFFICES.

04/01/2002

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-15362

NAME AND ADDRESS: WARM SPRINGS RESORT INC
C/O RICHARD B WEIBYE
PO BOX 28
IDAHO CITY ID 83631

SOURCE: SPRINGS TRIBUTARY: WARM SPRINGS GULCH

QUANTITY: 1.29 CFS

PRIORITY DATE: 10/31/1862

POINT OF DIVERSION:

T06N R05E S33 NWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	0.120 CFS
DOMESTIC	01/01 12/31	0.140 CFS
COMMERCIAL	01/01 12/31	0.710 CFS
HEATING	01/01 12/31	0.320 CFS

PLACE OF USE: IRRIGATION Within BOISE County

T06N R05E S33 Lot 1 SENE 4.8

DOMESTIC Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

COMMERCIAL Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

HEATING Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

4.8 ACRES TOTAL

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

EXPLANATORY MATERIAL: Beneficial Use

DOMESTIC USE IS FOR THE INN, 2 HOMES AND OFFICES.
COMMERCIAL USE IS FOR SWIMMING POOLS, DRESSING ROOMS AND SHOWERS.
HEATING USE IS FOR THE INN, 2 HOMES AND OFFICES.

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-15362 V1

WATER RIGHT NUMBER: 63-15362 V1

Owner Type	Name and Address
Current Owner	WARM SPRINGS RESORT INC C/O RICHARD B WEIBYE PO BOX 28 IDAHO CITY, ID 83631 (208)392-4437

Priority Date: 10/31/1862

Basis: Beneficial Use

Status: Active

Source	Tributary
SPRINGS	WARM SPRINGS GULCH

Beneficial Use	From To	Diversion Rate	Annual Volume
IRRIGATION	04/01 to 10/31	0.120 CFS	
DOMESTIC	01/01 to 12/31	0.140 CFS	
COMMERCIAL	01/01 to 12/31	0.710 CFS	
HEATING	01/01 to 12/31	0.320 CFS	
	Total Diversion:	1.290 CFS	

Location of Point(s) of Diversion

SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 SW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.
SPRINGS BOISE County	L1 NW1/4SE1/4NE1/4	Sec. 33,	Twp 06N,	Rge 05E, B.M.

Place of Use

IRRIGATION Within BOISE County

T06N R05E S33 Lot 1 SENE 4.8

Total Acres: 4.8

DOMESTIC Within BOISE County

T06N R05E S33 Lot 1 SENE T06N R05E S33 NESE

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-15362 V1

COMMERCIAL Within BOISE County

T06N R05E S33 Lot 1 SENE	T06N R05E S33	NESE

HEATING Within BOISE County

T06N R05E S33 Lot 1 SENE	T06N R05E S33	NESE

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Remarks:

1. Explanatory DOMESTIC USE IS FOR THE INN, 2 HOMES AND OFFICES.
2. Explanatory COMMERCIAL USE IS FOR SWIMMING POOLS, DRESSING ROOMS AND SHOWERS.
3. Explanatory HEATING USE IS FOR THE INN, 2 HOMES AND OFFICES.

Comments:

1. sbock 9/18/2001 field exam
Comment: Maria M. conducted field exam on 9/17/01 with claimant. Office measures 100 x 35 on first floor, 1800 sf on top floor, 5 showers and toilets, sinks in dressing rooms, Inn is seperate 2 stories, office has baseboard, radiant heat on floor.

Dates and Other Information:

Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
Defendant:
Plaintiff:
Civil Case Number:
Judicial District:
Notice of Error Flag:
State or Federal:
Owner Name Connector: 0
Water District Number:
Generic Max Rate Per Acre:
Generic Max Volume Per Acre:
Swan Falls Trust or Nontrust: False
Swan Falls Dismissed:
DLE Act Number:
Carey Act Number:
Mitigation Plan:

Element Reviewed/Verified Dates:

Element	Last Reviewed Date	Reviewer	Last Verified Date	Verifier	Status
Summary			02/25/2002	lharris	Active
Priority Date	2/27/2002 4:36:43 PM	jshurte			Active

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-15362 V1

Source	2/27/2002 4:37:38 PM	jshurte	Active
POD	2/27/2002 4:38:10 PM	jshurte	Active
POU	2/27/2002 4:38:14 PM	jshurte	Active
Use	2/27/2002 4:38:15 PM	jshurte	Active
Quantity	2/27/2002 4:38:18 PM	jshurte	Active
Season	2/27/2002 4:38:18 PM	jshurte	Active

Verification Log:

Element	Date Time Stamp	Reviewer	Log text
POU	2/25/2002 4:19:24 PM	sbock	Edited shape boundary
POD	9/18/2001 3:14:29 PM	sbock	Edited point location
POD	9/18/2001 3:14:50 PM	sbock	Edited point location
POD	9/18/2001 3:15:04 PM	sbock	Edited point location
POD	9/18/2001 3:15:18 PM	sbock	Edited point location
POD	9/18/2001 3:15:31 PM	sbock	Edited point location
POU	9/18/2001 3:17:50 PM	sbock	Edited shape boundary
POD	2/27/2002 4:38:11 PM	jshurte	(No) 1. Is the basis of this claim a Decree or License?
POU	2/27/2002 4:38:15 PM	jshurte	(No) 1. Is the basis of this claim a Decree or License?
Use	2/27/2002 4:38:16 PM	jshurte	(No) 1. Is the basis of this claim a Decree or License?
Season	2/27/2002 4:38:19 PM	jshurte	(No) 1. Is the basis of claim Decree or License?
Priority Date	2/27/2002 4:36:44 PM	jshurte	(No) 1. Should this water use have been included in a later court decree of the water rights from this source? (No) 4. Is the basis of claim decree or license? (No) 7. Is the basis of claim a Application or Permit? (No) 8. Is the basis of claim a posted notice? (No) 9. Is the Priority Date claimed after the date a permit is required for the source and the water use? (Yes) 12. Does the claim file contain sufficient evidence of Priority Date? (Yes) 15. Is the basis of claim coded correctly? (No) 16. Is a Priority Date remark and/or condition required?

IDAHO DEPARTMENT OF WATER RESOURCES

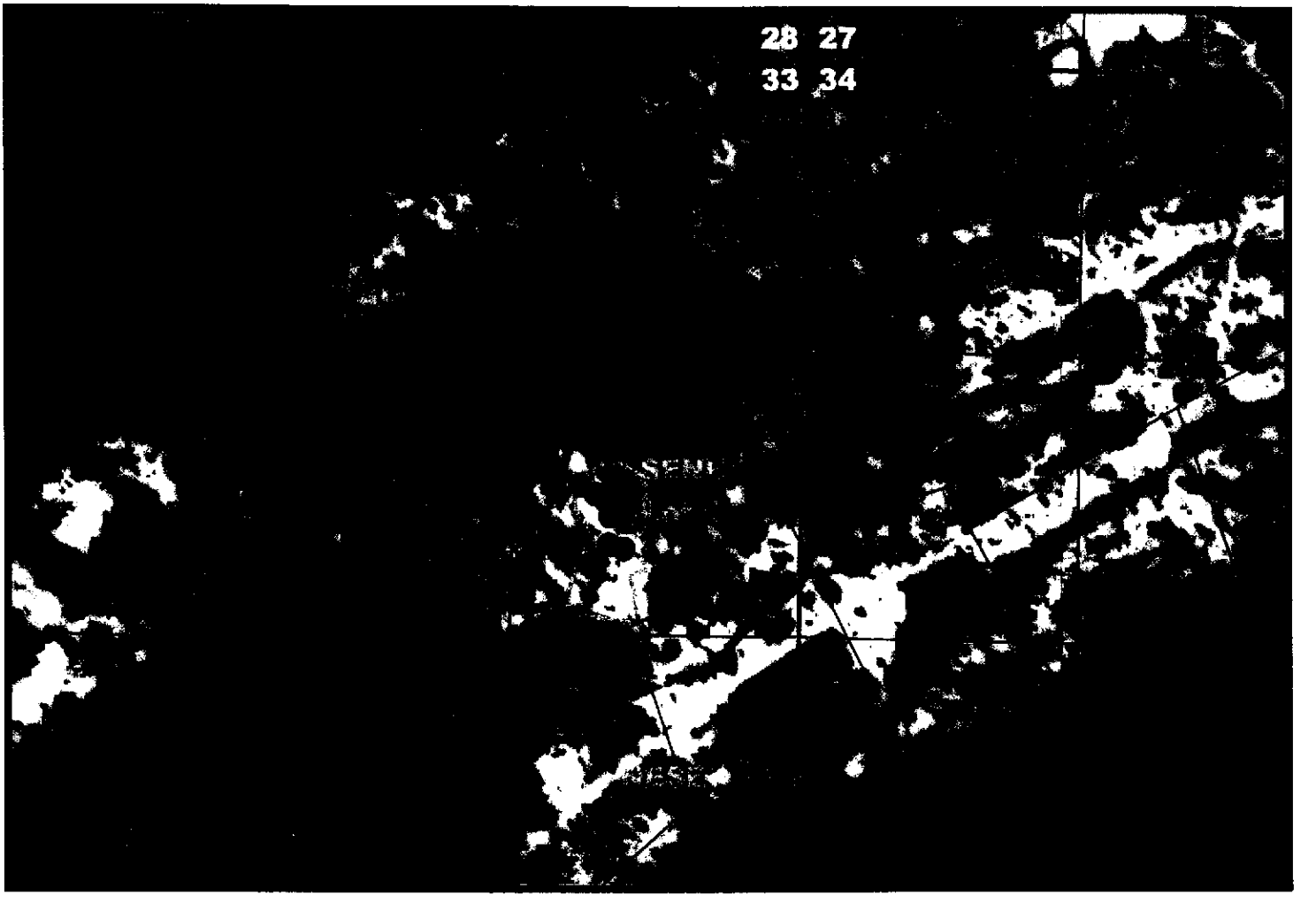
Adjudication Recommendation Report 63-15362 V1

Source	2/27/2002 4:37:39 PM	jshurte	(No) 1. Is the basis of claim Decree or License? (No) 2. Is the basis of claim an Application or Permit? (No) 6. Is the basis of claim a Posted Notice? (No) 7. Is there evidence that there has been a change in the source? (Yes) 10. Does the file contain all the necessary information to verify the source? (No) 11. Is a Source remark and/or condition required? Description for Question 10 - Field exam and topographic map
POD	2/27/2002 4:38:20 PM	jshurte	(No) 1. Is the basis of this claim a Decree or License?
Summary	2/25/2002 9:31:29 AM	lharris	(No) 1. Is the basis of this claim a Decree, License, Permit, Application or Posted Notice? (Yes) 3. Is the water being used for all of the purposes claimed and to the extent claimed? (Yes) 5. Is an additional remark and/or condition required?
POD	4/1/2002 9:31:27 AM	csaxton	Edited point location
POD	4/1/2002 9:32:39 AM	csaxton	Edited point location
POD	4/1/2002 9:33:20 AM	csaxton	Edited point location
POD	4/1/2002 9:34:03 AM	csaxton	Edited point location
POD	4/1/2002 9:34:41 AM	csaxton	Edited point location
POD	4/1/2002 9:35:23 AM	csaxton	Edited point location
POD	4/1/2002 9:36:05 AM	csaxton	Edited point location
POU	4/1/2002 9:37:09 AM	csaxton	Edited shape boundary

STATE OF IDAHO

Department of Water Resources
Western Region

Water Right(s): 63-15362



1320 0 1320 2640 Feet

Total Irrigated Acreage: 4.8

- Point(s) of Diversion
- Place of Use
- Quarter Quarter Lines
- Section Lines

N
W E
S

GIS Place of Use Illustration
1987/1988 NAPP Photography
Prepared by: C. Saxton
Date: April 2002

02/25/2002

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-15362

NAME AND ADDRESS: WARM SPRINGS RESORT INC
C/O RICHARD B WEIBYE
PO BOX 28
IDAHO CITY ID 83631

SOURCE: SPRINGS TRIBUTARY: WARM SPRINGS GULCH

QUANTITY: 1.29 CFS

PRIORITY DATE: 10/31/1862

POINT OF DIVERSION:

T06N R05E S33 NWSENE Lot 1 Within BOISE County

T06N R05E S33 SWSENE Lot 1 Within BOISE County

4 POINTS OF DIVERSION LOCATED IN T06N, R05E, S33, SWSENE, LOT 1.

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	04/01 10/31	0.120 CFS
DOMESTIC	01/01 12/31	0.140 CFS
COMMERCIAL	01/01 12/31	0.710 CFS
HEATING	01/01 12/31	0.320 CFS

PLACE OF USE:

IRRIGATION Within BOISE County

T06N R05E S33 Lot 1 SENE	4.0	T06N R05E S33	NESE	2.0

DOMESTIC Within BOISE County

T06N R05E S33 Lot 1 SENE		T06N R05E S33	NESE

COMMERCIAL Within BOISE County

T06N R05E S33 Lot 1 SENE		T06N R05E S33	NESE

HEATING Within BOISE County

T06N R05E S33 Lot 1 SENE		T06N R05E S33	NESE

6 ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-15361 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 6 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

EXPLANATORY MATERIAL:

DOMESTIC USE IS FOR THE INN, 2 HOMES AND OFFICES.
COMMERCIAL USE IS FOR SWIMMING POOLS, DRESSING ROOMS AND SHOWERS.
HEATING USE IS FOR THE INN, 2 HOMES AND OFFICES.

No Longer Valid 4/1/02 csm

02/24/2002

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-15362

NAME AND ADDRESS: WARM SPRINGS RESORT INC
C/O RICHARD B WEIBYE
PO BOX 28
IDAHO CITY ID 83631

SOURCE: SPRINGS TRIBUTARY: WARM SPRINGS ~~CREEK~~ GULCH

QUANTITY: ~~1.38 CFS~~ 1.29 CFS

PRIORITY DATE: 10/31/1862 OK

POINT OF DIVERSION: 6N 5E S33 NWSENE(LOT 1) ← List Both

T06N R05E S33 ~~SENE~~ NESENE Lot 1 Within BOISE County

~~T06N R05E S33 SENE Lot 1 Within BOISE County~~

~~T06N R05E S33 SENE Lot 1 Within BOISE County~~

~~T06N R05E S33 SENE Lot 1 Within BOISE County~~

~~T06N R05E S33 SENE Lot 1 Within BOISE County~~

with FO2 remark
4 pts of diversion located in the SWSENE, Lot 1, S. 33, T. 6N, R. 5E.

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	4-1 TO 10-31	.12 CFS
DOMESTIC	1/01 12/31	0.140 CFS
COMMERCIAL	1/01 12/31	~~0.740 CFS~~ ~~.60 CFS~~ .71 CFS
HEATING	1/01 12/31	0.320 CFS

PLACE OF USE:

DOMESTIC Within BOISE County

T06N R05E S33 SENE (LOT 1) T06N R05E S33 NESE

COMMERCIAL Within BOISE County

T06N R05E S33 SENE (LOT 1) T06N R05E S33 NESE

HEATING Within BOISE County

T06N R05E S33 SENE (LOT 1) T06N R05E S33 NESE

IRRIGATION ~~same as HEATING~~

T 6N R5E S33 SENE(LOT 1) - 4AC + NESE - 2

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

EXPLANATORY MATERIAL:

C18 Cond. + POU - Irrig.
E11 - Use of this right w/right # 63-15361 is limited to the irrig. of a comb. total of 6 acres in a single irrig. season

EXP.

Domestic use is for the Inn + 2 homes + offices
Commercial use is for swimming pools, dressing rooms + showers.
Heating use is for the Inn, 2 homes + offices.

IDAHO DEPARTMENT OF WATER RESOURCES
WESTERN REGION
2735 Airport Way
Boise, Idaho 83705-5082

RETURN SERVICE REQUESTED

PRESORT CLASS

BOISE AUG 20'01 ID PB METER 7111051 $0.485 U.S. POSTAGE

RECEIVED
SEP 04 2001
WATER RESOURCES
WESTERN REGION

63-15360
-15361
-15362

WEIB.028

WARM SPRINGS RESORT INC
C/O RICHARD B WEIBYE
PO BOX 28
IDAHO CITY, ID 83631

Re:

63

WEIB028 836312019 1801 08 08/29/01
RETURN TO SENDER
WEIBY'RICHARD B
210 W ELWOOD DR
BOISE ID 83706-4671

RETURN TO SENDER

83705/5082

See Layout for Shapefile in 63-15361.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WESTERN REGION ADJUDICATION SECTION
CLAIM VERIFICATION FIELD EXAM SHEET
(Use with the ECVR)

CLAIM NO(s). A63-15362 _____ _____

1. No Change NAME IS SAME ✓
   NEW OWNER: _____
   No Change ADDRESS ✓
   NEW ADDRESS: _____

2. No Change - DATE OF PRIORITY: Completed evidence submitted
   Incomplete - Claimant should be asked during the exam when was water first used and submit proof of date of priority.

Priority date, per claimant, is: 10/31/1862
(If the priority date, based on your exam, seems questionable, explain below.)

Supported by booklet submitted by claimant, "Warm Springs Resort Master Plan" by Planmakers. Supports dev. as a laundry, then as a resort in 1864. * Rec. 05/01/1864

3. No Change — SAME SOURCE
   Source is different than that claimed:

   Source found: SPRINGS TRIB WARM SPRINGS GULCH (NOT CREEK PER USGS TOPO W-62

4. No Change — POINT OF DIVERSION
   Point of diversion is different than the claim and/or new P/D's:

Township 6N Range 5E Section 33 1/4 SW 1/4 SE 1/4 NE (4 Points)
Township ____ Range ____ Section ____ 1/4 NW 1/4 SE 1/4 NE (1 Point)

5. No Change - DESCRIPTION OF DIVERTING WORKS
   Incomplete description, list below:

Multiple springs. Most have collection boxes w/pipes that run to swimming pool, lodge, old house, etc. Gravity flow for all.
5 PODs located by field exam.

NOTE: DUE TO TEMP. OF H2O NO MEAS. COULD SAFELY BE DONE. IN EVIDENCE IT STATED THE SPRINGS COULD PRODUCE 350,000 GAL/10 HRS. OR 583 GPM OR 1.29 CFS.

6. No Change - WATER USES
Different uses, (list uses found):

Use COMMERCIAL From 1-1 To 12-31 Amount .71 CFS ____ AFA
Use DOMESTIC From 1-1 To 12-31 Amount .14 CFS ____ AFA
Use HEATING From 1-1 To 12-31 Amount .32 CFS ____ AFA
IRRIGATION 1-1 12-31 .12 CFS

7. No Change - TOTAL VOLUME

Incomplete on claim, the total is, Amount 1.29 CFS ____ AFA

Changes found, the new total is, Amount ✓ CFS ____ AFA

8. No Change - NON-IRRIGATION USES:

Changes Exam found:

Domestic # of homes: Inn +2 homes Stock # ____ List types: ____

Additional comments: Htg - Inn, 2 homes + offices; Commercial use is pools, dressing rooms, + showers

9. No Change — PLACE OF USE: (If changed, list below.)

Use: Dom Township 6N Range 5E Section 33 1/4 SE 1/4 NE + NESE
Use: HTG Township " Range " Section ____ 1/4 " 1/4 "
Use: Comm Township " Range " Section " 1/4 " 1/4 "
Use: Irrig Township " Range " Section " 1/4 " 1/4 " - 4AC
NE SE - 2AC

Remarks: (Comments pertinent to field examination) See additional attachment

See Warm Springs Resort for info on evidence of priority + amount of flow plus optia info.

SYSTEM DIAGRAM INCLUDED ~~NA~~ On topo map per MM.
Shown on GIS Layout

CK IF IN OFFICE EXAM
DATE EXAM CONDUCTED: 9-17-01

FIELD EXAMINER: MARIA MINICUCCI
Print Name

Signature

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

August 15, 2001

WARM SPRINGS RESORT INC
C/O RICHARD B WEIBYE
PO BOX 28
IDAHO CITY, ID 83631

Re: Claim No(s). 63-15360,
63-15361, 63-15362

Dear Claimant(s):

In the past, you submitted the above referenced claim(s) in the Snake River Basin Adjudication. Enclosed is a computer generated print-out of the claim(s) for your reference only; this print-out is **NOT** to be returned or re-filed. You have indicated when this claim was filed that the water right(s) was based on either a "Statutory Claim" or "Beneficial Use" of the water. Water rights of this type are established by the historical use of water for a beneficial purpose, dating back to the time the water was first used, this date being the **"Priority Date"** as shown on the enclosed print-out. Your claim(s) has not been confirmed by a previous filing with the Department of Water Resources since there is no decree, license, or permit on file to verify the use of this water. For this reason, the Department is required to gather evidence from claimants supporting the date of priority for claims based on historical beneficial use of water. Any other claims you may have filed, that are not listed above, do not require evidence of priority be submitted at this time.

Enclosed is a pamphlet entitled **"Evidence of Priority"** which describes why evidence of the priority date is necessary along with examples of types of evidence that can be submitted to fulfill this requirement. If no evidence is submitted, or we do not hear from you within the time limit below, your priority date, as claimed, may not be recommended to the Court for decree. This could jeopardize your water use under this right(s), if water availability problems arise in the future. It is our goal to decree the historical water rights within the Snake River Basin as accurately as possible. Field exams to verify claims in this area are now being conducted by Department personnel. Please contact this office as soon as possible to schedule a field exam appointment convenient for you.

The required evidence supporting the priority date(s) must be submitted by **October 15, 2001,** referencing all documents with the corresponding claim number(s). If you have any questions not covered by this letter, or the enclosed pamphlet, please call the Western Region office shown above.

Adjudication Section
Department of Water Resources
Western Region Office

JS:lh
Enclosures

AJ5809NP
No. A63-15362

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT

DATE: 05/22/01
PAGE: 100

Upstairs heat is baseboard radiators. Pressurized but continues to flow w/out electricity

OWNER CODE	NAME & ADDRESS	PRIORITY DATE	WATER USE	USE PERIOD FROM	TO	DIVERSION RATE	DIVERSION VOLUME
C	WARM SPRINGS RESORT INC C/O RICHARD B WEIBYE PO BOX 28 IDAHO CITY ID 83631 (208) 392-4437	10/31/1862 ✓	IRRIGATION	04-15	10-15	0.180 CFS	
			✓COMMERCIAL	01-01	12-31	0.740 CFS	
			✓HEATING	01-01	12-31	0.320 CFS	
			✓DOMESTIC	01-01	12-31	0.140 CFS	
				TOTAL DIVERSION:		1.380 CFS	
				CONSUMPTIVE USE:			22.50 AFA

109-110°F

Heating
INN 2 radiators
Hot water
2 stories
OFFICE 100' x 35' (lower)
2 stories
1800 ft² (upper)
* Manual control
Radiators + Floor (concrete)
pipes w/ hot H_2O
(5) Showers / Toilets
sinks in dressing rooms
Separate from cold water (GW)

Water Source: SPRINGS
SPRINGS

Tributary to: ~~WARM SPRINGS CREEK~~ Warm Springs Gulch
~~ELK CREEK~~ Have trib to Elk Ck.

Stage: BENEFICIAL USE

Point(s) of Diversion: T06N R05E S33 Lot01(SWSENE) BOISE County

Place of use Legal Description for: IRRIGATION

T	R	S	NE NENE Lt Ac	NE NWNE Lt Ac	NE SWNE Lt Ac	NE SENE Lt Ac	NW NENW Lt Ac	NW NWNW Lt Ac	NW SWNW Lt Ac	NW SENW Lt Ac	SW NESW Lt Ac	SW NWSW Lt Ac	SW SWSW Lt Ac	SW SESW Lt Ac	SE NESE Lt Ac	SE NWSE Lt Ac	SE SWSE Lt Ac	SE SESE Lt Ac	SUM
06N	05E	33				I									I				

1 — Warm Springs Creek — 2 → Rec: Springs are used as back-up to creek H_2O

Place of use Legal Description for: COMMERCIAL SAME AS 5361

T	R	S	NE NENE Lt Ac	NE NWNE Lt Ac	NE SWNE Lt Ac	NE SENE Lt Ac	NW NENW Lt Ac	NW NWNW Lt Ac	NW SWNW Lt Ac	NW SENW Lt Ac	SW NESW Lt Ac	SW NWSW Lt Ac	SW SWSW Lt Ac	SW SESW Lt Ac	SE NESE Lt Ac	SE NWSE Lt Ac	SE SWSE Lt Ac	SE SESE Lt Ac
06N	05E	33				C									C			

Photo: 7 Inside of div. box
8: spring outlet + pipe to pool
9: Spring 7
Diverted via 4" buried PVC
11: Pools

Place of use Legal Description for: HEATING

T	R	S	NE NENE Lt Ac	NE NWNE Lt Ac	NE SWNE Lt Ac	NE SENE Lt Ac	NW NENW Lt Ac	NW NWNW Lt Ac	NW SWNW Lt Ac	NW SENW Lt Ac	SW NESW Lt Ac	SW NWSW Lt Ac	SW SWSW Lt Ac	SW SESW Lt Ac	SE NESE Lt Ac	SE NWSE Lt Ac	SE SWSE Lt Ac	SE SESE Lt Ac
06N	05E	33				H									H			

Place of use Legal Description for: DOMESTIC

T	R	S	NE NENE Lt Ac	NE NWNE Lt Ac	NE SWNE Lt Ac	NE SENE Lt Ac	NW NENW Lt Ac	NW NWNW Lt Ac	NW SWNW Lt Ac	NW SENW Lt Ac	SW NESW Lt Ac	SW NWSW Lt Ac	SW SWSW Lt Ac	SW SESW Lt Ac	SE NESE Lt Ac	SE NWSE Lt Ac	SE SWSE Lt Ac	SE SESE Lt Ac
06N	05E	33				D									D			

POU County: BOISE

Non-Irrigation Uses: SEE ATTACHMENT AND REMARKS

Other Rights: NONE

Spring 1 Waypoint 3 0350097 "MAINSP"
0303455
8" buried pipe
ALTITUDE 4005 FT 11:00

Remarks: GEN NON-IRRIGATION USES: COMMERCIAL - LARGE SWIMMING POOL, SMALL

small collection pipe below to collect excess H_2O (wet area of spring box) to box that has 2 pipes: one is outlet (metal) to stream, one is PVC to pool

Remarks: WADING POOL, DRESSING ROOMS, SHOWERS, SINKS, TOILETS, BYPASS SYSTEM; DOMESTIC - 2 HOUSEHOLDS IN POOL BLDG., OLD INN (SEPARATE) (MULTI-FAMILY); HEATING - 2 HOUSEHOLDS IN POOL BLDG., ENTIRE GROUND FLOOR OF POOL BLDG., OLD INN, Restrooms (separate) SEE ATTACHMENTS

Dates: Exam Made Date: Verified Date: Objection Filed Date:

Misc: Water District Number: Field Inspection Flag: Presumption Flag:

ALL TRIB. TO WARM SPRINGS
NONE TO ELK CREEK

Fire Protection
Model 1216 (@SFS)
Wildfire Pacific
19308 68th Ave S.
Kent WA 98032

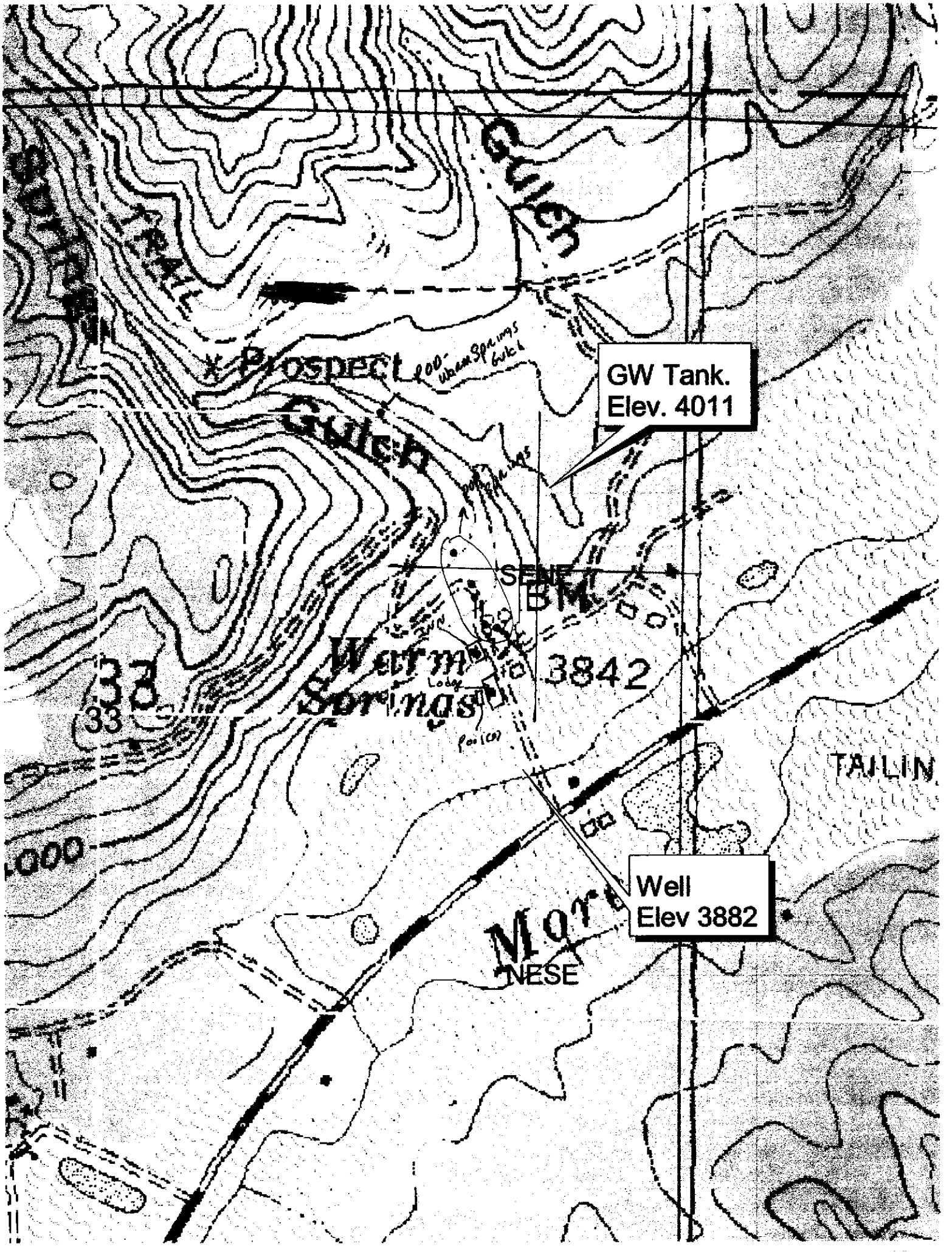
"SPRNG2" Waypoints 4: Spring/seepage that is used for irrigation
PHOTO 8
Spring 2
1½" PVC above ground to IRR
0350113 11:13 am
0303413 3968 ft

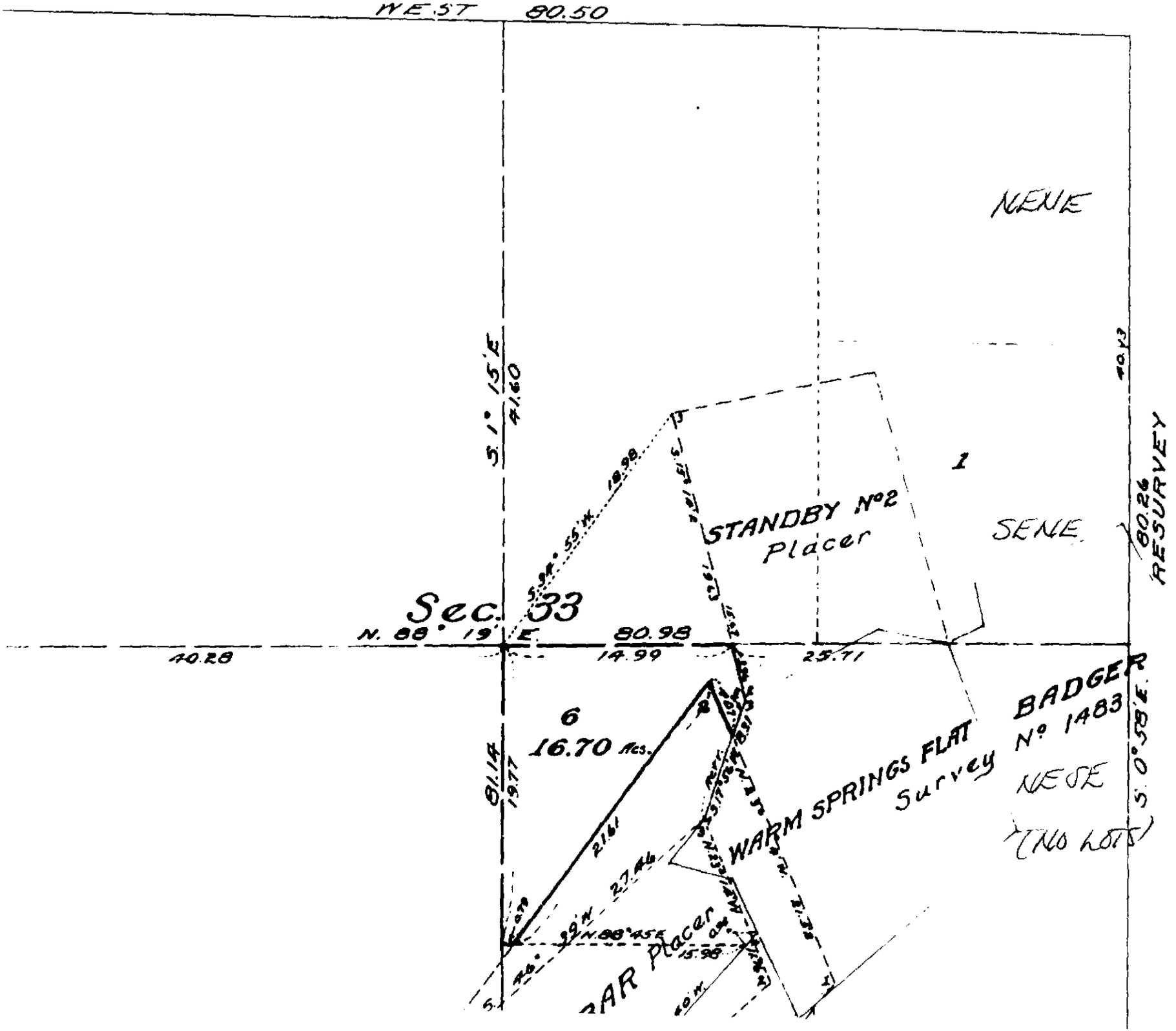
"SPRNG3"
Waypoints 5: Spring piped to old house/inn
~~Photo 9~~
Spring 3
Heating/smaller swimming pools
0350116 11:17 am
0303396 3919 ft
Area of "plunge" previously

Pool (swimming)
40'x80'
9' MAX
3@ shallow
≈100,000 gals
Continuous flow thru
Wading Pool
12'x24'
1' deep
Continuous Flow

"SPRNG4"
Waypoints 6: Spring located E of outbuilding E of home/INN
Spring 4
IRRIGATION of lower flat
0350147 11:30
0303354 3913 ft

"SPRNG5"
Waypoints 7: Heating/showers/toilets/pool in winter. Previously for bathhouse
Springs
0350131
0303350 3882 ft 11:40


GW Tank.
Elev. 4011
Well
Elev 3882
Warm
Springs
3842
BM
TRAIL
Prospect
Gulch
TAILIN
NESE


WEST 80.50
NENE
STANDBY No2
Placer
1
SENE
Sec. 33
N. 88° 19' E.
80.98
40.28
14.99
25.71
80.26
RESURVEY
S 1° 15' E
41.60
S 0° 58' E.
6
16.70 Acs.
81.14
19.77
21.61
WARM SPRINGS FLAT
Survey
BADGER
No 1483
NESE
(NO LOTS)
AR Placer
15.98
N. 88° 45' E.
40 W.

SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer M MENICUCCI Legal Description T6NR5E S33 SENE

① POINT OF DIVERSION



② POINT OF DIVERSION



SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer D Dinicucci Legal Description T6NR56S33 SENE

③ Point of Diversion



④ Inside of Spring box

Disconnected at time of photo



SRBA Claim Number A63-15362 Date of Photos 09/17/2001

Photographer M DiNicucci Legal Description T6N R5E S33 SENE

(5) Point of Diversion



(6) Point of Diversion

Located on uphill side of old barn House



SRBA Claim Number 463-15362 Date of Photos 09/17/2001

Photographer N Ninicucci Legal Description T6N R56 S33 SENE

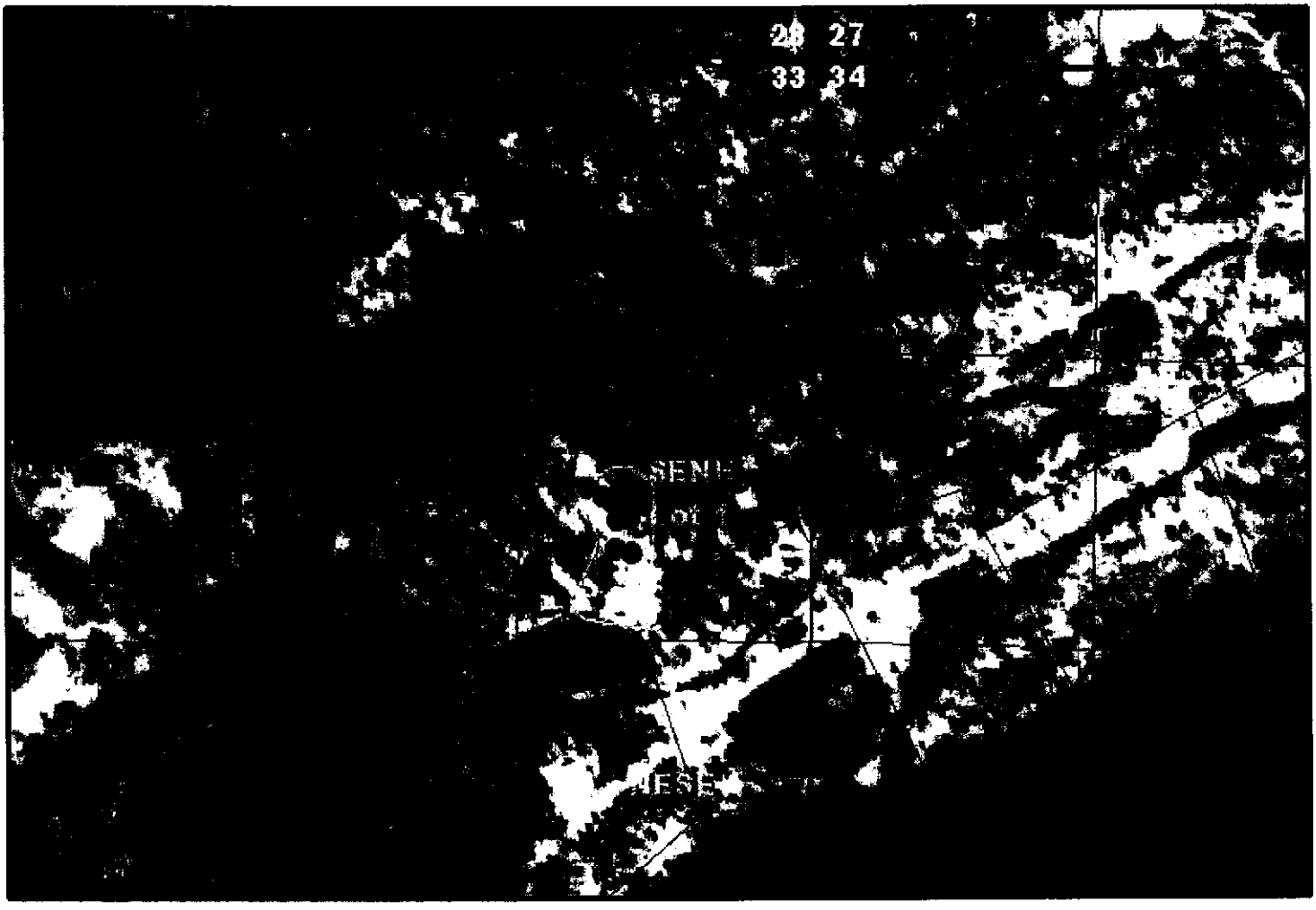


(7) Place of use, swimming pool. Located west of lodge building, south of old inn. Undergoing maintenance at time of photo.

STATE OF IDAHO

Department of Water Resources
Western Region

Water Right(s): 63-15362



1320 0 1320 2640 Feet

Total Irrigated Acreage: 4.8

- Point(s) of Diversion
- Place of Use
- Quarter Quarter Lines
- Section Lines

N
W E
S

GIS Place of Use Illustration
1987/1988 NAPP Photography
Prepared by: C. Saxton
Date: April 2002

Submitted 9/17/2001

WARM SPRINGS RESORT MASTER PLAN

Prepared by: Planmakers

PLANMAKERS
planning and urban design

August 15, 1986

Dick Weibye
Warm Springs Resort
P.O. Box 28
Idaho City, Idaho 83631

Dear Mr. Weibye:

Planmakers is pleased to present to you the Warm Springs Resort Master Plan. The information and recommendations made herein are intended to provide an awareness of the resort's potential and a course of action for the future.

The resort's everflowing hot water, accessible mountain site, early architecture and rich historical past form a unique commodity that will be sought out by an increasing recreation and tourism market.

The report contains a wealth of information including a history, building floor plans, site plan and master plan. The report is accompanied by a review of similar western resorts, full size renderings and a slide presentation.

Planmakers has enjoyed working on this project and looks forward to seeing these plans brought to fruition.

Respectfully Submitted,

John L. Bertram

John L. Bertram
Principal

JLB:sdb

VICTORIA 2012 Paul's Terrace Victoria, British Columbia V8N2Z3 (604) 477-2030
BOISE 417 S. 13th Boise, Idaho 83702 (208) 336-1438

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EXISTING CONDITIONS

Location

Warm Springs Resort is located one and one-half miles southwest of Idaho City, a historic mining town dating from the 1860s. Situated on State Highway 21 - some 35 miles from Boise - the resort is within Boise County and encircled by the Boise National Forest. It takes approximately 45 minutes to travel by car to the resort from Boise. See maps on pages 2 and 3.

The resort is situated on the west side of More's Creek valley with mountain ranges on both sides. Straddling the Warm Springs Gulch the site is served by an everflowing natural geothermal hot springs, Warm Springs Creek and Elk Creek.

The Site

The Warm Springs Resort consists of 76 acres. As outlined in the history and Table 1 this property has been assembled over a period of many years and generally consists of two quarter sections of timbered land on Warm Springs Gulch and a flat portion fronting on State Highway 21. The site's topography gently slopes up from State Highway 21 to the base of the springs, then rises up and over a number of hills. The site is penetrated by Warm Springs Creek, which carries run off from Warm Springs Gulch and by Elk Creek which runs parallel to State Highway 21.

The resort's many environments range from bubbling springs and adjacent tundra to forests, rock outcroppings and grass-covered meadows. Just above the springs is a grassy open area surrounded by vast amounts of forested hillsides.

Adjacent to the property is a natural marsh where Elk Creek backs up into More's Creek. This scenic marsh is a haven for waterfowl. Across Highway 21 is a large pond next to Mores Creek.

The resort complex currently consists of a 40- by 80-foot swimming pool and wading pool and bath house building containing a ticket office, dressing rooms and snack bar all built in 1956. Other buildings include a 1902 historic inn currently used as a home and four modest houses, two of which are utilized as rental cabins. Other buildings include an old bathhouse just below the springs, a water cooling tower and a pump house next to Elk Creek. The site also has a 15 unit campground.

Access to the site is directly off of State Highway 21 where an all weather gravel road provides direct service to the pool, bathhouse and old inn. A smaller gravel road also serves the cabin area and a few dirt roads provide access to the forested hills above the resort.

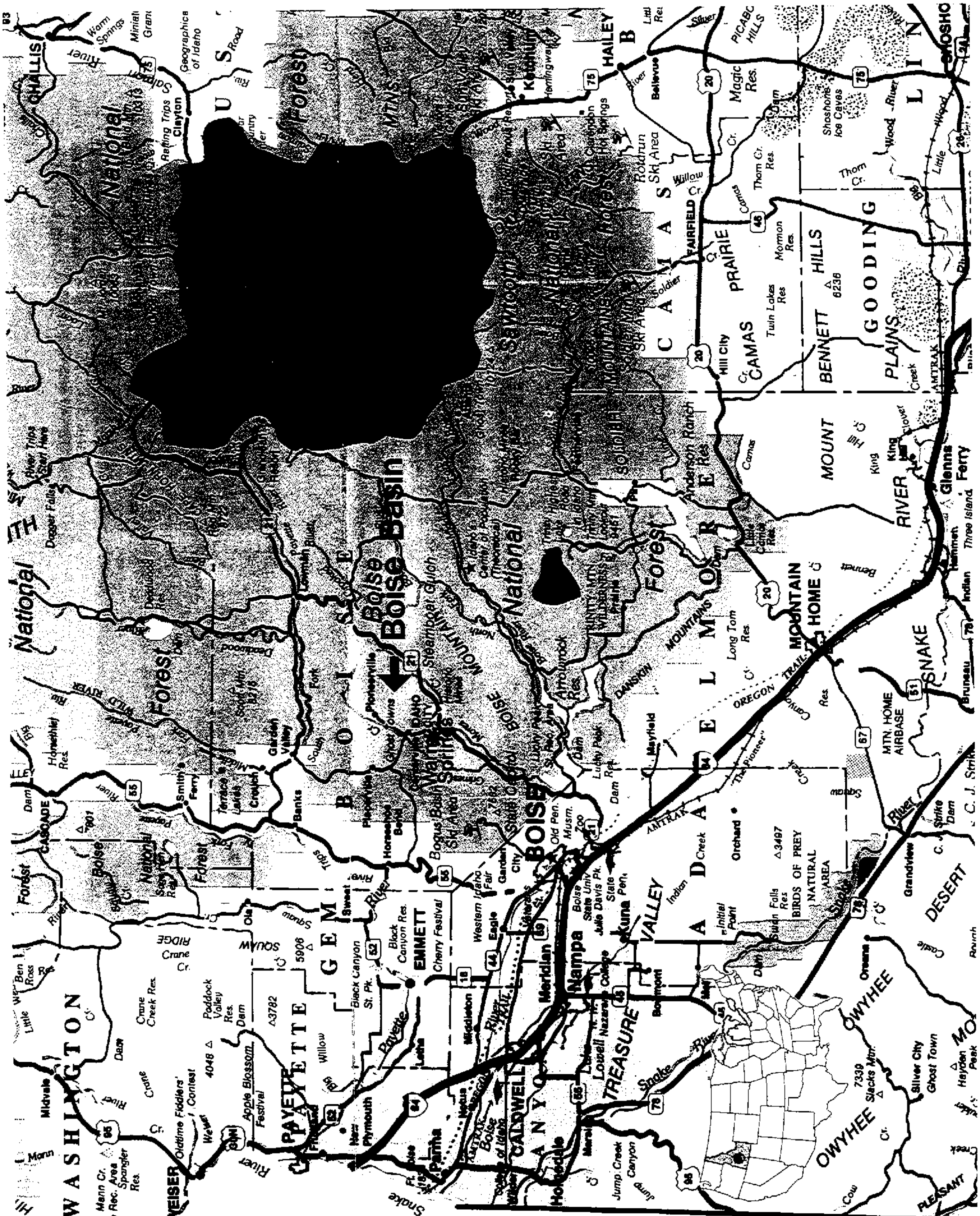


Figure 1 Regional Location

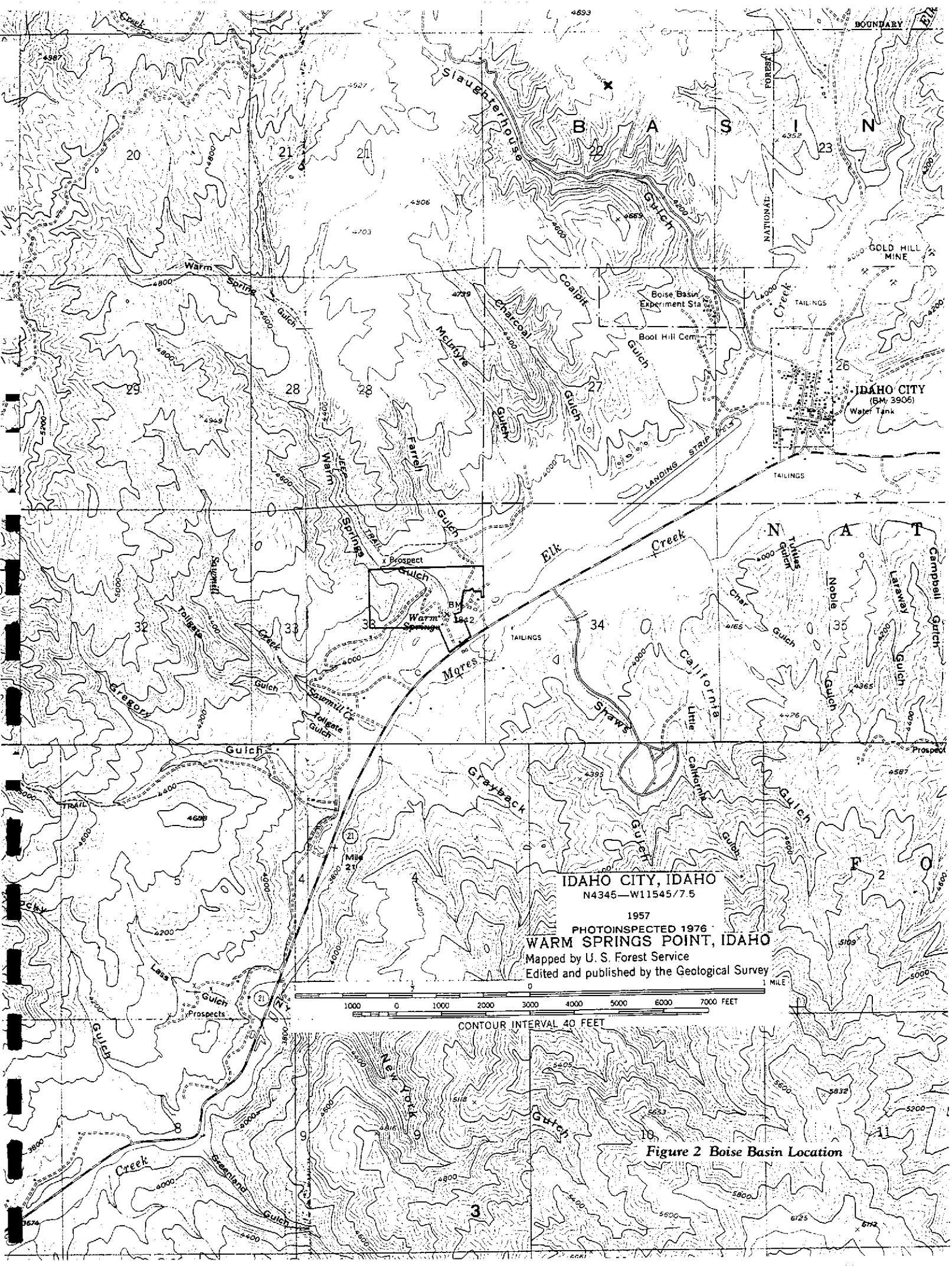
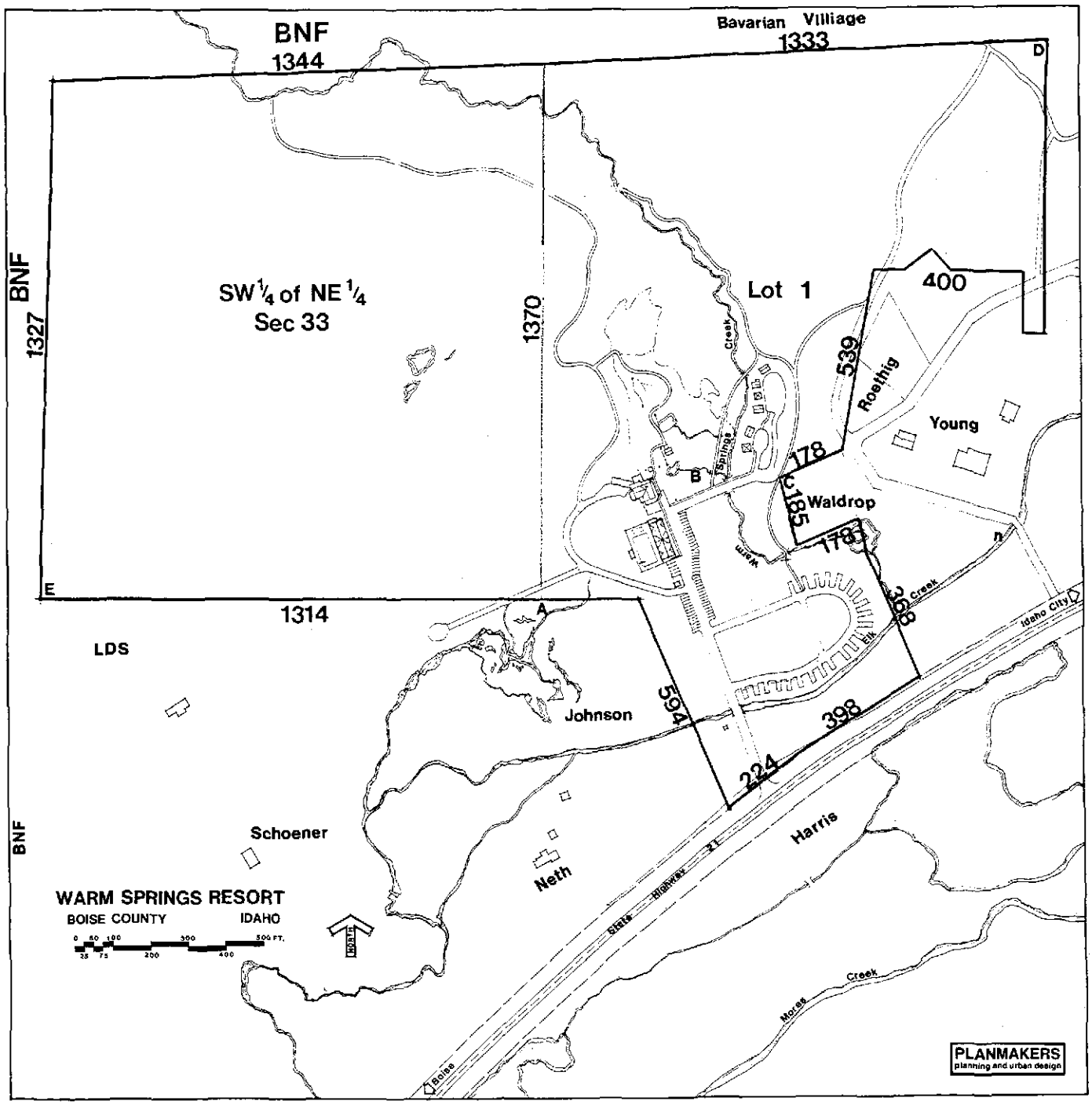


Figure 2 Boise Basin Location



Figure 3 1979 Aerial View of Resort

PROPERTY OWNERSHIP MAP
TOWNSHIP 6 NORTH RANGE 5 EAST E.M.B. SECTION 33



Monuments

A. E 1/16 S- 695 1976 Survey
B. 3842 Elevation T 144 1935 US Coast &Geodetic Survey
C. 2 Bad Ms.1483
D. S.33 S.34 S-695 1976
E. Original Stone, G.L.O. 1916 Survey Remounted 1975 F.S. Survey

Figure 4 Property Ownership

The Geothermal Warm Springs

The focus of the resort is its geothermal hot water. The resort originated in 1864 when it began providing laundry services, baths and swimming to the Boise basin gold rush miners and early pioneers. For over 120 years the naturally heated hot water has continuously flowed providing clear sparkling mineral water from deep within the earth.

Though hot springs are relatively rare a large zone of major hot springs extends from the Yellowstone Park country westward to the Pacific Coast. Starting initially as rain sinking deep into the earth, these waters are heated by contact with geothermal heat sources from the earth's center and then rise to the surface through deep cracks in the earth's crust. Faults on the resort's hillside cut through the land allowing the water to flow out as hot springs.

Early news accounts state that "there are about a dozen separate and distinct perpetually bubbling springs all of nearly equally warm temperatures, say from 91 to 105 degrees Farenheit." Today there are six spring heads coming out of the hillside. The difference in number may be due to past mining activity in the area, which conceivably led to a consolidation of some of the springs underground. The water temperature ranges from 90 to 110 degrees Farenheit.

The full volume of the springs has never been estimated, but a July 17, 1867 Idaho World news article stated that "the flow of the springs which feed the great swimming pond is sufficient to fill that huge reservoir of 350,000 gallons in about ten hours." (See History, page 8.) The article goes on to tell of "two other large springs, whence the water flows--from one into the bathing rooms for ladies, which are attached to Mr. Turner's dwelling and presided over by his excellent wife. The other springs feed into the bathing room for gentlemen, which are attached to the saloon. The volume from each of these two large springs is sufficient to afford baths for hundreds of persons a day and besides yield a plentiful supply for the adjoining wash house, the garden, and huge horse trough in front at the roadside." There was

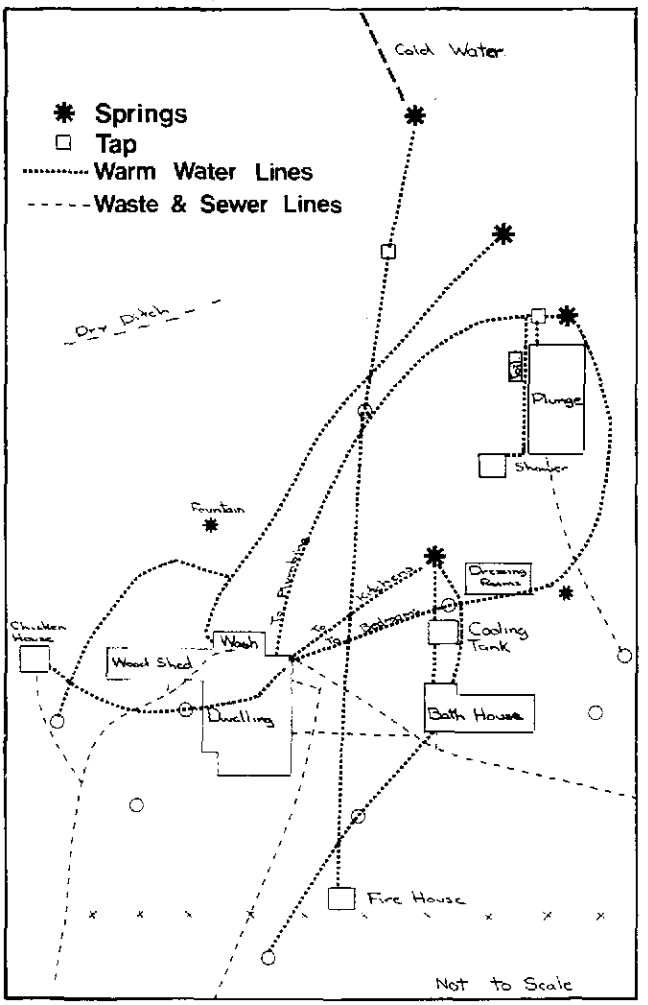


Figure 5 Reconstruction of Site and Utility Map c. 1910

also a number of sources of cold water. Cold sulphur water, some from the rocky plat just north of the saloon, from mining ditches on the hillside or from the creek. The Turner dwelling and boarding rooms, along with other buildings, also utilized the warm water.

An early utility map of the resort illustrates that besides supplying the plunge and bathhouse the various springs feed warm water lines to the dwellings, wash room, bedroom radiators, kitchens, bathroom and even to the chicken house, which had a heat fan. Cold water was also supplied from a ditch on the hillside. In 1956 a new 40- by 80- foot concrete pool was constructed and the old plunge and bathhousewere discontinued. Today the pool temperature is 96° to 97° in the winter and cooled through a cooling tower in the summer.

This special resource of nature's everflowing clear hot water sets the tone for relaxation and soothing offered at this therapeutic retreat.

Mineral Water & Health

Claims that the natural hot mineral water has curative powers have existed for years. Indians called such water "healing water" and early proponents often claimed it would work wonders on any ailment. It was often thought that soaking in warm mineral water could heal the sick or afflicted. In fact, between 1878 and 1890 Warm Springs was the site of a hospital caring for the sick in Boise County. Medical doctors, however, remain skeptical today about specific health benefits from the water's mineral content.

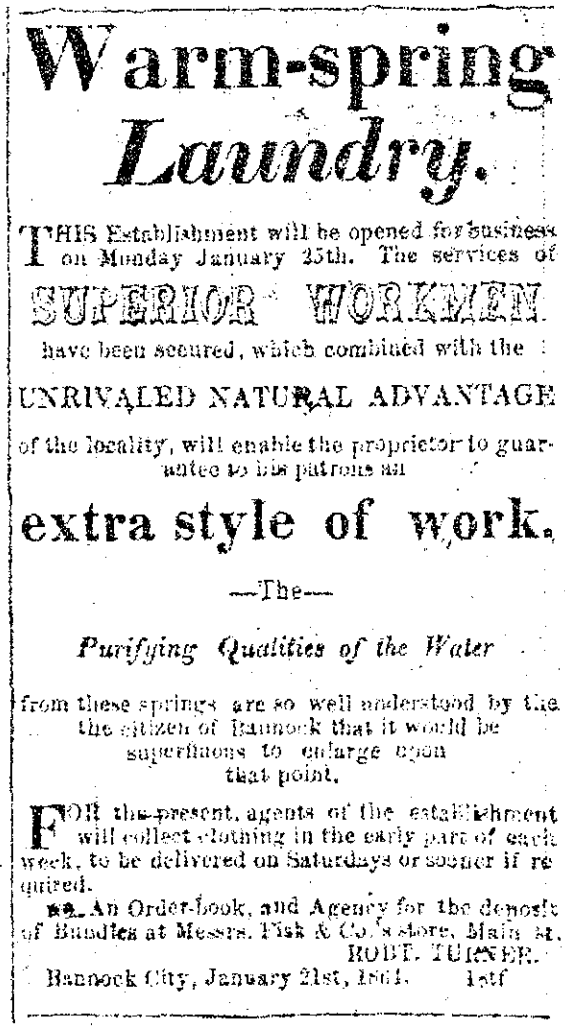
Hot mineral springs though do have certain restorative powers. Users experience relief from tension and everyday aches. Medical doctors agree on its value for relieving stress and inducing physical and mental relaxation. They also recommend hot-water bathing to people who have arthritis or rheumatism. Doctors add these cautions: 1) that the water should be clean; 2) that people with high blood pressure or other circulatory ailments shouldn't bathe in water over 100°; and 3) that those with dry skin or eczema should bathe sparingly and apply a moisturizer to the skin afterward.

The main attribute to hot mineral water is that combined with exercize and a good diet it can put one into a sensible get fit, stay firm frame of mind faster than anything else. And given today's health conscious society the hot water provides an excellent atmosphere to relax and improve on one's own health through new diet and exercize.

A History of the Warm Springs Resort

The Warm Springs Resort originated in 1864 when it began providing laundry services, baths, and swimming to the Boise Basin gold rush miners and early pioneers. Today, over one hundred and twenty years later, the geothermal springs continue to provide refreshment and comfort at this historic and scenic mountain site.

An early advertisement from the Idaho World features the Warm Springs Laundry opening January 25, 1864. " The services of superior workmen combined with the unrivaled natural advantage of the purifying warm water will enable the proprietor to guarantee to his patrons an extra style of work."



Warm-spring Laundry.

THIS Establishment will be opened for business on Monday January 25th. The services of

SUPERIOR WORKMEN

have been secured, which combined with the

UNRIVALED NATURAL ADVANTAGE

of the locality, will enable the proprietor to guarantee to his patrons an

extra style of work.

—The—

Purifying Qualities of the Water

from these springs are so well understood by the the citizen of Bannock that it would be superfluous to enlarge upon that point.

FOR the present, agents of the establishment will collect clothing in the early part of each week, to be delivered on Saturdays or sooner if required.

☞ An Order-book, and Agency for the deposit of Bundles at Messrs. Fisk & Co.'s store, Main st.

ROBT. TURNER.

Bannock City, January 21st, 1864. 1stf

Figure 6 Idaho World Advertisement — 1, 21, 1864

Located one and one half miles below Idaho City, Warm Springs Resort -- once known as Turner's Warm Springs -- was discovered by George W. Thatcher, a prominent citizen of Centerville, early in the Fall of 1862. However, it wasn't until October of 1862 that the grounds were claimed and located by a part of four men, comprised of Stephen Maloney, Theodore Powers, George Bentley, and William Skelly. Mr. Robert Turner and others were given interests subsequently, and finally after several changes in ownership, Mr. Turner became sole possessor by due purchase of the shares held by all other partners. Once established as sole proprietor, Mr. Turner gave much attention to the improvement of the grounds, the bathing houses, rooms for guests and other appointments required to meet the wants and accommodations of the public.

Besides opening hot and cold baths, he built a swimming pond. The swimming pond was sixty by one hundred and twenty feet, with a depth inclining from three to ten feet. The reservoir was located some hundred yards below the springs. Mr. Turner planned to have the buildings completed and handsomely furnished, and the grounds tastefully ornamented with fine gardens and pleasant walks all about.

ADVERTISEMENT FOR BUENA VISTA BAR.

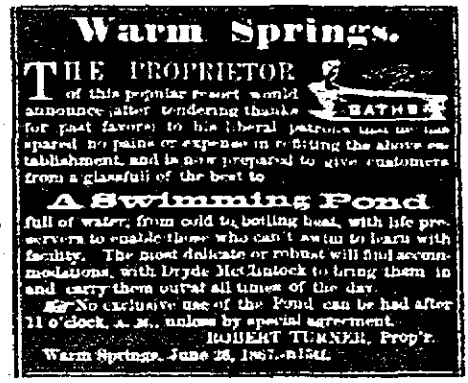
SWIMMING POND,

AT THE

WARM SPRINGS.

THE Proprietor would inform the public that he has added a Swimming Pond in addition to the regular baths, and assures the patrons of the establishment that no pains will be spared to contribute to their comfort and convenience

ROBERT TURNER.



Warm Springs.

THE PROPRIETOR of this popular resort would announce (after tendering thanks for past favors) to his liberal patrons that he has spared no pains or expense in refitting the above establishment, and is now prepared to give customers from a glassful of the best to

BATHS

A Swimming Pond

full of water, from cold to boiling heat, with life preservers to enable those who can't swim to learn with facility. The most delicate or robust will find accommodations, with Dryde McClintock to bring them in and carry them out at all times of the day.

☞No exclusive use of the Pond can be had after 11 o'clock, A. M., unless by special agreement.

ROBERT TURNER, Prop'r.

Warm Springs, June 28, 1867.-n15tf.

Figure 7 1864 and 1867 Advertisements

The springs cover an area of little more than an acre, but within that space there are over a dozen separate and distinct perpetually bubbling springs, all of nearly equally warm temperatures, ranging from 91° to 105° Fahrenheit. The resort included bathing rooms for women located next to the Turner residence and presided over by Mrs. Turner, and bathing rooms for men attached to the sal a wash house or laundry, a garden, and a huge horse trough in front, at the roadside. Generally, horses had to be 'educate to drink the sulphur water and few took kindly to it even afte long use. The Warm Springs were popular due to their refresh healthful effects. The arrangements at the Springs were such that anyone wishing use of the swimming pond could procure ti at the office entitling them to half an hour's swim or wade.

In 1868 May Day was celebrated at Mr. Turner's Warm Springs, where school children were invited to swim in the reservoir, play baseball on the grounds in front of the Turner Residence, gather wildflowers and feast on a lunch that included sweet cake, tarts, and pie for dessert. The children were let out of school at noon to participate in this much enjoyed event.

An added benefit to Turner's Warm Springs resort was a carriage ride furnished by McClintock and Stewart, offered to and from the springs every hour of every day. There were also sleigh rides to the springs where the warm water afforded a striking contrast to the snow covered hills and valleys and the springs were fringed with sharp icicles hanging from flumes and rocks and sheeted with ice wherever the water had been allowed to stand in pools or run at will over the hillside.

Mr. Turner's Warm Sulphur Springs became an active, crowded resort, enjoyed by many of Idaho City's residents. Besides the pleasures of a luxurious room bath or swim in the reservoir, people enjoyed strolling about the grounds, climbing the hillsides, watching the miners as they labored nearby, viewing Mr. Turner's fowl yard that included innumerable ducks and chickens, and partaking of the much praised fare served by Mrs. Turner or refreshments in the bar by Mr. Turner. Since this was "one of the most desirable situations west of the mountains" it became quite a pleasure resort.

ADVERTISEMENT FOR BUENA VISTA BAR.

SWIMMING POND,

AT THE

WARM SPRINGS.

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ROBERT TURNER.



Figure 7 1864 and 1867 Advertisements

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ni-Weekly Idaho World

EDITOR.

DAESDAY MORNING, JULY 17, 1867.

TURNER'S WARM SULPHUR SPRINGS.

The delightful Summer resort, two miles below this city, on the road to Boise City, now known as Turner's Warm Springs, was discovered by George W. Thatcher, a present prominent citizen of Centerville, early in the Fall of 1862. He made no location of the premises, however. In October of that year a party of four, consisting of Stephen Maloney, (who still resides here, with John Cody,) Theodore Powers, Geo. Bentley and Wm. Skelly, regularly claimed and located the grounds. Mr. Turner and others were given interests subsequently, and finally, after several changes in the ownership, Mr. Turner became sole possessor by due purchase of the shares held by all the other partners. Since he has become sole proprietor, and all adverse claims against him have been settled—within the past six months—he has given much attention to the improvement of the grounds, the bathing houses and rooms for guests, and the other appointments required to meet the wants and accommodations of the public. He has still a good deal of projected work to accomplish, but in about another year, it is likely, he will have the buildings completed, handsomely furnished, and, the grounds tastefully ornamented, with fine gardens and pleasant walks all about, agreeably to prepared plans.

These Springs are a great blessing to our people, not only in the matter of present refreshment and comfort, but also in the way of healthfulness. An analysis of the waters has never yet been obtained, but Mr. Turner purposes to send bottles of the water from each of the several springs to a noted chemist in San Francisco, this season, so as to have a clear statement of the peculiar properties of them all. But it needs no scientific analysis to satisfy persons who drink of or bathe in the waters of their wholesome, purifying and beneficial qualities. For humors or diseases of the skin the water is singularly curative.

The springs cover an area of little more than an acre, but within that space there are above a dozen separate and distinct perpetually bubbling springs, all of nearly equally warm temperature, say from 91 to 105 degrees Fahrenheit. The full volume of all these has never been estimated by rule, but the flow of the springs which feed the great swimming pond is sufficient to fill that huge reservoir, of sixty by one hundred and twenty feet, to a depth of from three to ten feet, agreeably to the incline of the bottom from rear to front, in about ten hours. It is roughly estimated that this great pond holds 350,000 gallons. The springs which feed it are on the hill-side some hundred yards above the reservoir. Below and near by this are the two largest springs, whence the water flows—from one into the bathing rooms for ladies, which are attached to Mr. Turner's dwelling, and presided over by his excellent wife; from the other into the bathing rooms for gentlemen, attached to the saloon, and under the immediate supervision of Mr. Turner and his son "Bob. Jr.," who is no inconsiderable feature of the place. The volume from each of these two large springs is sufficient to afford baths for hundreds of persons a day, and besides, yields a plentiful supply for the adjoining wash house, the garden and huge horse-trough in front, at the road side—but horses have generally to be "educated" to drink the sulphur water, and few take kindly to it, even after long use of it.

A cold sulphur water spring was lately discovered in the rocky plat just north of the saloon. The water is strongly impregnated with the sulphur, but is less disagreeable to the taste than Saratoga or Napa sulphur water, and the new spring will undoubtedly attract the attention of invalids.

Take the whole place together—the many springs, their adaptability to use with trifling labor, their unceasing flow, their refreshing, curative, healthful effects, their convenience to our citizens; the charming, cooling, beneficent influence the baths, the ride thither and back, and the rest while there exercises upon a body—and we can well repeat the remark that Turner's Warm Springs are a blessing to this community. And we can truthfully add, that Mr. and Mrs. Turner, at the Springs, and McClintock & Stewart, in the carriage accommodations they give for rides there and back every hour of the day, each and all manifest a cheerful desire to increase the enjoyment of the blessing.

Hotels and Restaurants.

BATHS AND BOARDING



WARM SPRINGS!

HAVING THOROUGHLY renovated and refitted this establishment, we are now prepared to accommodate any number of



Transient Guests or

Permanent Boarders

In a style equal, if not superior, to any house in the State. Our hotel accommodations have now been perfected, persons desiring to test the medicinal and curative properties of the water will receive every attention. HOT and COLD BATHS ready at all times and when it is desired the SWIMMING POND will be ready for those who prefer it to the bath-tub. The TABLE will be supplied with everything the market affords, and the BAR well stocked with the finest brands of Wines, Liquors and Cigars. Ample

Stable AND Corral

Accommodations are provided for stock.

WM. M. VANCE.

January 6, 1871-m3.

11, 26, 1871

BATHS AND BOARDING.

WARM 

SPRINGS.

FRANK COOPER, PROPRIETOR.

HAVING TAKEN CHARGE OF THIS POPULAR place of public resort, I have thoroughly renovated the establishment and am prepared to receive

PERMANENT BOARDERS OR TRANSIENT GUESTS.

HOT AND COLD BATHS

ready at all times, and everything about the house kept clean and neat.

The LADIES' DEPARTMENT will be controlled by

MRS. COOPER,

And everything will be done to contribute to the comfort of guests. [decl4tf

11, 10, 1870

Figure 8 Idaho World Story and Adds

In August of 1870 the Warm Springs changed hands. Mr. Turner sold the property to H.F. Sayre and Judge W.M. Vance, both old-time Idaho City residents, well-known throughout the territory. Messrs. Sayre and Company refitted and repaired the establishment, putting it into excellent condition for the reception of regular boarders and guests. They also provided food, wine, liquors, and cigars. Carriage rides to the springs were still available but by this time were provided by one of Dryde and Sam's elegant carriages. There were also stable and corral accommodations for animals, well stocked with hay and grain.

Sayre and Vance owned the resort for little over a year when it was purchased by Frank K. Cooper who formerly ran the Minnehaha Ranch, in December of 1871. During 1878 a hospital was located at Warm Springs. Frank Cooper was granted a contract for caring of the sick in Boise County by the County Commissioners. He continued this service for twelve years.



Figure 9 102 Inn Located on Right. Notice Former Bathhouse and Other Buildings in Front of Inn. Dredge Tailings Visible on Mores Creek. Old Road on Left. c. 1910

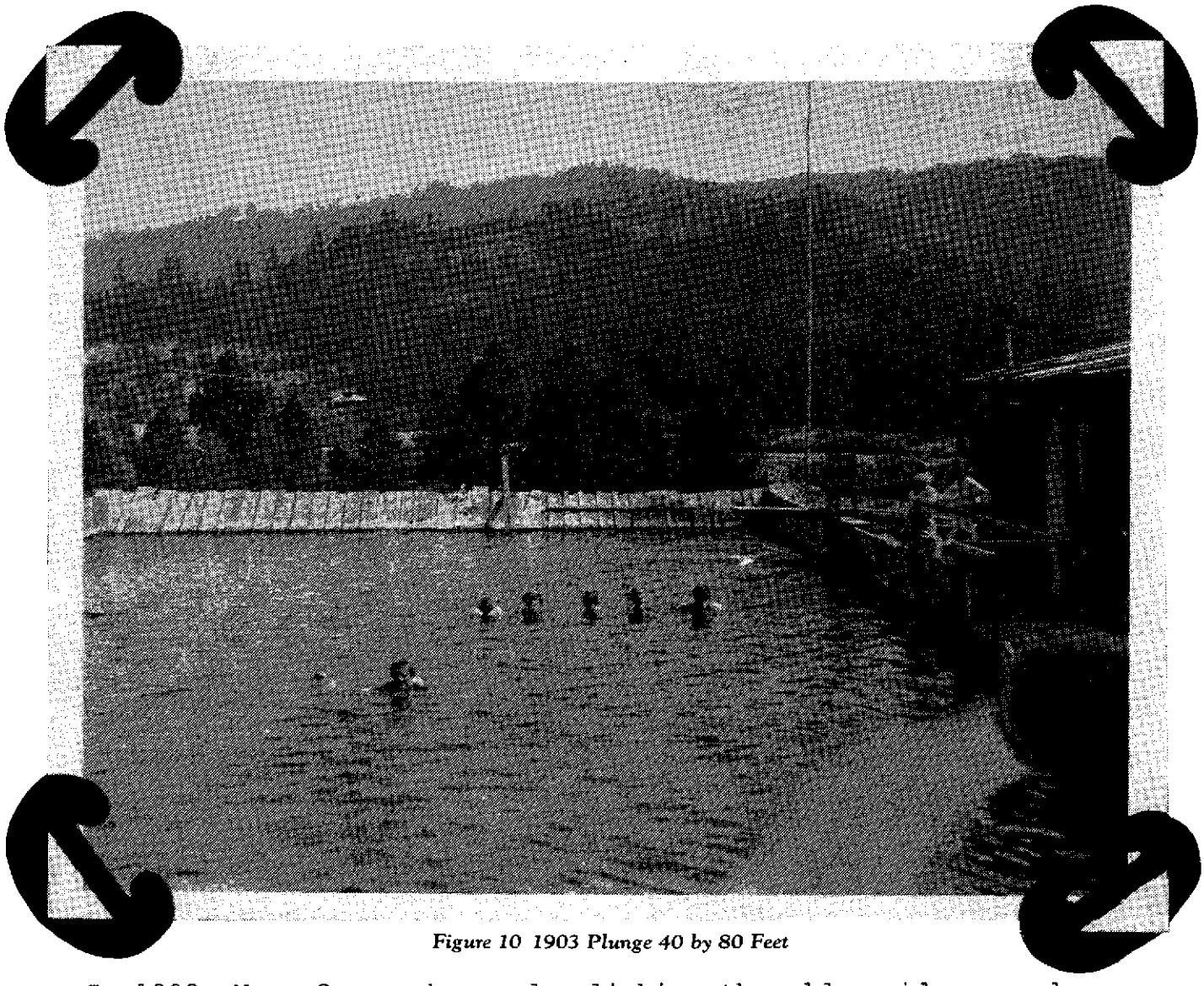


Figure 10 1903 Plunge 40 by 80 Feet

In 1902, Mrs. Cooper began demolishing the old residence and bathhouse, constructed in 1864, to construct a new home and bathhouse. Mrs. Cooper's substantial improvements included the large 1902 two-storey residence with its clapboard siding and numerous porches that still remain today and for many years served as an Inn and stage stop. The Inn is located just west of the old road to Idaho City. The new board and batten bathhouse was located in front of the residence and housed a toilet and nine cubicles with long metal tubs or copper soakers. The bathhouse was torn down in the 1960s. Just above the old bathhouse is the crumbling wooden remains of the water or cooling tank that supplied the bathhouse. The water tank and bathhouse were connected to the springs by wooden troughs or flumes. A portion of this square wooden trough is still in use.

In June of 1903 Mrs. Cooper replaced the swimming pond with a new 40- by 80-foot plunge located on the hillside. The shallow end was nestled into rock outcroppings and was 18 inches deep while the 10-foot deep end was supported by log cribbing and board and batten sides. The pool included a diving board on

the deep end and a nozzle of warm water flowing in at the shallow end. Next to the pool was a board and batten toilet building, a shower structure, and below the plunge near the old water tank was the clapboard-sided dressing room building which is still intact.

In 1903, the plunge was leased by Al Small, who had also purchased Richardson and Eaton's dance pavilion and planned on moving it to the yard in front of the site of the Cooper Residence. Mr. Small ran a free rig Tuesdays, Thursdays and Saturdays for all who wished to take a bath or go into the plunge.

In 1916 Ed. S. Smith purchased the resort, changing the name to the Boise Basin Warm Springs. He owned the resort until 1918 when he purchased the Overland Hotel (Eastman Building) on South 9th Street in Boise.

The Warm Springs Resort provided the scene for a number of interesting episodes in Idaho's early territorial history. One particularly exciting incident at the Warm Springs is the larger than life gun battle taking place between a gambler, Ferd Patterson, and Boise County's first sheriff, Sumner Pinkham. Perhaps it was the events of the civil war -- Patterson was confederate and Pinkham was union -- or perhaps it was too much imbibing, but, in any event Patterson shot Pinkham dead at the Warm Springs Plunge.



Figure 11 Early Warm Springs Photo c. 1870s

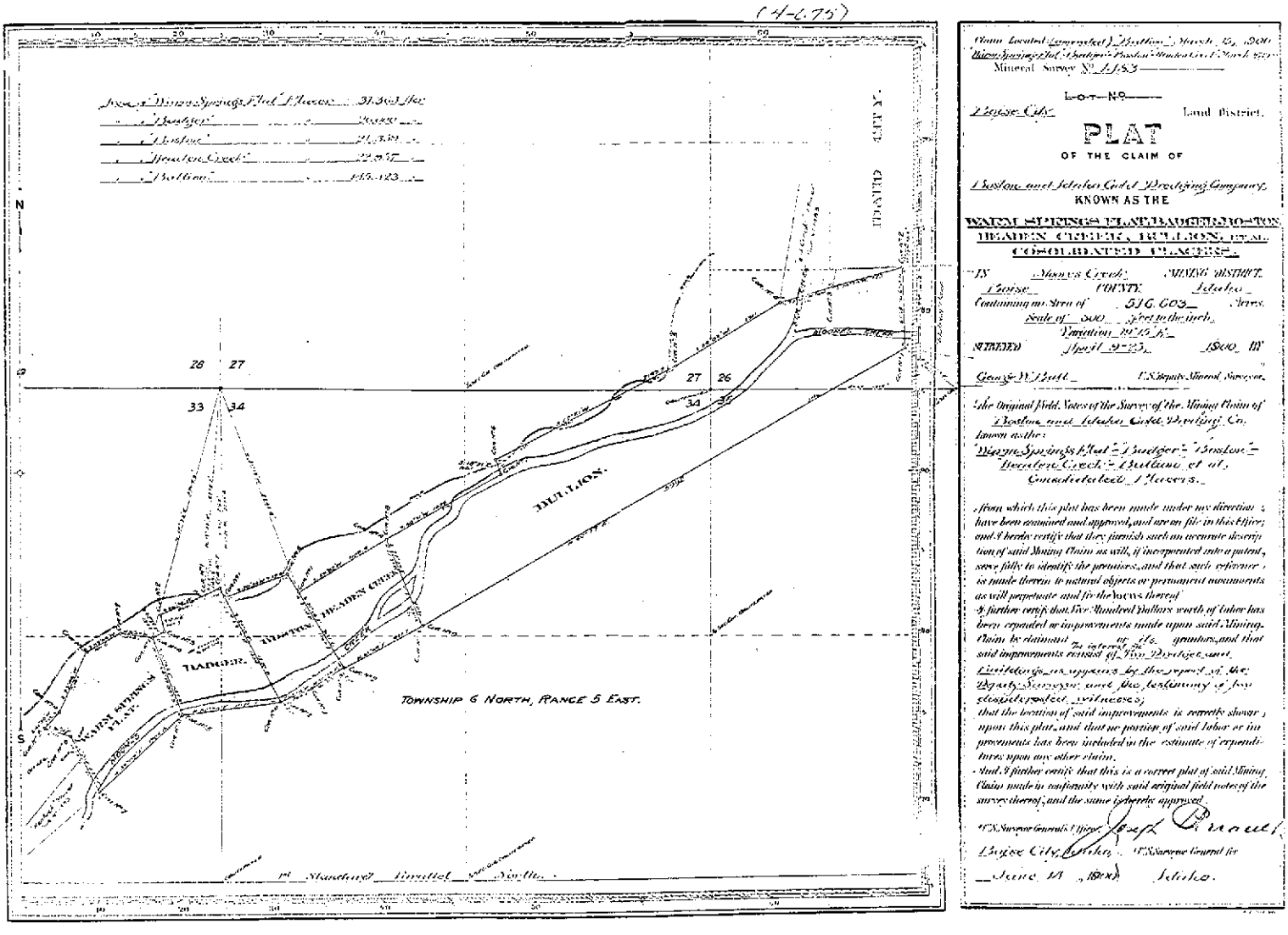


Figure 12 Mineral Survey 1453

Evidence of mining activity of the 1860s can still be found with water ditches up on the hillsides. These ditches provided the needed water for gold sluicing. The water rights for these ditches brought water from as far away as Grimes Creek. The area surrounding the plunge was known as Warm Springs Flat Pacer. In 1889 the Boise Mining Company was formed to acquire lands for dredge mining near the Mores Creek area. In 1898 their interests were sold to the Boston and Idaho Gold Dredging Company whose giant dredge extensively mined the area leaving behind piles of tailing still seen on Mores Creek. As illustrated in figure 12, Mineral Survey No. 1483 indicates the plat of the Warm Springs Flat as well as Badger, Boston, Headen Creek and Bullion claims. Dredge mining also occurred again in the late 30s and early 40s. Notice in the claim map that Elk Creek channeled into Mores Creek near Idaho City. Today Elk Creek flows parallel to Mores Creek with the confluence being just past the Warm Springs Resort.

In 1920 the Resort was owned by Sarah Starkey. She expanded the property with the US Government granting her 34.15 acres (Lot 1 of Section 33). In 1921 Frank Long purchased the plunge property. For thirty-five years it was known as Long's Warm Springs. Mr. Long and his wife expanded the property through another granting of U.S. Government land in 1927 (40 acres - SW 1/4 of NE 1/4 of Section 33) and by purchases of a small portion of Badger Placer in 1925 and 2.61 acres along the highway in 1950.

Access to Warm Springs was via the road connecting Idaho City to the toll road over the Boise Front to Boise along Mores Creek. This road ran just to the south of the main house near the present pool. It can be located in figure 12. It was not until 1931 that Highway 21 was built allowing easy access to the Springs and Idaho City.

Forestry activity increased in the 1920s with the Boise Payette Lumber Company having a right of way easement for railroad purposes across the Warm Springs Flat and Badger. In 1945 the Harris Saw Mill was built south of the resort. The log pond still exists just south of Highway 21 across from the resort.

W.D. Huckstep bought the property in 1956 and subsequently made new improvements. This included building a new 80 x 40 pool, wading pool and bathhouse and moving in three small homes. He also purchased additional highway frontage from Miles Young. The resort was also owned by Bob Jewell for a short period. In 1961 the plunge was purchased by Richard Weibye, the current owner. Mr. Weibye has built up a steady clientele who enjoy the well-maintained pool and the natural hot water. In the early 1980s he converted dredge tailings near highway 21 into a RV campground.

* Compiled by Planmakers: Source: Idaho World, Idaho Directory for 1864, Abstract of Tittle, Idaho City Historical Foundation and Idaho Historical Society.

Table 1
WARM SPRINGS RESORT PROPERTY

Legal Location	Date	Project Description	Acres
Pg. 41	01.06.21	Lot 1, Sec. 33	34.15
Pg. 47	10.15.25	-	.75
Pg. 58	03.14.27	SW 1/4 of NE 1/4 of Sec.33	41.16*
Pg. 94	12.00.50	Highway 21 Section	2.61
-	-	RV/Camp Area	3.55
			82.22
Sold or Traded Property			
Pg. 63	09.05.25	Sold to Small/Fruit (29)/ Idaho Canadian (44)	1.69**
Pg. 96	12.00.50	Traded to Idaho Canadian	4.07
			-5.76
			76.46 Total Acres

* Listed as 40.00 acres, when granted

** See Page 64/06.10.29 and Page 83/09.25.44

Transportation Access

Warm Springs Resort is situated on State Highway 21, 35 miles northeast of Boise and one and one half miles southwest of Idaho City. The highway drive is exceptionally beautiful and is designated by the State as Ponderosa Pine Scenic Route. The scenic route covers 131 miles from Boise to Stanley and the Sawtooth National Recreation Area. The drive from Boise is a pleasant one, passing Boise's Warm Springs Avenue, the Old Idaho Penitentiary, Diversion Dam, Boise River, a scenic rimrock canyon, the Lucky Peak Recreation Area and Dam, Lucky Peak Nursery, Mores Creek Bridge, and along historic Mores Creek through an upland forest to the Warm Springs Resort and Idaho City.

Traffic counts indicate that approximately 1210 vehicles pass the western boundary of Idaho City each day. Table 2 illustrates the average daily traffic counted at four locations within Boise County over the last twelve years. The information indicates that traffic peaked in 1978 and has decreased slightly each year increasing again in 1982 and continuing to rise in 1983 and 1984. Table 3 indicates monthly traffic patterns on Highway 21. The busiest months are between May and October, peaking in July and August. December through March are the slowest.

There are two popular loop drives from Boise. The first includes driving on Highway 21 up to Idaho City, then Lowman and on to Stanley, down Highway 75 to Sun Valley and back to Boise via Highway 20 and I-84. Highway 21 is closed between Lowman and Stanley during the winter months. The other loop is driving Highway 21 to Lowman and then proceeding through Garden Valley and back via Highway 55 to Boise.

Table 2

STATE HIGHWAY 21 - ANNUAL AVERAGE DAILY TRAFFIC

YEAR	WEST BOISE COUNTY LINE	IDAHO CITY S.W. CITY LIMITS	IDAHO CITY N.E.CITY LIMITS	EAST BOISE COUNTY LINE
1973	1230	900	620	250
1974	1230	900	620	250
1975	1280	930	620	250
1976	1370	1040	640	270
1977	1470	1140	680	290
1978	1600	1270	700	310
1979	1550	1220	650	260
1980	1480	1170	650	280
1981	1510	1180	670	310
1982	1410	1080	620	270
1983	1500	1170	620	290
1984	1540	1210	660	330

Source: Idaho Transportation Department

A number of highway construction projects will impact these current patterns. The improvement of the road between Garden Valley and Lowman will encourage more traffic to take this loop from Boise. It also may encourage Lowman or Stanley traffic to use the Garden Valley and Highway 55 route thus avoiding the Lowman summit, and bypassing Idaho City.

Another major transportation impact will be the improved access from Interstate 84 to State Highway 21. A new realignment will be built by 1990 connecting the I-84-Gowen Interchange to State Highway 21 near Diversion Dam. This Highway 21 Realignment will make it easier and quicker to reach Idaho City from the freeway and will save time by avoiding going through Boise. Another factor is Boise's new southeast connector which will allow improved traffic flow through east Boise and improved access to Highway 21. The only other transportation access is the Idaho City Airport which is owned by the U.S. Forest Service. Though the airport sees limited use, it remains in good condition and is located just southwest of Idaho City.

For those coming to the resort by air travel, the Boise Air Terminal is less than an hour's drive away. The Boise Air Terminal has recently expanded and is a first-class facility serving the region and the travelling public with a wide variety of carriers. Most national rental car agencies operate out of the airport, facilitating car access to the resort. Located next to Interstate 84, access to State Highway 21 is easily negotiated.

Table 3

STATE HIGHWAY 21 - AVERAGE DAILY TRAFFIC BY MONTH

YEAR	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	24-HOUR ANNUAL AVERAGE
1970	303	453	483	514	1,090	1,589	1,967	1,817	1,142	1,318	815	585	1,006
1971	601	473	460	629	1,221	1,668	2,052	1,958	1,226	1,354	724	503	1,077
1972	515	482	533	796	1,420	1,835	2,292	1,948	1,414	1,547	910	663	1,203
1973	609	643	670	895	1,383	1,827	2,117	1,786	1,455	1,439	780	646	1,191
1974	496	586	598	772	1,270	1,796	2,098	1,935	1,603	1,515	1,004	774	1,208
1975	560	601	622	693	1,241	1,777	2,182	2,106	1,700	1,453	975	715	1,223
1976	775	683	646	838	1,652	1,880	2,389	2,104	1,752	1,882	1,219	859	1,397
1977	726	990	877	1,389	1,770	2,240	2,434	2.073	1,980	2,106	1,165	886	1,556
1978	1,028	960	1,014	1,249	1,838	2,191	2,788	2,372	2,167	2,264	1,340	967	1,687
1979	859	906	1,010	1,175	1,662	2,156	2,448	2,214	2,093	1,892	1,239	932	1,553
1980	830	891	892	1,062	1,425	2,047	2,500	2,444	1,874	1,797	1,197	776	1,484
1981	867	1,007	1,009	1,209	1,726	2,051	2,414	2,329	1,681	1,794	1,194	777	1,509
1982	740	789	855	929	1,369	1,769	2,435	2,412	1,936	1,677	1,165	757	1,407
1983	856	884	866	1,048	1,534	1,960	2,524	2,298	2,044	1,840	1,272	752	1,493
1984	881	948	960	1,174	1,584	1,958	2,577	2,466	2,091	1,851	1,206	1,068	1,571
1985	1,040	1,021	1,024	1,369	1,914	2,376	2,520	2,445	2,029	1,847	1,166	1,037	1,653

Source: Counter #53 Idaho Transportation Department
3.2 Mi. North Boise/Ada County Line

The Market

The Warm Springs Resort is located in Boise County, a rural, sparsely populated county with a 1980 population of 2,999, of which, over 1000 people live in the surrounding Boise Basin and Mores Creek areas. The county and nearby Idaho City experienced a major increase in population during the 1970s and will continue to grow but the local population does not represent the resort's largest potential market. The major market or potential users of the resort area are the nearby residents of Ada and Canyon counties with a combined population of 256,792 in 1980. The surrounding eight counties are home to 333,457 people (1982 count) or 34% of the entire state. As these counties continue to grow the potential recreation demand upon the resort and surrounding national forest will increase. Market studies indicate that though the primary visitors to the Idaho City area are Idahoans during the summer season, 40% of the visitors come from California, Washington, Oregon, Utah and Western Canada. See Table 4. National demographic and economic changes as well as more leisure time also indicate expanded travel for the future.

Over the years the resort has built up a year-round clientele from Treasure Valley with little advertising. Currently, the resort's patronage peaks from May through July with Memorial Day drawing the largest yearly attendance. August sees less patronage than the peak months and once school starts, attendance drops off further. The resort's goal is to have a steady attendance year round which means being busier during the winter season.

Family groups, travelers and vacationers will continue to be the resort's primary market. Other travel markets to pursue include package trips connected to recreational vehicles, bus tours, cross-country skiers, bicycle tourers, and especially, Boise business travel.

The Warm Springs Resort with its natural hot water, spectacular scenery, clean air and rich history offers a special appeal that is in demand by today's travelers and vacationers. Besides opportunities for enjoyment and relaxation at the resort, nearby year-round activities include cross-country skiing and snow tubing and numerous outdoor recreation adventures from exploring historic Idaho City and Placerville to hiking, fishing, or picnicking in the surrounding scenic mountains and creeks. Given the area's numerous historic and recreation attractions the outlook for expanding travel and tourism to the resort has great potential.

Table 4
ORIGIN OF VISITORS BY STATES

	Idaho City District*	Treasureland+
Idaho	51%	36%
California	20%	12%
Oregon	10%	9%
Washington	8%	9%
Utah	5%	7%
Other	6%	--
Western Canada	--	2%

* Forest Service Developed Sites in 1971
\+ Treasureland Region - The Idaho Summer Traveler 1983 - Marcept

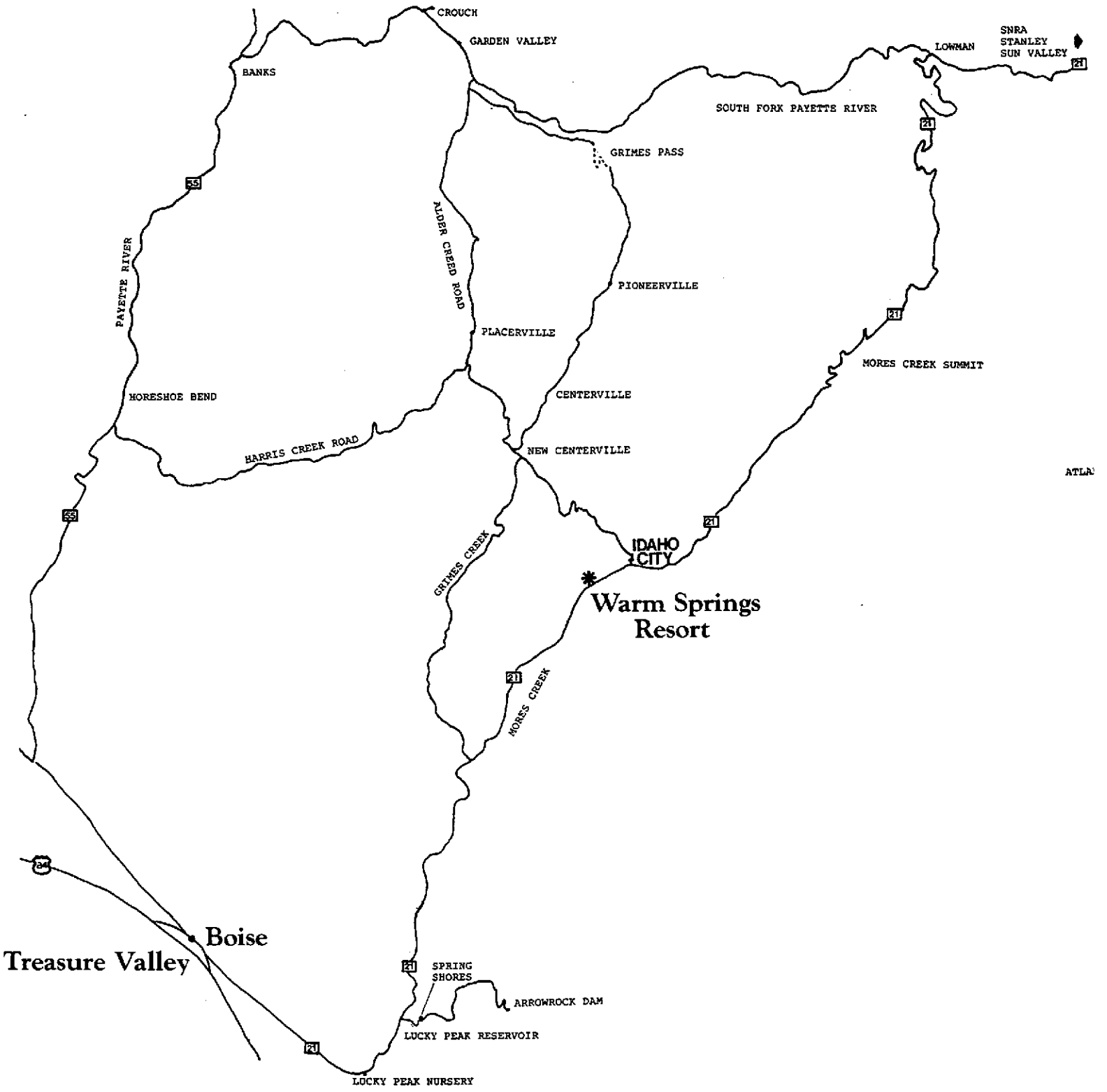


Figure 13 Highway Loop Routes

WARM SPRINGS RESORT MASTER PLAN

Pools of nature's own hot water, nestling into a scenic mountain environment rich with history and easily accessible, give the resort a scare resource that cannot be easily found. To take advantage of this special site and a growing demand for recreation and tourism it is recommended that the commercial plunge with its snack bar and camping be upgraded to a destination resort featuring overnight accommodations, a restaurant, a new rock pool and a unique natural site.

The resort would focus on its bubbling hot springs providing a delightful environment for relaxation and recreation. The theme of the resort would expand on the area's natural mountain beauty and tie into the site's history and early architectural character relating back to the area's early mining days of the 1860s.

EXPANDED OVERNIGHT ACCOMMODATIONS

Currently the resort only provides two cabins and RV camping spaces. Having such limited accommodations limits the number of potential visitors and their extended length of stay. To resolve this important need one of the earliest phases must provide additional overnight accommodations.

Warm Springs Inn

Just to the north of the bathhouse is the old two-storey residence built by Mrs. Frank Cooper in 1902. This large residence with its clapboard siding and numerous porches presents a special character seldom found today. At one point the rambling building served as an inn and stagestop. As illustrated in Figures 15 & 20 the building's existing 4400 sq. feet could be converted back into an inn or bed and breakfast type hotel, including a restaurant. One of the ground floor rooms features a large rustic fireplace with hugh andirons creating a lodge atmosphere that users seek out. The Inn's porches also create a special environment for conversation or quiet relaxation. The first floor would include a lobby and a large lodge room with books and games, serving as a center for overnight users. A lodge room could also double for a meeting room, providing space for the growing busines conference market. The second floor and possibly part of the large attic would become guest rooms.

As this space already exists, and possesses a historic, homey atmosphere, it could be easily and cost effectively rehabilitated. The building drawings illustrated are as-built drawings indicating the existing floor plan. These floor plans need to be refined by an architect to determine appropriate restroom locations, a needed second floor exit as well as appropriate room combinations to best serve the resort's guests.

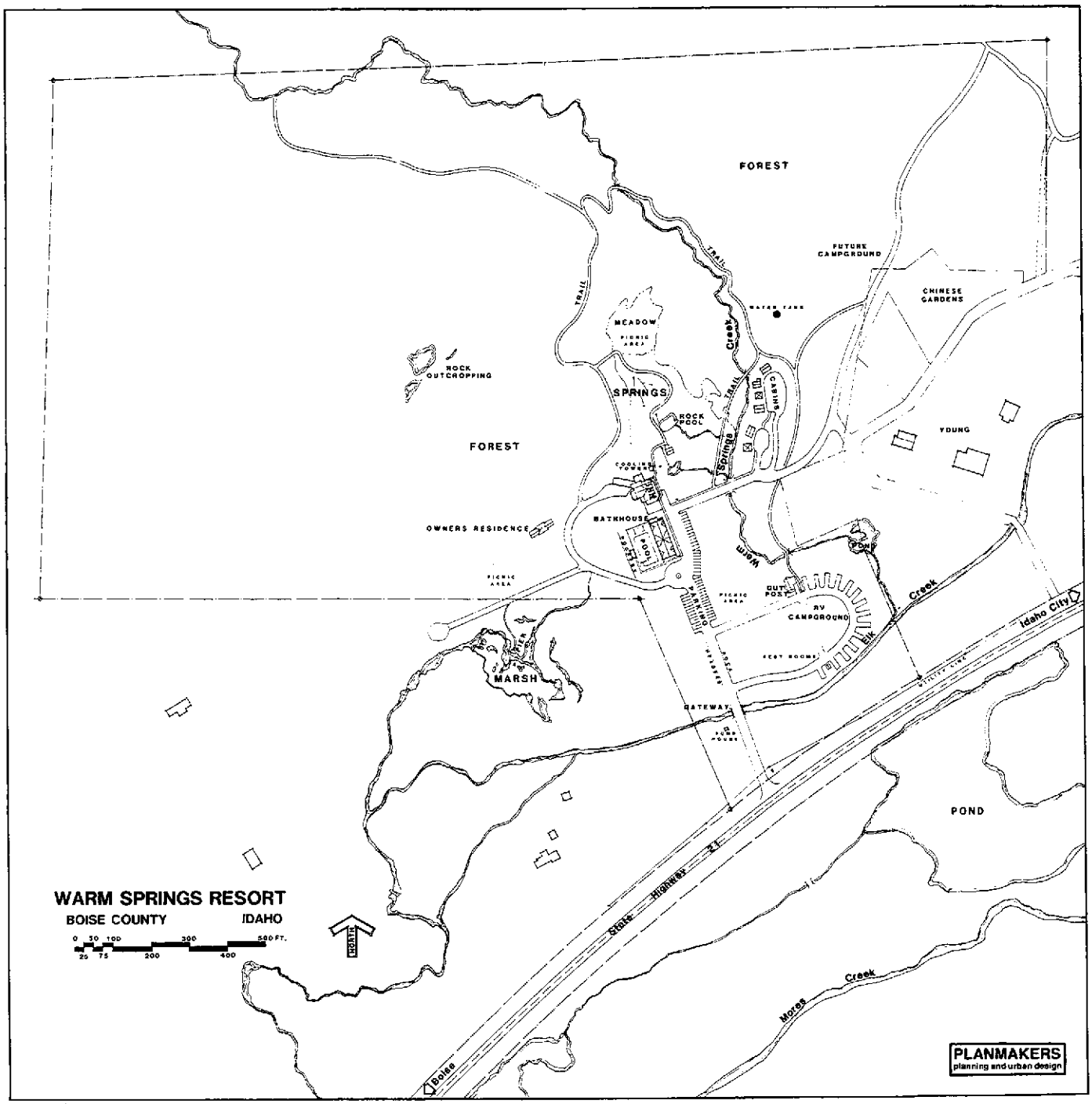


Figure 14 Warm Springs Resort Master Plan

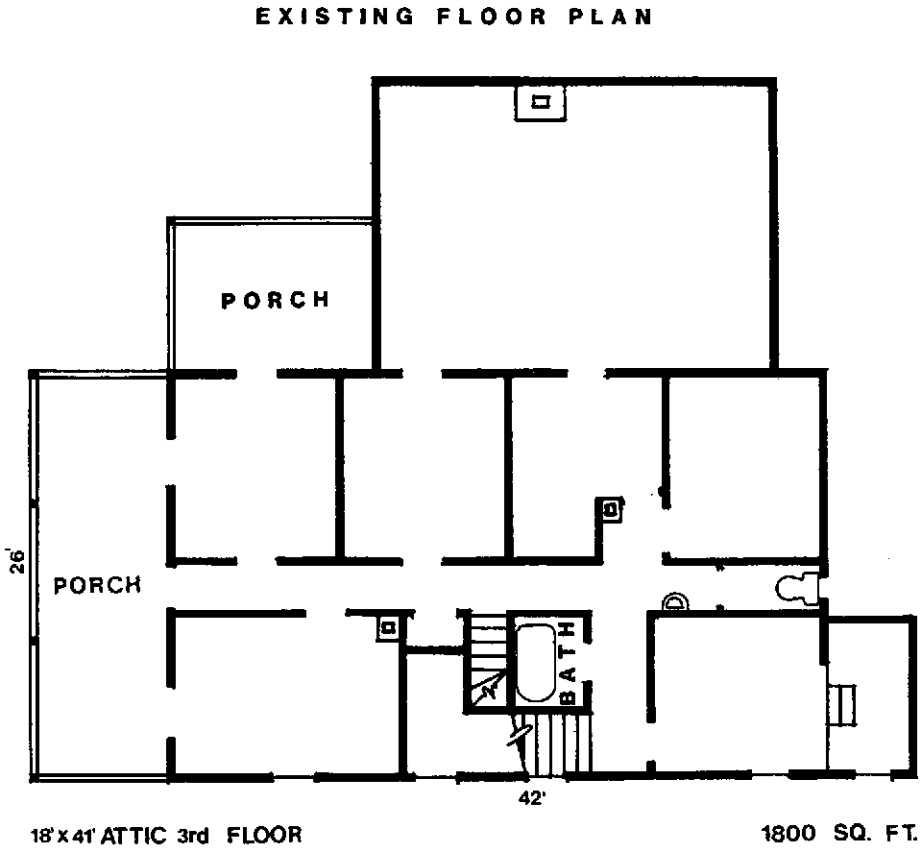


Figure 15 Inn Second Floor Plan

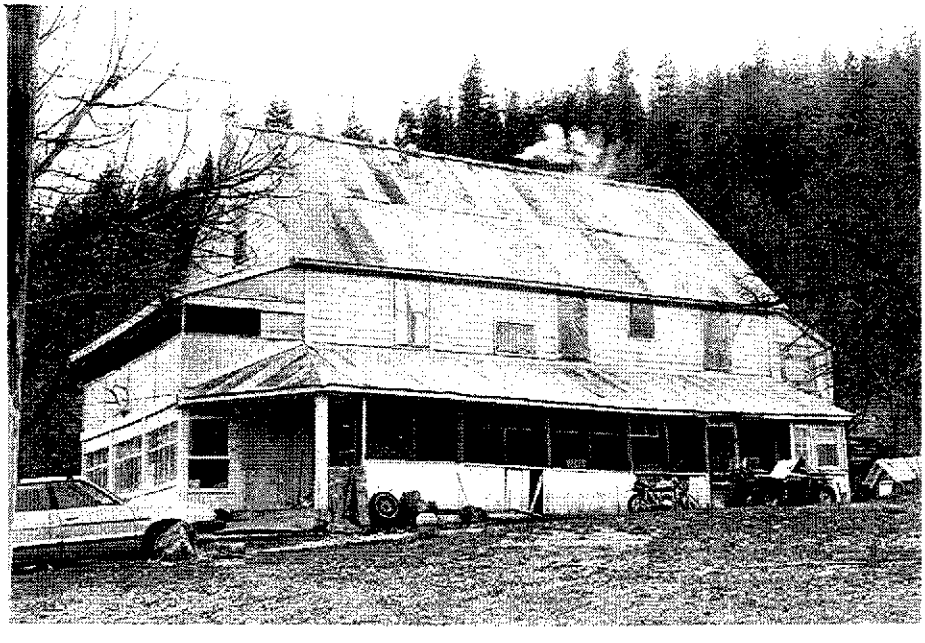


Figure 16 1902 Inn

Cabins

To supplement the existing two cabins, four additional cabins should be built or moved into the area just east of Warm Springs Creek. This would provide six simple or rustic cabins for the resort. Full housekeeping facilities would be provided. The current cabins are simple wood frame building with clapboard siding moved onto the site in the 1950s. The new cabins should be similar to the existing ones -- simple wood frame cabins with gable or hip roofs or, possibly, log cabins. As illustrated in the Master Plan these self-contained cabins would have their own parking area and connecting boardwalk trail to the Inn and trails. Consideration should be given to moving in surplus cabins potentially available from the U.S.F.S. or from private house movers.

In the future an additional twelve cabins could be located on the flat area adjacent to Warm Springs Creek and along Elk Creek. This area is now occupied by the RV campground but consideration is being given to relocating the camping area above the Chinese Gardens and converting this area to cabins. See RV Area. The cabins would essentially be simple structures providing a charming atmosphere. Most would have kitchenettes and baths while a few could be one-room cabins utilizing the adjacent restooms. The cabins would be named and each have a complement of outdoor chairs and tables.

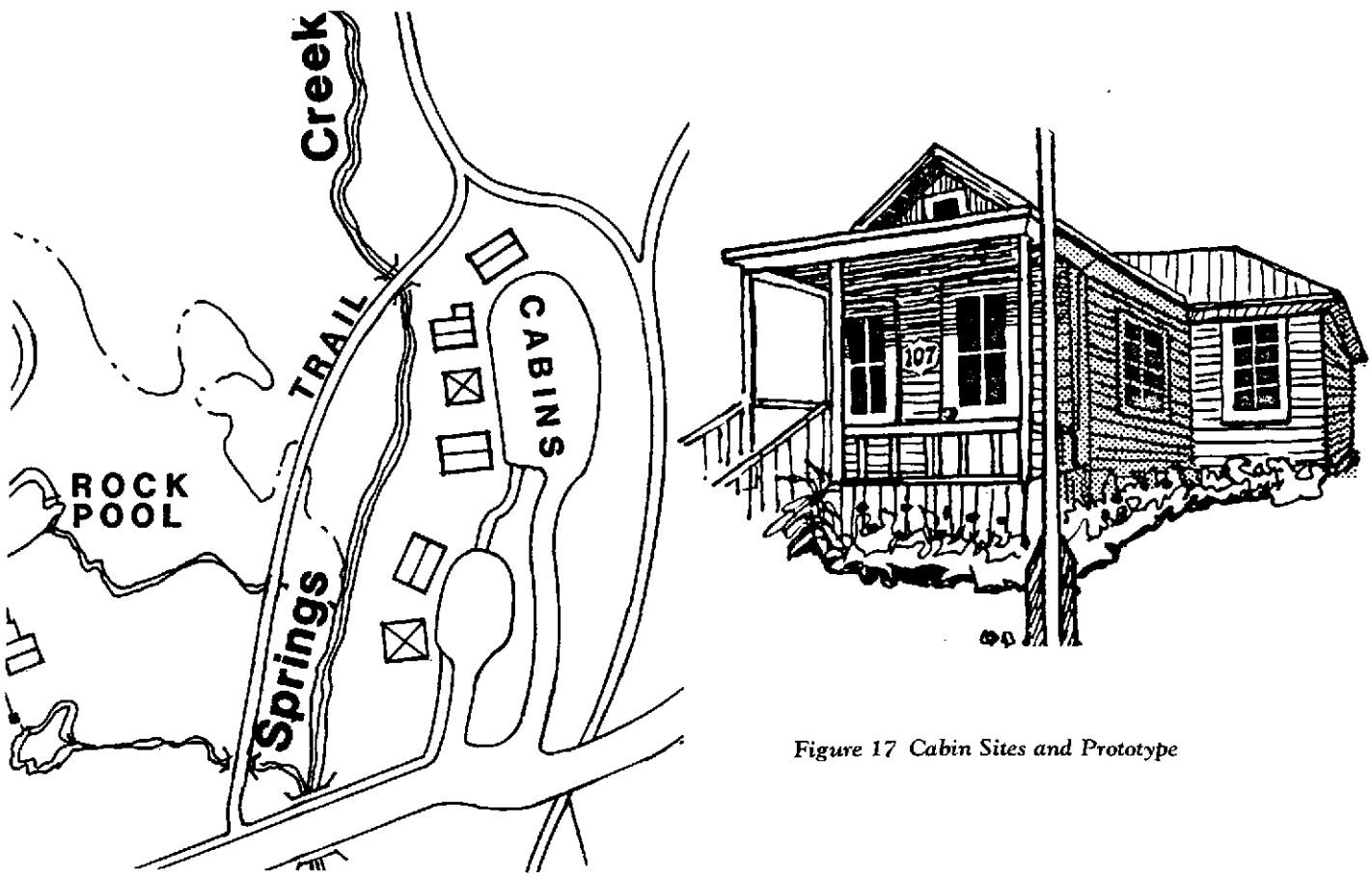


Figure 17 Cabin Sites and Prototype

Recreation Vehicle Area

One of the recent improvements to the resort is the development of an RV park located to the north of Elk Creek. Fifteen units with underground water, electricity and phone lines are sited on a U-shaped drive as illustrated in figure 14. The area, which was formerly piled with dredge tailing, has been levelled and built up with top soil. The grassy area, sprinkled with a few evergreen trees, is bounded by Elk and Warm Springs creeks on two sides.

The RV park is open year-round with a few trailers staying throughout the winter. The area has room for other RVs or tent camping. The area has the capability of handling a large RV group as demonstrated when over 100 RVs parked at the site for a Winnebago rally.

Operating characteristics indicate that although the RV park continues to be well utilized the amount of work backing in vehicles, hooking them up to services and providing maintenance is often more work than the daily fee charged. This is especially true when RVs stop only one night. Because of this and the direction of the resort to expand its permanent overnight accommodations this area may be phased out for RVs and developed as an expansion area for cabins. Future cabin sites would be nestled along both Warm Springs Creek and Elk Creek. Another twelve cabins could be built at this site once the other cabin area and Inn were rejuvenated and in operation.

Long range plans for continuing to serve the RV/Tenter market would be to construct an RV camping area above the Chinese Gardens Area as illustrated in figure 14 .

Short-term improvements to the existing RV park include constructing a new bathroom facility for the area, establishing trails from this area to other areas of the resort and constructing an outpost dwelling for the resort caretaker (see employee housing).

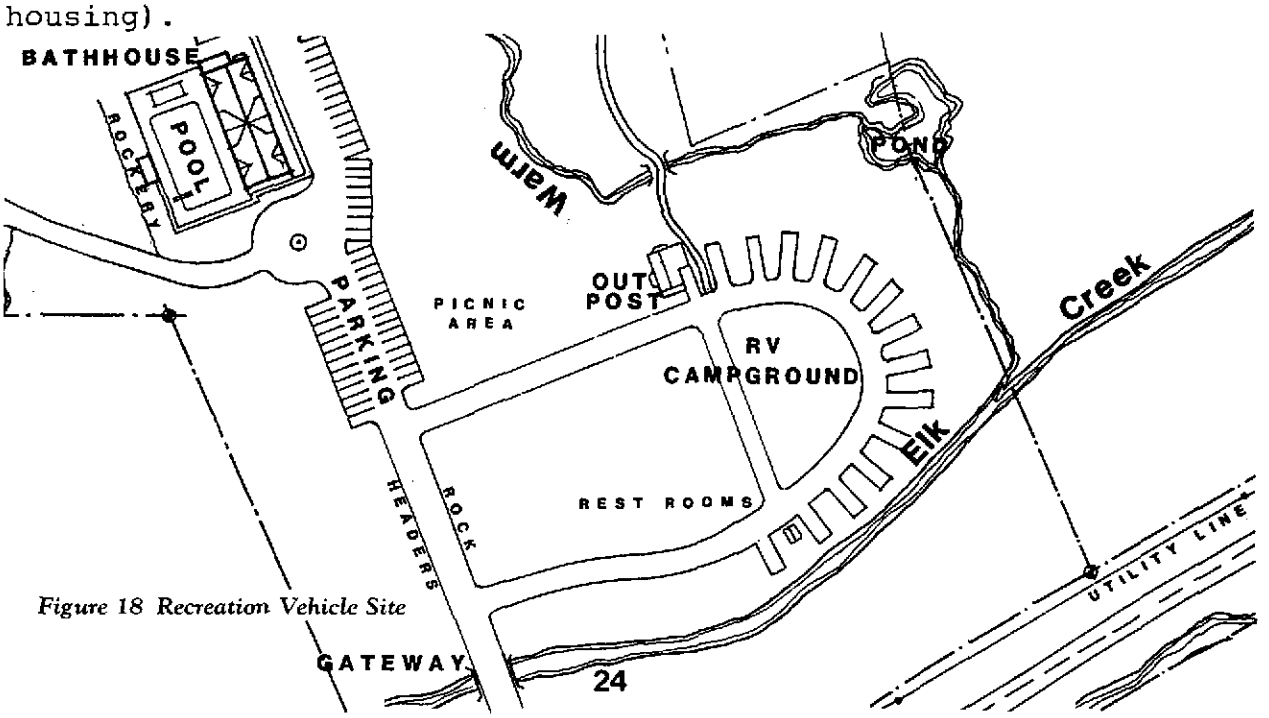


Figure 18 Recreation Vehicle Site

Employee Housing

It is in the best interest of the resort to provide housing for some of its key employees. Not only is this convenient to conducting their work but it also builds in 24 hour security for the resort. Past employees have supplied their own housing in the RV campground which currently consists of a mobile home.

Fortunately for the resort, potential employee housing can be located on the second floor of the existing bathhouse building. This unfinished space of approximately 1940 square feet would be remodelled into two living quarters. See Figure 19. Modifications required would include adding two new dormers to the building to allow better headroom and additional floor space. These dormers would also enhance the exterior appearance of the bathhouse building. Other improvements call for better access, partitioning the space and installing kitchens and bathrooms. Architectural plans for this space should tie in with plans for the use of the first floor.

An outpost dwelling for the resort caretaker needs to be built on the edge of the current RV area. A modest size dwelling or cabin would be located at spot number 1, which provides an excellent location for viewing the security of the resort and its entrance. This visible location also requires that the caretaker dwelling be in keeping with the overall architectural character of the resort.

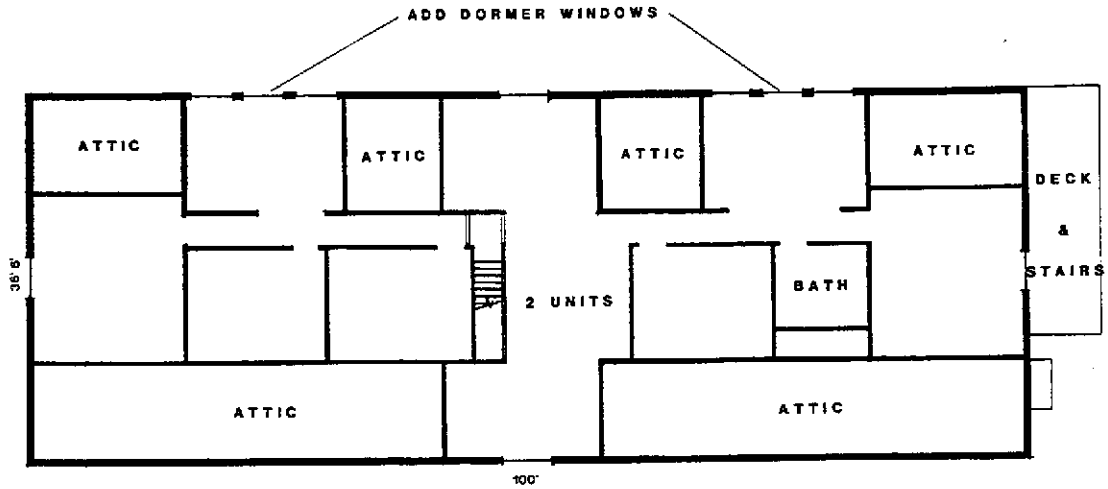


Figure 19 **BATHHOUSE 2nd FLOOR** 1940 SQ. FT.
PROPOSED FLOOR PLAN

Owner's Residence

A new residence for the resort owner is needed to allow the old Inn to function as a restaurant and room. The new residence would be located on the west side of the resort as illustrated in Figure 14. The house design would blend in with the landscape and the character of the resort. Detail house architectural plans should be undertaken to design the home tailored to the owner's needs.

WARM SPRINGS RESTAURANT

A restaurant is another main feature of the resort's expansion. The restaurant would serve both overnight visitors, day guests and drop-in trade. The restaurant in itself would be an attraction providing good food, service and pleasant surroundings.

Two locations were reviewed for the restaurant. The first space is the vacant portion located at the north end of the bathhouse. This unfinished space has a large rock fireplace and restrooms and its windows face the parking lot rather than the pool or marsh. Because the total space available is only 1000 square feet and lacks the overall character and view to succeed as a first-rate restaurant, it was not selected for the restaurant location. This vacant space in the bathhouse is best suited for related health programs and as a meeting room for the business and related conference market. This space could be served as needed by the restaurant. A portion of this space is also needed for pool related functions such as storage and maintenance.

The second location is the first floor of the old Inn, which would be ideal for a restaurant. As illustrated in figure 20 , the various size rooms and porch areas would provide an attractive environment with a number of spaces overlooking the pool area and marsh. Another large room features a massive rustic fireplace with huge andirons. The Inn's first floor offers 2600 square feet including the porches.

It is also proposed that a large wooden deck be built between the Inn and bathhouse as illustrated in figure 20. This site, under the canopy of two large box elder trees, has a magnificent view of the Mores Creek Valley and the natural marsh area. The deck would be an expansion of the restaurant during the summer season as well as an outdoor place for relaxation.

The Inn's historic character along with old photographs of natural scenes, swimming, skating, and area history, would provide an interior in which guests can enjoy the food and the company, ensuring that they remember the experience and return in the future. The right type of menu is also crucial. Offering a limited menu with good fresh food, (Idaho trout, steak, Idaho bakers, salads, homemade soups, stews, bread and muffins, etc.) that changes from time to time may be more appropriate than a lengthy menu. Beer and wine would also be available.

Due to the complexity of operating a quality restaurant, the space should be leased to an experienced restauranteur. Figure 20 illustrates only the as-built layout of the inn. A detailed space plan is required to assure the restaurant will operate effectively. For example, it appears the existing kitchen area and large washroom area would make an ideal kitchen location. This area can be serviced from the back of the Inn. The restaurant design also needs to be compatible with the lobby of the hotel and upstairs' rooms (see page 22).

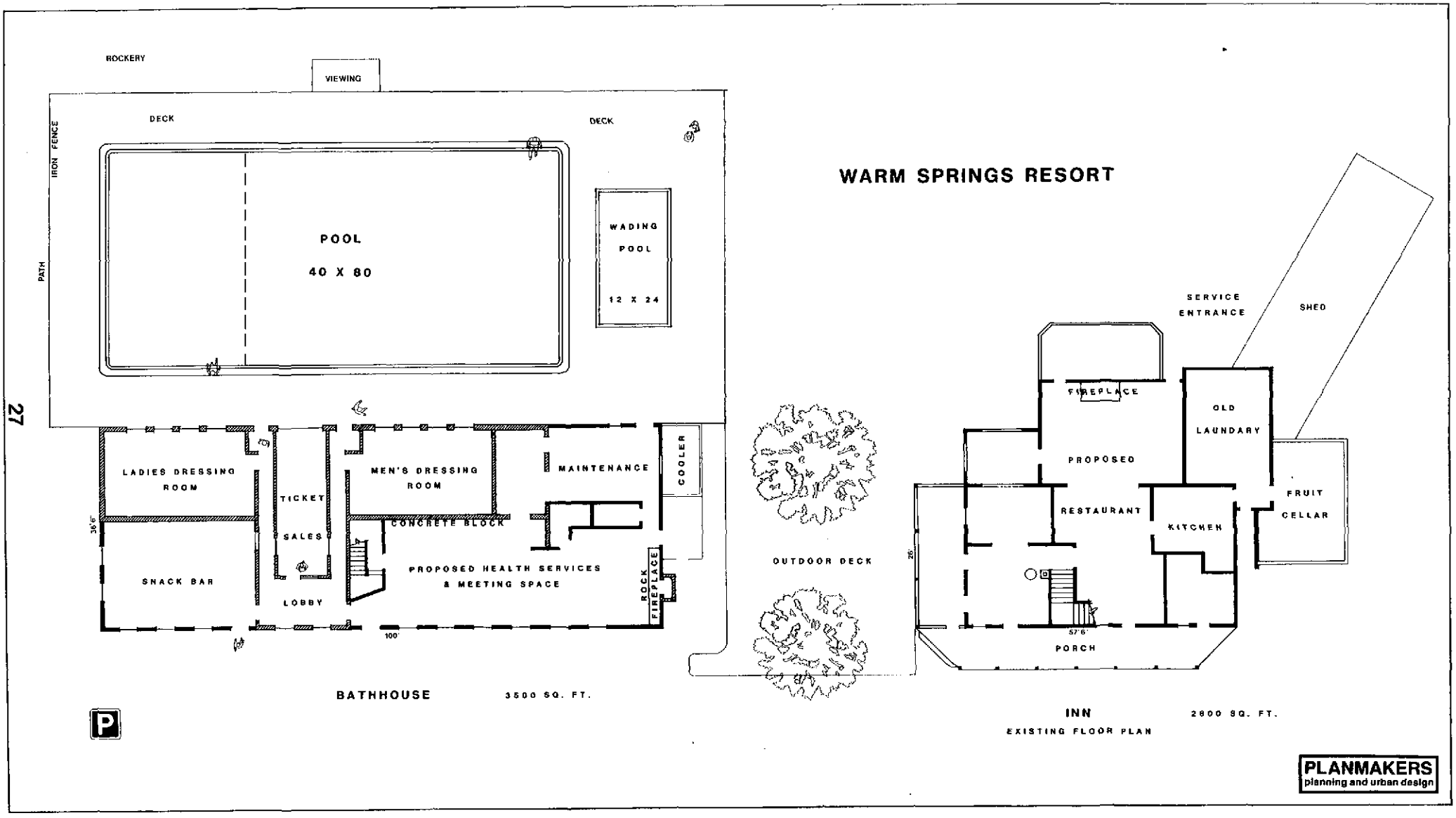


Figure 20 Pool, Bathhouse and Inn First Floor Plan

NATURAL HOT SPRINGS POOL

Soothing hot clear mineral water from deep within the earth will remain the resort's primary focus and attraction. To fully capitalize on this everflowing natural resource it is recommended that a number of minor improvements be made to the main pool area and that the old rock pool be rebuilt.

Main Pool Improvements

To enhance the main pool it is recommended that a number of improvements be made. These include replacing the wire fence around the pool with a simple fence constructed of vertical iron rods. Such a fence would still allow the panoramic view out from the pool deck but the iron fence would provide a special quality required to complement the pool and resort.

Another improvement would be to cover the concrete block side of the bathhouse exposed to the pool with a new material such as wood log siding as used on the other exterior walls or perhaps tile. It is important that the pool exhibit an attractive character -- setting the tone for the resort.

Other improvements include constructing a path around the pool to the viewing area, landscaping the south and west banks near the pool with a rockery and screening the propane gas tank at the south end of the pool.

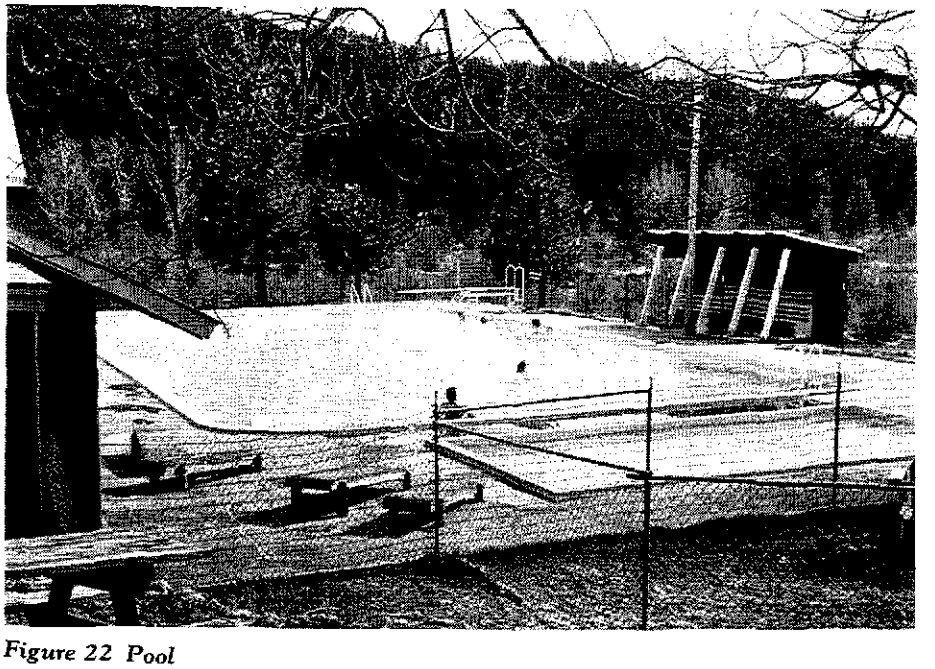


Figure 22 Pool

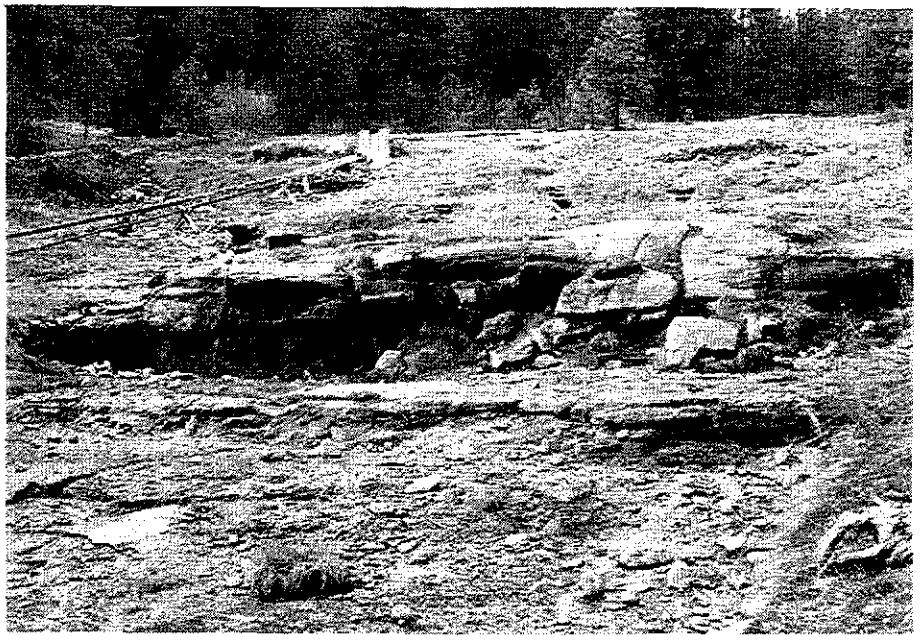


Figure 23 Proposed Rock Pool

Reopen Rock Pool

An important expansion for the resort is the rebuilding of the old plunge site located on the Warm Spring Hill. Originally built in 1903 the 40- by 80-foot pool was enclosed by a wood cribing. See photos on pages 12 and 13. When the new pool was constructed in 1956 the old pool's use was discontinued and eventually dismantled.

It is recommended that a thirty- by forty-foot pool with a three- to five-foot depth be formed directly against the large rock outcropping, sloping with the lay of the land. The remaining pool sides would be built of concrete with a rock exterior finish matching local rock. The low end of the pool would have steps leading down into the water and an inset ledge for sitting. This natural pool with its surrounding rock garden would be open to sky and to the valley below. A nearby fissure in the rock provides a clear sparkling stream of hot water for the pool. An invigorating soak would include the constant sound of water filling softly into the quiet pool with small waterfalls cascading off rocks.

This adult-only pool would be served by the fourteen- by twenty-one-foot existing bathhouse located just below the pool. As illustrated in the photo below this clapboard building matches the character of the old Inn and would contain both bathroom and changing facilities.

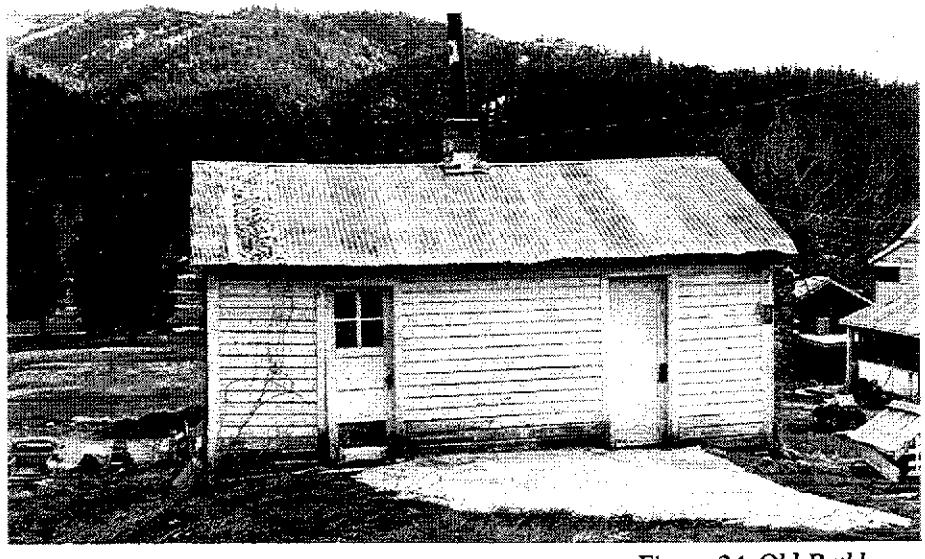


Figure 24 Old Bathhouse

OTHER HEALTH SERVICES

It may be appropriate for the resort to offer additional services in the future. Information collected from similar resorts throughout the west indicated that in addition to swimming, a number of related services were available. These include private mineral water baths, mud baths, full body and facial massages, herbal body wraps, foot reflexology, and an assortment of health and exercize programs such as fit 'n trim and health building. Some resorts even have a beauty salon and sport clothing shop. Such services could be provided directly by the resort or under a lease agreement with an individual or separate business. In the future, it may be appropriate to offer such services. The resort, for example, has the room in the north section of the bathhouse to house a masseuse and a fitness program. Setting up additional services will depend on the right operator(s) providing a service that is in demand by the public.

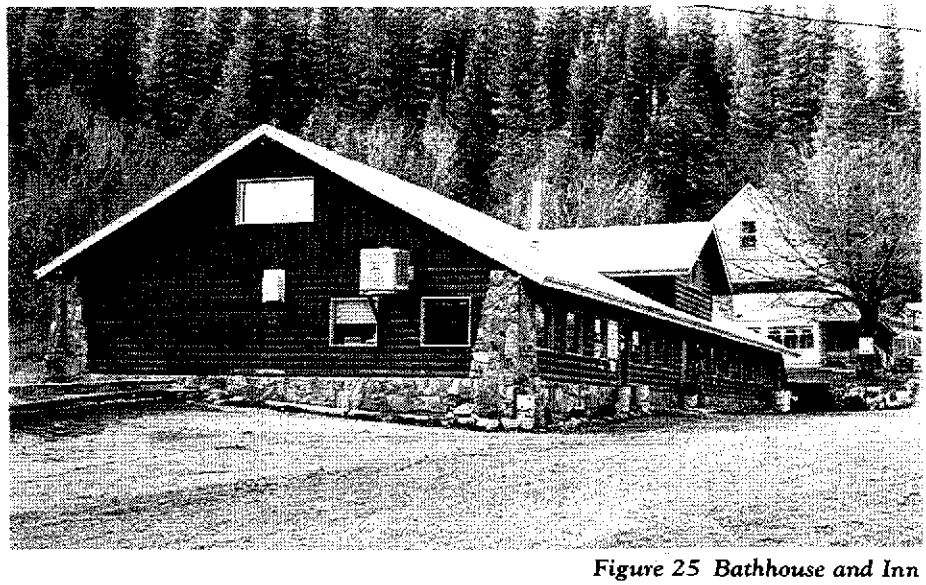


Figure 25 Bathhouse and Inn

SITE IMPROVEMENTS

Site improvements and landscaping will add greatly to the intrinsic qualities of the site. Landscaping, for example, will add more to the appearance of a building than any other form of work. Landscaping the site can play an improtant part in providing the right setting and giving a good first impression to guests. As the surroundings become more attractive, so the demand for use increases.

Site and landscape improvements are an important part of the Master Plan. Each of the following sections includes different elements on the improvements to the site.

Roads

The resort's roadways would consist of a gravel and clay mixture that provides a solid dust-free surface that blends well with the area's natural environment. The roads would be lined with round rock boulders that serve as an edging. As illustrated in figure 14 the primary road is the entrance with a turn-around provided just to the south of the bathhouse. Minor roads would provide access behind the Inn and to the cabins and RV areas. A 10 mph speed limit should be established.

Parking

To effectively operate the resort's proposed pools, Inn and restaurant a sufficient number of parking spaces is required. As illustrated in figure 14 the resort would provide approximately 70 parking spaces not including parking for the RV areas. Fifty spaces would be located adjacent ot the bathhouse. These additional spaces are a result of filling in the low area west of the entry road. Twelve parking spaces are located directly behind the Inn and eight spaces would serve the cabin area.

Like the roadways, the parking surface would be a gravel/clay mixture. Parking areas would also be bordered by rock boulders and log bumper restraints as illustrated in figure 26 .

Parking was not considered for the hollow next to Warm Springs Creek so that a continual grassy area could flow from Highway 21 all the way to the Springs.

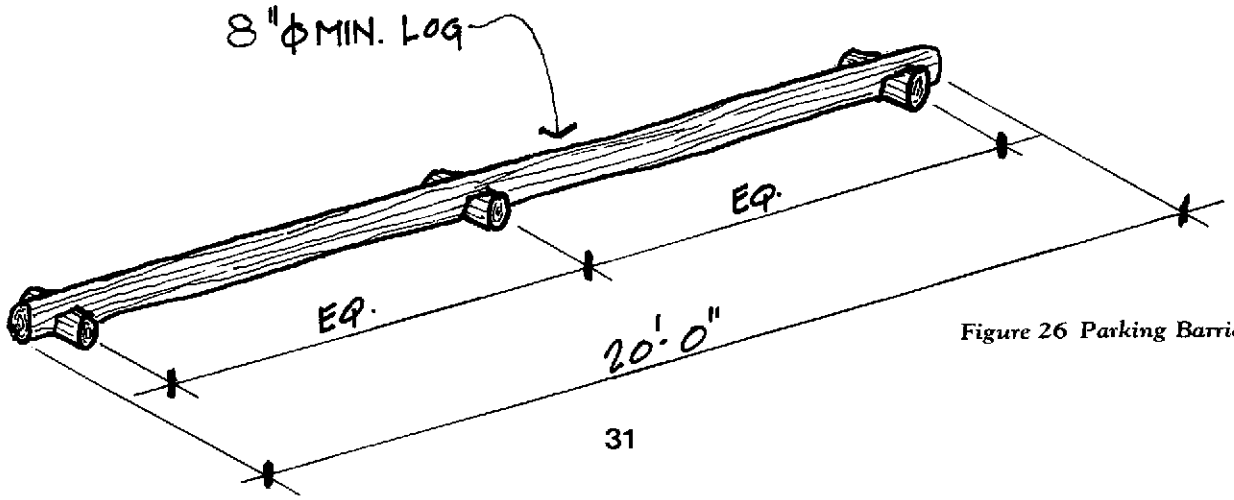


Figure 26 Parking Barrier

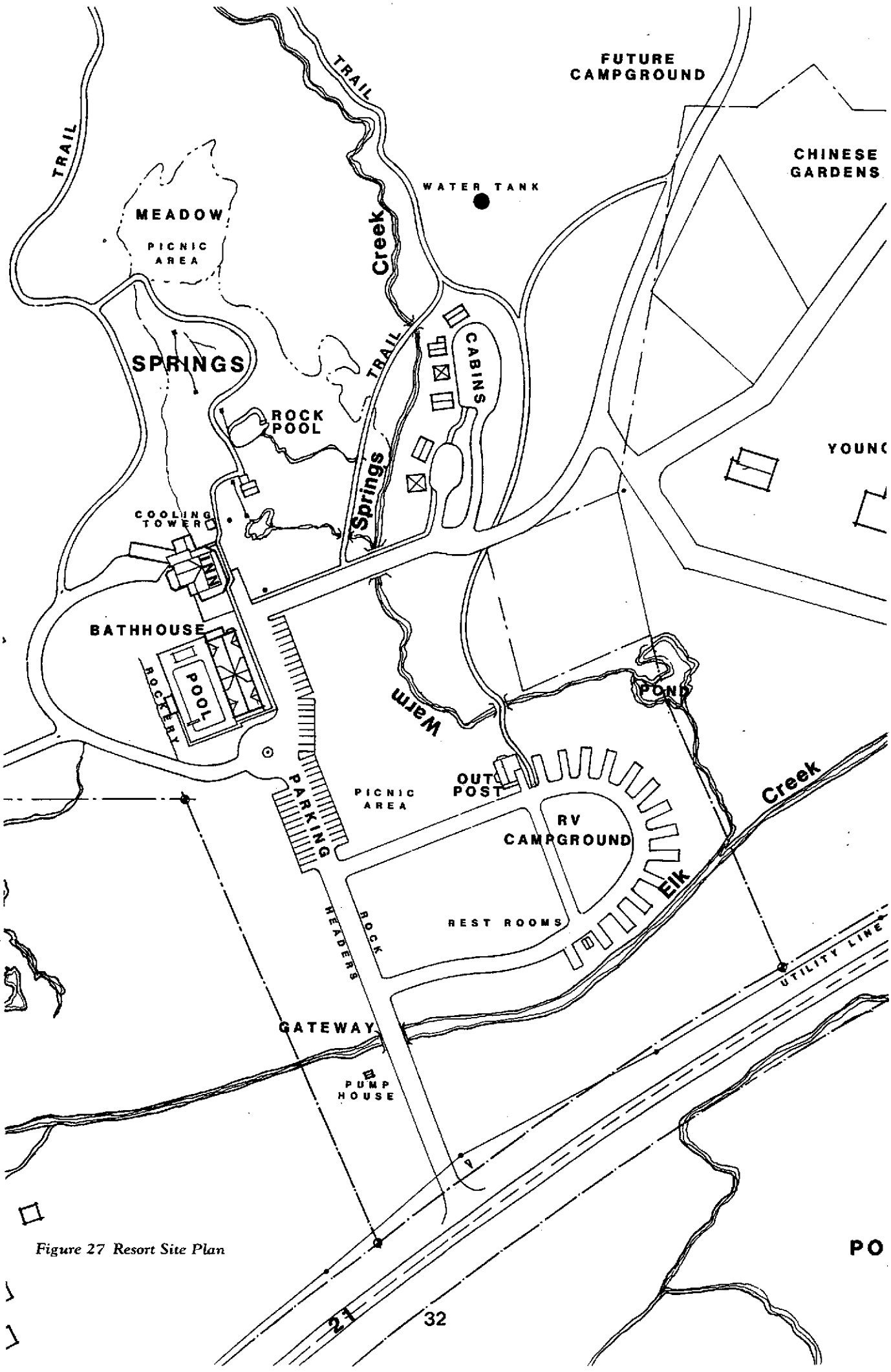


Figure 27 Resort Site Plan

Warm Springs Hill Improvements

A significant component of the master plan is to enhance Warm Springs Hill and make it the focal point of the resort's natural setting. The major springs bubble into a number of irrigation type boxes and then flow to the pool by gravity. But many smaller springs flow out over rock formations creating small streams and shallow pools of water. This naturally heated environment creates a tundra of colorful plant life and algae. To further enjoy this natural environment it is recommended that a meandering boardwalk be built connecting the Inn to the Old Rock Pool, see page 29, and continuing up the hill to open meadow. (See Trails) Much like how visitors view Yellowstone National Park, the boardwalk would keep pedestrians on a defined walkway allowing them to enjoy this unique environment without damaging it. A number of plants grow wild on the hill providing another natural dimension. Currently, a small yellow-orange daisy like flower, phlox and wild rose bushes are evident. More of these should be planted as well as certain plants that thrive on the warm climate created by the hot springs. Such a natural rock garden would add another unique element to the resort. As topsoil was washed off the hill during early hydraulic mining activity it may be appropriate to add new soil to various areas of the hill to further productivity of the gardens.

Other unique aspects of the hot water system should also be improved. This requires rebuilding and restoring the square wood troughs that carry water to the crumbling water sotrage tank. This heavy timber storage tank should also be rebuilt matching its original construction. Likewise, new peaked roof covers should be built over all the spring boxes.

Trails

Another attaction of the resort would be a series of hiking trails winding in and around the area and into adjacent public lands. Resort hiking trails would wind through the spring's hillside, along the marsh and into a forest of pines. As illustrated in figure 14 the primary trails would extend over the hot springs to the high meadow and loop back to the Warm Springs Creek Trail. The trail network would provide a couple of loops of various sizes. Setting your own pace, the leisurely oriented trails are best suited for those who enjoy communing with nature. Not only can one revel in the fresh mountain air while viewing high pines and magnificent mountains but perhaps view local wildlife such as owl, deer, moose or elk.

Another trail would skirt the Elk Creek Marsh including a boardwalk and a small pier extending out on the marsh. Construction of the pier will require the approval of the adjacent property owner. This fragile environment provides a haven for pacific waterfowl including geese and ducks. The marsh also is frequented by beaver, mink, white ermine and muskrats. Periodic interpretive information signs would also accompany the trail as well as trailhead signs showing a map of the trail and trail distances. Picnic tables and benches would be scattered along the trails. A box lunch

would also be available from the kitchen for those who wanted to set out on a picnic lunch, enjoy the scenery and consider the history of this special place.

Picnic Areas/Outdoor Recreation

Small picnic areas with picnic tables would be located north of the marsh, in the meadow above the warm springs and next to the RV area.

A number of outdoor recreation activities would also be available at the resort. These include two horseshoe pits, shuffleboard, croquet, badminton and volleyball courts.

Signing

One of the first items to upgrade is the resort's signing. Currently, the resort's signs present a rather haphazard image because of the variety of size, lettering types and colors.

Signs will be the first communication between the client and the resort. As these signs help shape the initial impression of the resort, it is important that the message be clear and well designed. Through color and design the whole image of the resort will be enhanced by a consistent design linking the various facilities together. To accomplish this it is recommended that a professional sign painter be retained to paint all the resort's signs. Given the history of the areas and resort, it seems appropriate to use a historic motif utilizing capital letters and stylized borders. The legend would be black or white on a blue background.

The most important sign is the lighted billboard located adjacent to Highway 21. This sign is well located, being visible from both directions on the highway approaching the resot. However, the sign's copy is dated, requiring repainting and the sign's size should be modified to a sqaure shape rather than a rectangle. The rectangle appears much like a billboard and is out of place in this moutnain environment. By removing the north section of the sign's panels, it would still be large enough to convey the legend while being compatible with the site. The sign would contain the resort logo (see brochure, section) and the variety of services offered. The other existing sign facing the highway should be removed.

A number of other signs required include those that would identify the bathhouse, Inn, restaurant, and RV area, as well as a welcome sign, operating hours, swimming rules, parking regulations, resort rules, trail markers, cabin names, room numbers, telephone and rest rooms.

UTILITY IMPROVEMENTS

Underground Overhead Utility Lines

Currently, overhead power and communication lines on the resort create a visual problem and are counterproductive to the natural experience. As buildings are upgraded it is recommended that all utility improvements be undergroudned or rerouted to reduce their visibility; likewise, utility meters should be located so as to either not be visible or screened by view.

Hot Water Space Heating

Currently, the resort does not fully utilize the value of the hot water that flows in such abundance. Consideration should be given to using geothermal energy for heating where practical and feasible at the resort. With water temperatures ranging from 100° to 110° an off the shelf water source heat pump may make it feasible to use the relatively cool geothermal water. A mechanical engineer with geothermal experience should analyze the current source and recommend the appropriate system.

Over time fuel savings alone would justify the expense as well as create savings on fire insurance.

Sewer System

The resort is served by a drain field and a number of septic tanks. The drain field is located to the east of the bathhouse under a grassy field.

The closest sewer line to the resort is located one and one-half miles away at Idaho City on Highway 21. The resort is at a lower elevation than the Idaho City sewer facilities and lagoons, therefore necessitating a lift station to transport waste water to the treatment facilities. Given the rural nature of the surrounding area it is unlikely that a sewer line will be extended to this resort area for many years.

As outlined in this report the resort will expand its overnight accommodations and open a restaurant. Such new facilities will add additional waste to the system. It should also be pointed out that it is the intention of the resort to improve its quality and charge higher rates keeping the number of users at a level that can truly enjoy the resort rather than seeing large crowds.

The question then for the resort is the reliability of its existing system and the future capacity the resort may need to expand. There are a number of potential solutions, including enlarging the existing drain field to developing a more sophisticated sewage system. Such a system could be either gravity or a pressure sewer operated on a pumped system through a smaller line. Engineering work should be udnertaken to resolve the best sewage disposal system for the resort.

PUBLIC RELATIONS

A continuing effort needs to be made to increase the public's awareness of the Warm Springs Resort. Periodically, the resort should facilitate the media inproviding information and hosting their visit, thereby gaining free promotion through newspaper articles, magazine feature stories, radio announcements and TV segments. Tour writers have already published stories about the area, including the resort, and continuing these types of stories will be an excellent source of advertising.

Another component is to maintain close working relationships with the Idaho City Chamber of Commerce, Highway 21 Association, the Boise Convention and Visitors Bureau, the Southwest Idaho Travel Associaton and the Idaho Travel Council. Such co-ordination will help in maximizing exposure through lcoal events and advertising and regional and state brochures.

As illustrated in figure 28 and in the historic section, a number of newspaper advertisements have promoted the resort over the years. Such advertising needs to be continued on a regular basis in the Idaho World and periodically in special publications and Treasure Valley papers such as the Idaho Statesman. A new advertisement should be prepared along with the logo and brochure discussed below. The new advertisement, which would utilize the logo, would be both inviting and informative. See market section on page 18 for further information.





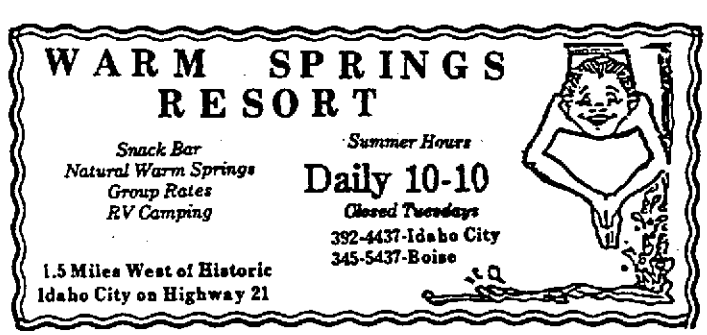


Figure 28 Advertisements c. 1950s and Currently

Brochure

To increase visitor awareness of the resort, a well-designed brochure clearly presenting the essence of the Warm Springs Resort needs to be prepared, printed and distributed. The brochure would indicate the type of facilities available, emphasizing the fun of swimming and soaking in nature's own hot water, while surrounded by the tranquil beauty of forests and a natural marsh. The brochure would also list the resort's history and that of nearby Idaho City, numerous recreation experiences that are available to guests. A location map and small map of the resort would be included.

An important element of the resort's promotion is to devleop a logo. Such a logo would be used on the brochure, advertising, stationery, highway sign (see page 34) and specialty items such as tee-shirts. The logo and brochure need to be designed by a professional graphic designer to obtain the maximum effectiveness of their message.

The brochure could be one or two-color on a buff paper to emphasize its history, or at a greater expense it could be four-color typical ofmost tourism brochures. Review brochure examples collected from other western resorts in the separate three-ring binder provided by this study. Brochures would be distribtued to regional visitor information centers, chambers of commerce and the Boise Convention and Visitors Bureau and made available upon request from those seeking information about the resort.

Another publication appropriate for the resort may include a simple brochure for those staying at the resort, explaining the facility, its services, trials and things to do and see in the area. Other publications would include stationery and postcards.

Shuttle Bus

In the future, the resort could utilize a large passenger vehicle or small bus to serve its visitors. The great majority of visitors would use their own vehicle in reaching the resort and have it available for various side trips. The shuttle vehicle would function to pick-up and deliver visitors landing at the Idaho City Airport or in some instances from the Boise Air Terminal (most would rent cars) as well as transporting small groups to and from special events and group activities.

For a number of years, carriage and sleigh rides to the springs from Idaho City were provided by the resort. See page 9. Ideally, the Boise Basin should support a shuttle bus serving the various communities. Revival of the "Boise Basin Livery" could be financed jointly through public funds and a combination of private resources such as visitor attractions like the Warm Springs Resort.

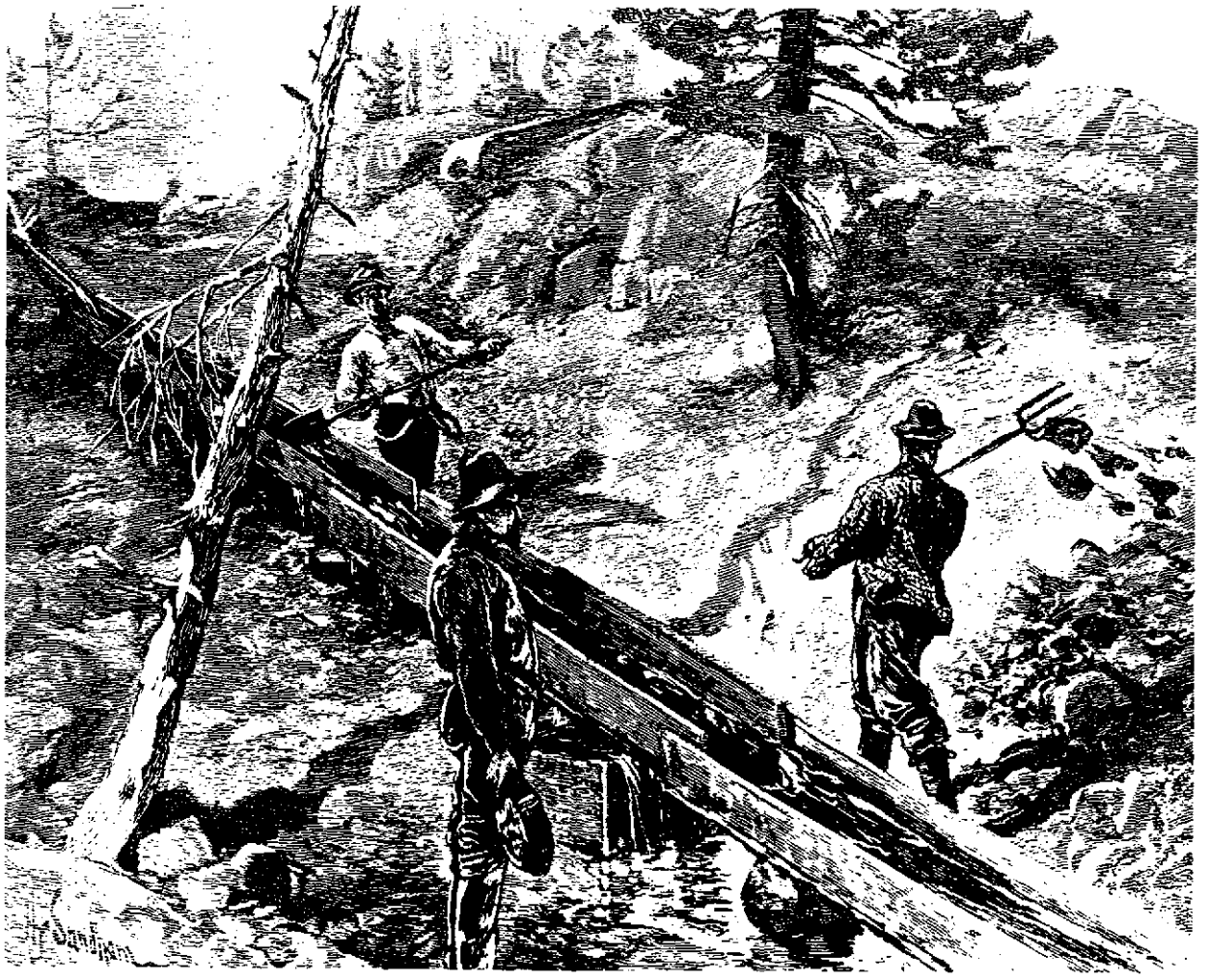


Figure 29 Early Mining Activity That Occured at the Resort

Table 5
IDAHO CITY
CLIMATOLOGICAL SUMMARY

LATITUDE 43° 50'N
LONGITUDE 115° 50'W
ELEV. (GROUND) 3965 ft.

STATION IDAHO CITY, IDAHO

MEANS AND EXTREMES FOR PERIOD 1941-1970

Month	Temperature (°F) Means: Daily maximum	Daily minimum	Monthly	Extremes: Record highest	Year	Record lowest	Year	** Mean degree days	Precipitation Totals (Inches): Mean	Greatest daily	Year	Snow, Sleet: Mean	Maximum monthly	Year	Greatest daily	Year	Mean number of days: Precip. .10 inch or more	Temperatures Max. 90° and above	32° and below	Min. 32° and below	0° and below	Month
(a)	30	30	30	30		30		30	30	30		30	30		30		30	25	25	25	25	
Jan.	34.9	11.5	23.2	56	1953	-32	1962	1305	3.93	1.97	1969	26.2	72.8	1950	25.0	1967	9	0	12	31	7	Jan.
Feb.	41.3	15.6	28.5	61	1954	-35	1950	1056	2.94	2.09	1963	20.2	97.2	1949	24.1	1957	7	0	3	28	3	Feb.
Mar.	47.5	19.0	33.3	76	1966	-16	1951	955	2.23	1.62	1950	9.7	29.0	1964	9.0	1951	7	0	1	30	1	Mar.
Apr.	59.1	27.5	43.3	81	1962+	8	1964	624	1.85	1.44	1956	.6	4.6	1946	2.6	1946	5	0	0	24	0	Apr.
May	68.9	34.1	51.5	93	1954	17	1943	403	1.94	1.36	1957	.2	3.0	1948	3.0	1948	5	*	0	12	0	May
June	76.0	40.0	58.0	97	1961	24	1954+	222	1.72	2.61	1958	T	T	1952+	T	1952+	5	3	0	3	0	June
July	88.3	44.1	66.2	105	1960	26	1955	31	0.19	0.43	1941	0	0		0		1	14	0	1	0	July
Aug.	86.6	42.3	64.5	106	1961	27	1960+	59	0.57	1.60	1943	0	0		0		2	12	0	2	0	Aug.
Sep.	77.6	35.3	56.5	100	1950	11	1954	252	0.70	1.27	1965	T	T	1961+	T	1961+	2	3	0	10	0	Sep.
Oct.	64.7	29.0	46.9	89	1943+	9	1951	543	1.70	1.85	1947	.5	6.0	1961	3.0	1970+	5	0	0	22	0	Oct.
Nov.	46.8	36.6	41.7	71	1949+	-17	1955	915	3.05	1.72	1953	10.3	28.0	1960	11.0	1964	8	0	1	26	1	Nov.
Dec.	37.2	16.0	26.6	58	1941	-26	1964	1178	3.73	2.15	1955	26.4	55.3	1948	15.0	1957	9	0	8	30	4	Dec.
Year	60.8	29.3	45.1	106	Aug. 1961	-35	Feb. 1950	7543	24.55	2.61	Dec. 1955	94.1	97.2	Feb. 1949	25.0	Jan. 1967	62	32	25	219	16	Year

(a) Average length of record, years.

T Trace, an amount too small to measure.

** Base 65°F (1931-1960)

\+ Also on earlier dates, months, or years.

* Less than one half.

U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
WEATHER SERVICE IN COOPERATION WITH
THE IDAHO DEPARTMENT OF COMMERCE AND DEVELOPMENT
CLIMATOGRAPHY OF THE UNITED STATES NO. 20 - 10

Property Survey

Over the years a number of property surveys have been undertaken on various parcels of land adjacent to the resort. During this study an effort was made to identify all property boundaries--see figure 4--but after a great deal of work reviewing existing documents it became evident that a new property survey for portions of the resort property would be appropriate. This is especially true for the eastern part of the resort property above the old Chinese Gardens. One solution for this area would be to utilize the services of Carlyle Briggs, B & A Engineering, who has been doing recent survey work for the Young family and who also has a summer home in the area. Such a survey would set boundary pins and file a recorder's plat, with the cost being shared by all adjacent property owners. During this survey it would also be appropriate to trade a small portion of land just north of the Roethig property to obtain full ownership of the road to the campground proposed for that area. Likewise, if other property adjacent to the resort such as the marsh area (A.E. Johnson) or the Waldrop site became available they should be acquired.

IMPLEMENTATION

The resort would be developed in a number of phases utilizing the elements of the master plan. As a resort complex, special attention is required in providing good design that complements the landscape and provides the visitor with the charm that makes the visit memorable.

Initial elements include improvements to the pool area, site work such as the vehicle turn-around and expanded parking, trails, resort signing, and preparing a new logo and brochure. This would be followed by retaining an architect to prepare plans for rehabilitating the Inn. Cabins need to be located and moved to the resort or built. Likewise, engineering work would refine a situation for the resort's sewer system. A restauranteur must be found and the restaurant, outdoor deck and meeting space designed and built. Work would then follow on rebuilding the old rock pool, landscaping the springs and completing the various site improvements.

Operating characteristics would also change. Rather than seeking large crowds the number of guests would be maintained at a level that would allow them to truely enjoy the resort and its services. Upgrading the facility's overnight accommodations, food and recreation activities would allow Warm Springs to become a destination resort with visitors staying longer and paying higher prices.

The estimated cost for the resort development is $900,000.00 including site costs, construction, furnishings, equipment, graphics, fees and initial advertising.

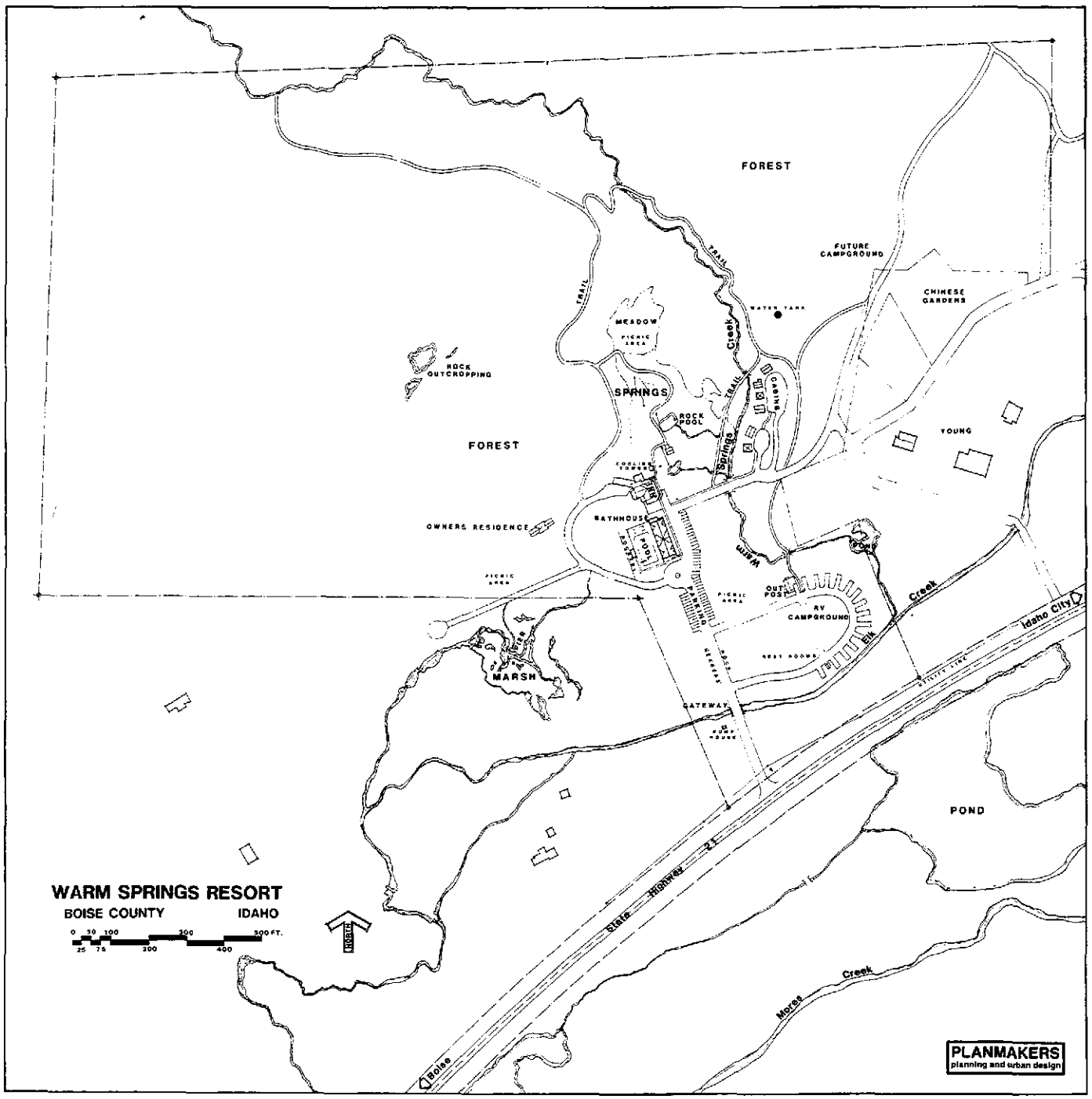

FOREST
FUTURE CAMPGROUND
CHINESE GARDENS
MEADOW
PICNIC AREA
ROCK OUTCROPPING
SPRINGS
ROCK POOL
FOREST
YOUNG
OWNERS RESIDENCE
BATHHOUSE
MEN'S POOL
WOMEN'S POOL
PICNIC AREA
OUTPOST
RV CAMPGROUND
MARSH
GATEWAY
POND
WARM SPRINGS RESORT
BOISE COUNTY IDAHO
0 50 100 300 500 FT.
25 75 200 400
NORTH
State Highway 21
Idaho City
Boise
Creek
Elk
Warm Springs
Mores
PLANMAKERS
planning and urban design

Figure 30

Form 42-248/42-1409(6) July, 2000

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
✓ 63-15360 = Parent					
63-15361			See large		
63-15362			MAP in		
			A63-15361		

Split Into 63-31456 63-31457 CS OIL

2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE.** See instructions for fee amounts.

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
   OR
   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Warm Springs Resort, Inc. c/o Richard Weibye
   P.O. Box 28, Idaho City, ID 83631

4. New Owner/Claimant(s): JP Property IDAHO CITY LLC
   Name Connector (Check one): [ ] and, [ ] or, [ ] and/or

   New Mailing Address: 505 E. Kuiaha Rd.

   City, State and ZIP Code: Haiku, HI 96708

   New Telephone Number: (808 575-7595

5. Date you acquired the property: April 29, 2002

RECEIVED
JUN 05 2002
WATER RESOURCES
WESTERN REGION

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		
Stock		
Domestic		
Other _____		
Total		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		
Stock		
Domestic		
Other _____		
Total		

7. Signature of New Owner(s) or Claimant(s) (include title if applicable) JP PROPERTY IDAHO CITY LLC

Jesse Pearson, Manager

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only
Received by Janice Fontaine Date 6/5/02 Fee 75.00 total
Receipted by JF Date 6/5/02 Receipt No. W029279
Processed by _____ AJ Date _____ WR _____ Date _____

Idaho

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

Instrument # 185551
IDAHO CITY, BOISE COUNTY, IDAHO
2002-04-30 04:37:29 No. of Pages: 4
Recorded for : PIONEER TITLE
RORA A. CANODY Fee: 12.00
Ex-Officio Recorder Deputy Shirley Searcy
Index to: DEEDS

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Warm Springs Resort, Inc., an Idaho corporation

a corporation duly organized and existing under the laws of the State of, grantor, does hereby Grant, Bargain, Sell and Convey unto

JP Property Idaho City LLC, an Idaho limited liability company

whose address is: Highway 21, Idaho City, ID, grantee, the following described real estate, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No.'s RP 06N05331851A and RP 06N05331852A

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record..

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this.

Warm Springs Resort, Inc.

By: _____
Russell M. Weibye, Director and Shareholder

By: _____
Richard B. Weibye, Director and Shareholder

By: _____
Cinnamon Weibye, Director and Shareholder

STATE OF IDAHO, County of Ada, ss.

On this 25th day of April, in the year of 2002, before me Jeannette M. Griffin, a notary public, personally appeared Richard B. Weibye, Russell M. Weibye and Cinnamon Weibye known or identified to me to be the Directors and Shareholders of the corporation that executed the instrument or the person/persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

JEANNETTE M. GRIFFIN * NOTARY PUBLIC * STATE OF IDAHO

_____
Jeannette M. Griffin
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: February 15, 2008

RECEIVED
JUN 05 2002
WATER RESOURCES
WESTERN REGION

PARCEL A

A tract of land being the Southwest quarter of the Northeast quarter of Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found aluminum cap monumenting the center East 1/16th corner of said Section 33, said aluminum cap being the point of beginning.

Thence along the Southerly line of said Southwest quarter of the Northeast quarter South 89 degrees 00'29" West a distance of 1314.27 feet (formerly South 88 degrees 56'36" West a distance of 1314.37 feet) to a found aluminum cap monumenting the center quarter corner of said Section 33;
Thence along the Westerly line of said Southwest quarter of the Northeast quarter North 01 degree 41'16" West a distance of 1323.34 feet (formerly North 01 degree 40'14" West a distance of 1326.78 feet) to a found aluminum cap monumenting the center North 1/16th corner of said Section 33;
Thence along the Northerly line of said Southwest quarter of the Northeast quarter North 87 degrees 03'11" East a distance of 1345.07 feet (formerly North 87 degrees 05'11" East a distance of 1343.98 feet) to a found aluminum cap monumenting the Northeast 1/16th corner of said Section 33;
Thence along the Easterly line of said Southwest quarter of the Northeast quarter South 00 degrees 24'29" East a distance of 1369.19 feet (formerly South 00 degrees 26'33" East a distance of 1370.34 feet) to the point of beginning.

PARCEL B

A tract of land situated in a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter, lying Southerly of the Northerly line of the Warm Spring Flat Placer Claim as recorded in Mineral Survey No. 1483, within Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:
Commencing at a found aluminum cap monumenting the center East 1/16th corner of said Section 33,
Thence Easterly along the Southerly line of the Southeast quarter of the Northeast quarter North 88 degrees 59'35" East (formerly South 88 degrees 56'38" West) a distance of 63.33 feet to a point on the Northerly line of said Warm Springs Flat Placer Claim,
Thence along said Northerly line North 59 degrees 24'49" East (formerly South 59 degrees 45' West) a distance of 189.93 feet to a found iron pipe monumenting Corner No. 2 of said Warm Springs Flat Placer Claim, said pipe being the point of beginning.
Thence continuing along said Northerly line South 85 degrees 10'52" East a distance of 255.46 feet (formerly South 81 degrees 47' East a distance of 254.1 feet) to a found iron pipe;
Thence leaving said Northerly line South 22 degrees 13'22" East a distance of 500.75 feet (formerly South 20 degrees 30' East a distance of 450 feet) to a set steel pin, being on the Northerly right-of-way of State Highway 21, said highway being a 200 foot wide deeded right-of-way;
Thence Southwesterly along said northerly right-of-way 228.54 feet along the arc of a circular curve to the left, said curve having a radius of 7790.00 feet, a central angle of 01 degree 40'51", a chord bearing of South 51 degrees 06'52" West (formerly South 53 degrees West) and a chord distance of 228.53 feet (formerly 224.4 feet) to a found steel pin;
Thence leaving said northerly right-of-way North 22 degrees 56'41" West a distance of 682.47 feet (formerly North 23 degrees 50' West a distance of 692.9 feet) to the point of beginning.

PARCEL C

A tract of land situated in the Southeast quarter of the Northeast quarter of Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found aluminum cap monumenting the East quarter corner of said Section 33,
Thence North 00 degrees 15'21" East a distance of 907.78 feet along the Easterly line of said Section 33 to a point, said point being the point of beginning (from which a bolt bears South 89 degrees 27'39" West a distance of 1.79 feet).
Thence leaving the Easterly line of said Section 33 South 89 degrees 27'39" West a distance of 204.02 feet (formerly North 89 degrees 48' East a distance of 202.9 feet) to a found steel pin;
Thence North 41 degrees 44'26" West a distance of 71.97 feet (formerly North 39 degrees 15' West a distance of 72.2 feet) to a found steel pin;
Thence South 50 degrees 18'22" West a distance of 85.76 feet (formerly South 50 degrees 30' West a distance of 85.5 feet) to a found iron pipe;
Thence South 89 degrees 27'39" West a distance of 81.39 feet (formerly South 89 degrees 48' West a distance of 81.4 feet) to a found iron pipe;
Thence South 08 degrees 35'05" West a distance of 559.63 feet (formerly South 5 degrees 30' West a distance of 538.6 feet) to a found steel pin, said steel pin being on the Northerly line of the Badger Mineral Claim per Mineral Survey No. 1483;
Thence along said Northerly line South 66 degrees 06' 01" West a distance of 177.99 feet (formerly South 66 degrees 54' West a distance of 178.2 feet) to a found aluminum cap monumenting Corner No. 2 of said Badger Mineral Claim;
Thence South 11 degrees 23'55" East a distance of 179.79 feet (formerly South 12 degrees 31' East a distance of 183.5 feet) to a found steel pin;
Thence South 64 degrees 57'38" West a distance of 141.07 feet (formerly South 62 degrees 15' West a distance of 154.1 feet) to a set steel pin monumenting Corner No. 4 of said Badger Mineral Claim common with Corner No. 1 of the Warm Springs Flat Placer Claim;
Thence along the Northerly line of said Warm Springs Flat Placer Claim the following two courses:

North 85 degrees 10'52" West a distance of 355.46 feet (formerly North 81 degrees 47' West a distance of 354.1 feet) to a found iron pipe monumenting Corner No. 2 of said Warm Springs Flat Placer Claim;

Thence South 59 degrees 24'49" West (formerly South 59 degrees 45' West) a distance of 189.93 feet to a point on the Southerly line of the Southeast quarter of the Northeast quarter of Section 33;
Thence leaving said Northerly line of the Warm Springs Flat Placer Claim and following said Southerly line South 88 degrees 59'35" West (formerly South 88 degrees 56'38" West) a distance of 63.33 feet to a found aluminum cap monumenting the center East 1/16th corner of said Section 33;
Thence leaving said southerly line and following the Westerly line of said Southeast quarter of the Northeast quarter North 00 degrees 24'29" West a distance of 1369.19 feet (formerly North 00 degrees 26'33" West a distance of 1370.34 feet) to a found aluminum cap monumenting the Northeast 1/16th corner of said Section 33;
Thence leaving said Westerly line and following the Northerly line of said Southeast quarter of the Northeast quarter North 86 degrees 46'29" East a distance of 1333.02 feet (formerly North 86 degrees 43'47" East a distance of 1333.25 feet) to a found aluminum cap monumenting the Northeast corner of said Southeast quarter of the Northeast quarter;
Thence leaving said Northerly line and following the Easterly line of said Section 33 South 00 degrees 15'21" West a distance of 511.08 feet to the point of beginning.

TOGETHER WITH a road easement as defined and described by Quitclaim Deed recorded under Instrument No. 169607.

EXCEPT that portion described as follows:

A tract of land in the Southeast quarter of the Northeast quarter of Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found aluminum cap monumenting the Southeast corner of the Northeast quarter of said Section 33,
Thence along the Easterly line of said Section 33 North 00 degrees 51'21" East a distance of 1418.86 feet to a found aluminum cap monumenting the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 33,
Thence along said Easterly line South 00 degrees 15'21" West a distance of 367.79 feet to the point of beginning.
Thence continuing along said Easterly line, said line also being the Westerly line of Instrument No. 162202, (records of Boise County, Idaho) South 00 degrees 15'21" West a distance of 143.29 feet to a point;
Thence leaving said Easterly line South 89 degrees 27'39" West a distance of 40.00 feet to a point;
Thence North 00 degrees 15'21" East a distance of 143.85 feet to a point;
Thence South 89 degrees 44'39" East a distance of 40.00 feet to the point of beginning.

PARCEL D
A tract of land situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found aluminum cap monumenting the center East 1/16th corner of said Section 33,
Thence Easterly along the Southerly line of the Southeast quarter of the Northeast quarter of said Section 33 North 88 degrees 59'35" East (formerly South 88 degrees 56'38" West) a distance of 63.33 feet to a point on the Northerly line of the Warm Springs Flat Placer Claim as recorded in Mineral Survey No. 1483,
Thence along said Northerly line North 59 degrees 24'49" East (formerly South 59 degrees 45' West) a distance of 189.93 feet to a found iron pipe monumenting Corner No. 2 of said Warm Springs Flat Placer Claim,
Thence continuing along said Northerly line South 85 degrees 10'52" East a distance of 355.46 feet (formerly North 81 degrees 47' West a distance of 354.1 feet) to a set steel pin, said steel pin monumenting Corner No. 1 of said Warm Springs Flat Placer Claim common with Corner No. 4 of the Badger Mineral Claim and the point of beginning.
Thence along the Northerly line of said Badger Mineral Claim North 64 degrees 57'38" East a distance of 141.07 feet (formerly North 62 degrees 15' East a distance of 154.1 feet) to a found steel pin;
Thence leaving said Northerly line North 69 degrees 44'17" East a distance of 180.42 feet (formerly North 66 degrees 44' East a distance of 178.2 feet) to a set steel pin;
Thence South 24 degrees 42'50" East a distance of 348.66 feet (formerly South 24 degrees 00' East a distance of 367.8 feet) to a set steel pin, said steel pin being on the Northerly right-of-way of State Highway 21, said highway being a 200 foot wide deeded right-of-way;
Thence Southwesterly along said Northerly right-of-way 406.36 feet along the arc of a circular curve to the left, said curve having a radius of 7790.00 feet (formerly 7740.00 feet), a central angle of 02 degrees 59'20", a chord bearing of South 53 degrees 41'19" West (formerly South 53 degrees 58' West) and a chord distance of 406.32 feet (formerly 389.3 feet) to a set steel pin;
Thence leaving said Northerly right-of-way North 21 degrees 59'48" West a distance of 474.99 feet to a point on said Northerly line of the Warm Springs Flat Placer Claim;
Thence along said Northerly line South 85 degrees 10'52" East a distance of 62.72 feet (formerly South 81 degrees 47' East a distance of 58.6 feet) to the point of beginning.

PARCEL E
A tract of land situated in a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 33, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap marking the center East 1/16th corner of said Section 33 from which the East quarter corner of said Section 33 bears North 88 degrees 59'35" East a distance of 1315.02 feet, said East quarter corner being a found aluminum cap,
Thence from the point of commencement North 88 degrees 59'35" East a distance of 63.33 feet along the South line of the Southeast quarter of the Northeast quarter of said Section 33 to a point on the Northerly line of the Warm Springs Flat Placer Claim, Mineral Survey No. 1483,
Thence along said Northerly boundary the following two courses:

North 59 degrees 24'49" East a distance of 189.93 feet to a found 2 inch iron pipe;
Thence South 85 degrees 10'52" East a distance of 255.46 feet to a found 1 inch iron pipe, said iron pipe being the point of beginning.
Thence along said Northerly boundary South 85 degrees 10'52" East a distance of 37.28 feet to a point;
Thence leaving said Northerly boundary South 21 degrees 59'48" East a distance of 474.99 feet to a set 5/8 inch rebar with cap P.L.S. 3624, said point being on the Northerly right-of-way line of State Highway 21 being a 200 foot dedicated right-of-way;
Thence along said Northerly right-of-way 32.55 feet Southwesterly along the arc of a circular curve to the left, said curve having a radius of 7790.00 feet, a central angle of 00 degrees 14'22", a long chord bearing of South 52 degrees 04'29" West and a long chord distance of 32.55 feet to a set 5/8 inch rebar with cap P.L.S. 3624;
Thence leaving said Northerly right-of-way North 22 degrees 13'22" West a distance of 500.75 feet to the point of beginning.

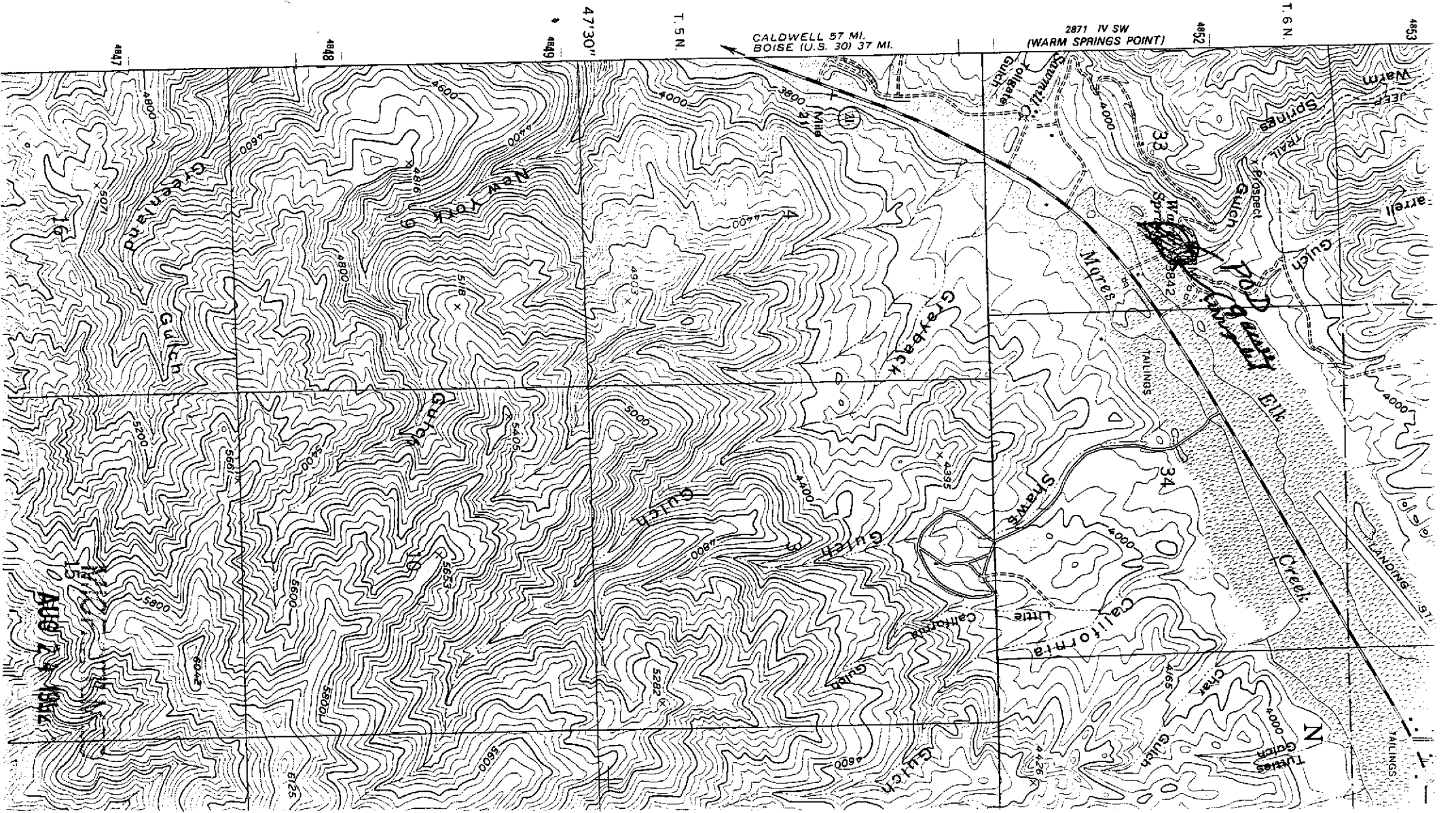
A63-15362

Attachment #1 Springs
1 Page
6N, 5E, Sec 33

Warm Springs Resort, Inc.
Box 38 Hailey, Id 83631

Spring

- Spring appx 1-1½ Acre area - POD
- Irrigated area 9 acres



Warm Springs Resort Inc
Box 28
Idaho City, Id 83631

Attachment #2
3 pages

Item #5 Description of Diversion Point and Works.

All springs at Warm Springs Resort are located on the south slope of a hillside, are free flowing springs, and all arise within approximately a 1/2 acre area. Since the water flows naturally in the direction of use, gravity feed has always been used.

From 1862 until 1956, the swimming pools were fed by surface ditches and overflowed dams and were drained by gates in the dams. The buildings — homes, bathhouse, hotel, laundry, stables and irrigation to yards and lower flats was by wood pipe, iron pipe, troughs, and some ditches. Also runoff water from pools was, for many years, piped by 8" pipe to a sawmill log pond providing water use of the pond. Water was used for drinking, heating, bathing, laundry business, fire protection as well as the public swimming pools.

In 1956 two concrete pools were constructed replacing the earthen, rock and log dam pool. Both pools still remain, ones 40 by 80 ft. and the smaller one is 12 by 24 ft. Water was then piped from a small collection point directly into the pools by iron pipe ranging from 8" to 4". Some other diversion lines of iron pipe were replaced with iron pipe as needed, and continued to serve home, cabins bathhouse, irrigation etc as previously.

In 1961 a cooling tower was built in the main pipeline so that pool water temperature could be reduced and controlled in warm weather. Some iron irrigation lines were replaced by 2" plastic lines where needed.

In 1987 the old multiple iron pipes serving the ~~pool~~ building were replaced by a single 3 inch plastic pipe from the collection box at the spring. Pool building

Cont.

463-15362 MICROFILMED AUG 24 1992

Warm Springs Resort Inc
Box 38
Idaho City, Id 83631

Attachment

Item #5 Cont.

water is and has been used for all sinks, showers toilets and heating in the building, small low-pressure pumps were placed in the building areas to reduce airlock problems.

In 1988 the iron pipe from the cooling tower to the large pool was replaced with 4" plastic pipe while improving continuous elevation drop to pool entrance. This also improved connections for use as fire protection and pool cleaning purposes.

Item #9 Non Irrigation Uses

- Swimming Pools (2) – both are continuous flow through pools
  Large Pool – 40 ft X 80 ft with 3 to 9 ft depth.
  Small Pool – 12 ft X 24 ft with 1 ft depth
- Pool Building – 35 ft by 100 ft concrete block and wood frame – 2 stories tall. Ground level has dressing rooms, showers and toilets for both men and women. Also has a bathroom, snack shop (cafe), laundry room, recreation room, workshop and storage area. Upper level has 2 family apartments occupied by full-time employees. Spring water is used for heating both levels and for all toilets showers bathroom & laundry on the ground floor.
- Large wood frame home or old Inn. This 21 room house is plumbed only with warm spring water and is to be remodeled or reconstructed.

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Warm Springs Resort Inc.
Box 28
Idaho City, Id 83631

Attachment

Item #12 Ownership.

Warm Springs Resort, Inc. is the recorded owner of all real property, except a 3.55 acre plot owned by Richard B Weibye. Richard B. Weibye is also the sole owner of Warm Spring Resort, Inc.

The location of point of deversion is on property owned by Warm Springs Resort Inc. only. The 3.55 acre plot is considered an integral part of the Warm Springs Resort, Inc. complex by Richard B. Weibye, and title ownership will be transferred to Warm Springs Resort, Inc. shortly.

Item - No Number

Also attached is "A History of the Warm Springs Resort Water Use" consisting of 5 pages.

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MICROFILMED
AUG 24 1992

Attachment #3
5 Pages

Warm Springs Resort Inc
Box 28 Idaho City ID 83631

A HISTORY OF THE WARM SPRINGS RESORT WATER USE (5 Pages)

The Warm Springs Resort originated in 1864 when it began providing laundry services, baths, and swimming to the Boise Basin gold rush miners and early pioneers. Today, over one hundred and twenty years later, the geothermal springs continue to provide refreshment and comfort at this historic and scenic mountain site.

An early advertisement from the Idaho World features the Warm Springs Laundry opening January 25, 1864. "The services of superior workmen combined with the unrivaled natural advantage of the purifying warm water will enable the proprietor to guarantee to his patrons an extra style of work." The first owner, Robert Turner also opened hot and cold baths and built a swimming pond. The swimming pond was sixty by one hundred and twenty feet, with a depth inclining from three to ten feet. The reservoir was located some hundred yards below the springs. "The springs cover a hillside area of little more than an acre, but within that space there are about a dozen separate and distinct perpetually bubbling springs all of nearly equally warm temperature, say from 91 to 105 degrees Fahrenheit." "The full volume of the springs has never been estimated, but a July 17, 1867 Idaho World news article (attached) stated that the flow of the springs which feed the great swimming pond is sufficient to fill that huge reservoir of 350,000 gallons in about ten hours." The article goes on to tell of two other large springs, whence the water flows - from one into the bathing rooms for ladies, which are attached to Mr. Turner's dwelling and presided over by his excellent wife. The other springs feed into the bathing rooms for gentlemen, which are attached to the saloon. The volume from each of these two large springs is sufficient to afford baths for hundreds of persons a day and besides yield a plentiful supply for adjoining wash house, the garden and huge horse trough in front at the roadside. Cold sulphur water was also in the rocky plat just north of the saloon as well as water from mining ditches on the hillside or from the creek. The Turner dwelling and boarding rooms, along with other buildings, also utilized the warm water.

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In 1902 Mrs. Frank Cooper began substantial improvements to the resort. She tore down the original 1864 residence and bathhouse and replaced them with new structures. The large 1902 two-story residence with its clapboard siding and numerous porches remains today. The new board and batten bathhouse was located in front of the residence and housed a toilet and nine cubicles with long metal tubs or copper soakers. The bathhouse was torn down in the ~~1960's~~ late 1970's. Just above the old bathhouse is the crumbling wooden remains of the water or cooling tank that supplied the bathhouse. The water tank and bathhouse were connected to the springs by wooden troughs or flumes. A portion of this square wooden trough is still in use.

In June of 1903 Mrs. Turner replaced the swimming pond with a new 40- by 80-foot plunge located on the hillside. The shallow end was nestled into rock outcroppings and was 18 inches deep while the 10-foot deep end was supported by log cribbing and board and batten sides. (See photo.) The pool included a diving board on the deep end and a nozzle of warm water flowing in at the shallow end. Next to the pool was a board and batten toilet building, a shower structure, and below the plunge near the old water tank was the clapboard-sided dressing room building which is still intact.

A early utility map of the resort illustrates that besides supplying the plunge and bathhouse the various springs feed warm water lines to the dwellings, wash room, bedroom radiators, kitchens, bathroom and even to the chicken house which had a heat fan. Cold water was also supplied from a ditch on the hillside.

In 1956 a new 40- by 80-foot concrete pool was constructed and the old plunge ~~and bathhouse were~~ discontinued.

1902 Bathhouse removed in/about 1975
In 1956, additional pool, bathhouse, dressing rooms and snack shop were built.

Compiled by Planmakers: Source: Idaho World, Idaho Directory for 1864, Abstract of Tittle, Idaho City Historical Foundation and Idaho Historical Society.

A63-15362

MICROFILMED
AUG 24 1992

ADVERTISEMENT FOR BUENA VISTA BAR.

SWIMMING POND,

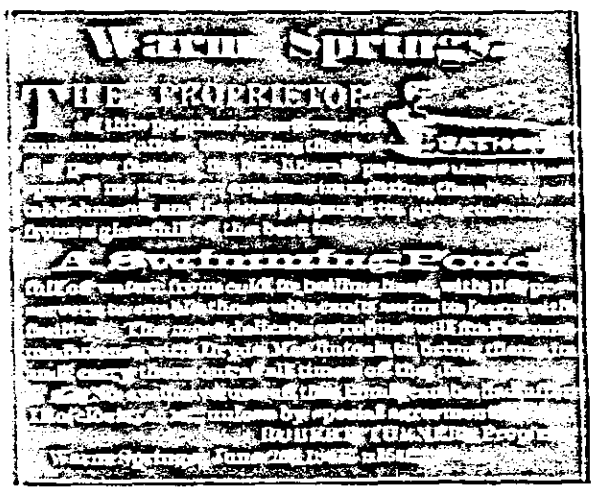
AT THE

WARM SPRINGS.

THE Proprietor would inform the public that he has added a Swimming Pond in addition to the regular baths, and assures the patrons of the establishment that no pains will be spared to contribute to their comfort and convenience

ROBERT TURNER.

1864



Warm-spring

Laundry.

THIS Establishment will be opened for busine on Monday January 25th. The services

SUPERIOR WORKMEN

have been secured, which combined with the

UNRIVALED NATURAL ADVANTAG

of the locality, will enable the proprietor to guar antee to his patrons an

extra style of work

—The—

Purifying Qualities of the Water

from these springs are so well understood by th the citizen of Bannock that it would be superfluous to enlarge upon that point.

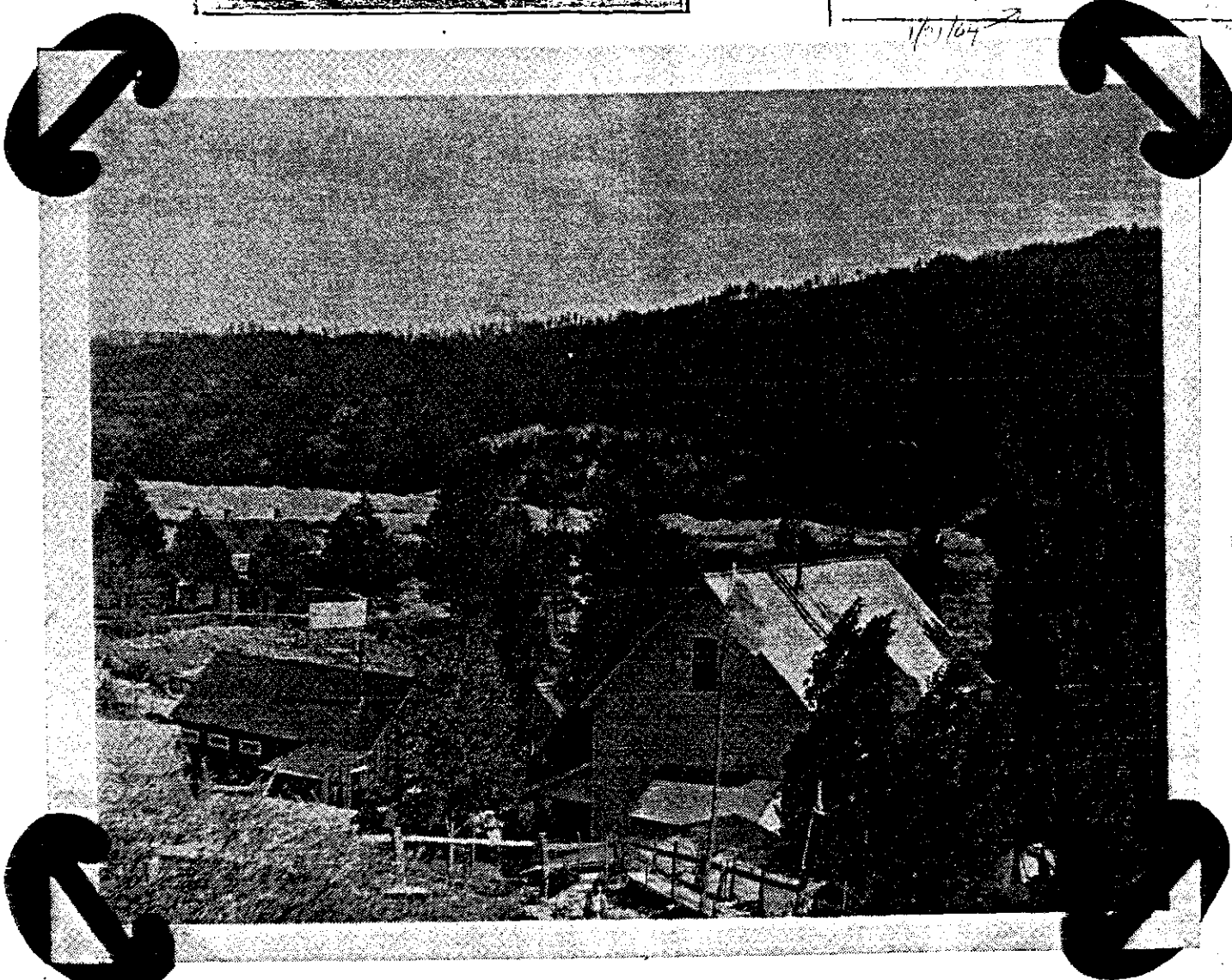
FOR the present, agents of the establishmen will collect clothing in the early part of each week, to be delivered on Saturdays or sooner if re quired.

☞ An Order-book, and Agency for the deposi of Bundles at Messrs. Fisk & Co.'s store, Main st

ROBT. TURNER.

Bannock City, January 21st, 1864. 1stf

1/21/64



463-15362

MICROFILMED
AUG 24 1992



1903 Plunge-40 x 80 feet

BATHS AND BOARDING.

WARM 

SPRINGS.

FRANK COOPER, PROPRIETOR.

HAVING TAKEN CHARGE OF THIS POPULAR place of public resort, I have thoroughly renovated the establishment and am prepared to receive

PERMANENT BOARDERS OR TRANSIENT GUESTS.

HOT AND COLD BATHS

ready at all times, and everything about the house kept clean and neat.

The LADIES' DEPARTMENT will be controlled by

MRS. COOPER,

And everything will be done to contribute to the comfort of guests. [declstf

Nov. 10, 1870

Hotels and Restaurants

BATHS AND BOARDING



WARM SPRINGS!

HAVING THOROUGHLY renovated and refitted this establishment, we are now prepared to accommodate any number of



Transient Guests or

Permanent Boarders

In a style equal, if not superior, to any house in the Basin. Our hotel accommodations being now perfected, persons desiring to test the medicinal and curative properties of the water will receive every attention. HOT and COLD BATHS ready at all times and when it is desired the SWIMMING POND will be ready for those who prefer it to the bath-tub. The TABLE will be supplied with everything the market affords, and the BAR well stocked with the finest brands of Wines, Liquors and Cigars. Ample

Stable AND Corral

Accommodations are provided for stock.

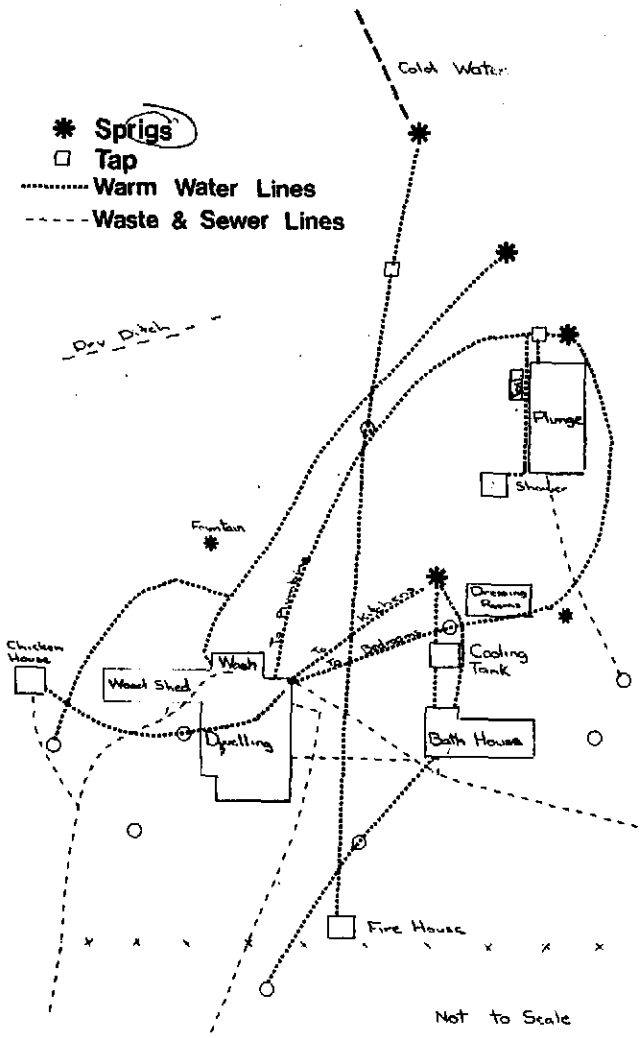
WM. M. VANCE.

January 6, 1871-m3.

A63-15362

DECLASSIFIED
AUG 24 1992

Reconstruction of Old Site and Utility
Map c. 1910



ai-Weekly Idaho World

[illegible] Editor.

[illegible]DAY MORNING, JULY 17, 1867.

TURNER'S WARM SULPHUR SPRINGS.

The delightful Summer resort, two miles below this city, on the road to Boise City, now known as Turner's Warm Springs, was discovered by George W. Thatcher, a present prominent citizen of Centerville, early in the Fall of 1862. He made no location of the premises, however. In October of that year a party of four, consisting of Stephen Maloney, (who still resides here, with John Cody,) Theodore Powers, Geo. Bentley and Wm. Skelly, regularly claimed and located the grounds. Mr. Turner and others were given interests subsequently, and finally, after several changes in the ownership, Mr. Turner became sole possessor by due purchase of the shares held by all the other partners. Since he has become sole proprietor, and all adverse claims against him have been settled—within the past six months—he has given much attention to the improvement of the grounds, the bathing houses and rooms for guests, and the other appointments required to meet the wants and accommodations of the public. He has still a good deal of projected work to accomplish, but in about another year, it is likely, he will have the buildings completed, handsomely furnished, and the grounds tastefully ornamented, with fine gardens and pleasant walks all about, agreeably to prepared plans.

These Springs are a great blessing to our people, not only in the matter of present refreshment and comfort, but also in the way of healthfulness. An analysis of the waters has never yet been obtained, but Mr. Turner purposes to send bottles of the water from each of the several springs to a noted chemist in San Francisco, this season, so as to have a clear statement of the peculiar properties of them all. But it needs no scientific analysis to satisfy persons who drink of or bathe in the waters of their wholesome, purifying and beneficial qualities. For humors or diseases of the skin the water is singularly curative.

The springs cover an area of little more than an acre, but within that space there are above a dozen separate and distinct perpetually bubbling springs, all of nearly equally warm temperature, say from 91 to 105 degrees Fahrenheit. The full volume of all these has never been estimated by rule, but the flow of the springs which feed the great swimming pond is sufficient to fill that huge reservoir, of sixty by one hundred and twenty feet, to a depth of from three to ten feet, agreeably to the incline of the bottom from rear to front, in about ten hours. It is roughly estimated that this great pond holds 350,000 gallons. The springs which feed it are on the hill-side some hundred yards above the reservoir. Below and near by this are the two largest springs, whence the water flows—from one into the bathing rooms for ladies, which are attached to Mr. Turner's dwelling, and presided over by his excellent wife; from the other into the bathing rooms for gentlemen, attached to the saloon, and under the immediate supervision of Mr. Turner and his son "Bob, Jr.," who is no inconsiderable feature of the place. The volume from each of these two large springs is sufficient to afford baths for hundreds of persons a day, and besides, yields a plentiful supply for the adjoining wash house, the garden and huge horse-trough in front, at the road side—but horses have generally to be "educated" to drink the sulphur water, and few take kindly to it, even after long use of it.

A cold sulphur water spring was lately discovered in the rocky plat just north of the saloon. The water is strongly impregnated with the sulphur, but is less disagreeable to the taste than Saratoga or Napa sulphur water, and the new spring will undoubtedly attract the attention of invalids.

Take the whole place together—the many springs, their adaptability to use with trifling labor, their unceasing flow, their refreshing, curative, healthful effects, their convenience to our citizens; the charming, cooling, beneficent influence the baths, the ride thither and back, and the rest while there exercises upon a body—and we can well repeat the remark that Turner's Warm Springs are a blessing to this community. And we can truthfully add, that Mr. and Mrs. Turner, at the Springs, and McClintock & Stewart, in the carriage accommodations they give for rides there and back every hour of the day, each and all manifest a cheerful desire to increase the enjoyment of the blessing.

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