

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 63-27473
Date Received: 3/2/1990
Receipt No: W010273
Received By:

AMENDED
NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

BROADMORE COUNTRY CLUB, INC Phone: (208)467-4688
103 SHANNON DRIVE
NAMPA ID USA 83687

2. Date of Priority: 12/31/1949

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02W	16	NE SE	CANYON	

5. Description of diverting works:

ARTESIAN WELL PUMPED INTO POND THEN INTO LINE IRRIGATING FAIRWAYS

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	03/01	11/01	0.99	222.75

7. Total Quantity Appropriated is:
0.99 C.F.S. and/or 222.75 A.F.A.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4 Lot	Use	Acres
03N	02W	16	NE SE	IRRIGATION	33
			SE NE	IRRIGATION	5.7
			NW SE	IRRIGATION	4.2

SE SE

IRRIGATION 6.6

Section Acres 49.5

Total Acres 49.5

11. Place of use in counties: CANYON

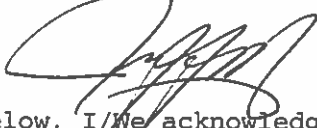
12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

15. Basis of Claim: Beneficial Use

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.

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: A63-27473
Date Received: 3/1/1990
Receipt No: W010273
Received By: _____

COPY FOR
YOUR FILES

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

COPY FOR
YOUR FILES

1. Name: BROADMORE COUNTRY CLUB
Address: PO BOX 182
NAMPA ID 83653

2. Date of Priority: DEC 31, 1949

3. Source: GROUNDWATER

Trib. to:

Department of Water Resources
Western Regional Office

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
03N	02W	16	NE	SE			CANYON

5. Description of diverting works:

ARTESIAN WELL PUMPED INTO POND THEN INTO LINE IRRIGATING FAIRWAYS

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	03/01	11/01	1.100		

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

A.F.A.

8. Total consumptive use is

Acre Feet Per Annum.

9. Non-irrigation uses:

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
03N	02W	16	NE	SE		IRR	40.0

Section Acres 40.0

Total Acres 40.0

A63-27473

Page 1

Date: 11/04/92

MICROFILMED

AUG 02 1994

11. Place of use in counties: CANYON

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

13. Other Water Rights Used:
NONE

14. Remarks:

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 403-27473Date Received 3/1/90Receipt Number W010273
+ W015160

RECEIVED
MAR 01 1990

Department of Water Resources
Western Regional Office

NOTICE OF CLAIM
TO A
WATER RIGHT
ACQUIRED UNDER STATE LAW

RECEIVED
AUG 05 1992

Department of Water Resources
Western Regional Office

Please type or print clearly

1. Name of Claimant (s) Broadmore Country Club Phone (208) 466-1114Mailing Address P.O. Box 182, Nampa, Id Zip 836532. Date of Priority (Only one (1) per claim) 1949 (?)3. Source of water supply (a) artesian well
which is tributary to (b) _____4. a. Location of existing point of diversion is: Township 3N Range 2W Section 16,
NE 1/4 of SE 1/4 of _____ 1/4, Govt. Lot, _____ B.M., County of Canyon

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. artesian well, pumped into pond,
then pumped into line irrigating fairways

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6. Water is claimed for the following purposes:

(both dates are inclusive)

(cfs)

(acre feet)

For irrigation purposes from 3-1 to 11-1 amount 1.10 or _____

For _____ purposes from _____ to _____ amount _____ or _____

For _____ purposes from _____ to _____ amount _____ or _____

For _____ purposes from _____ to _____ amount _____ or _____

7. Total quantity claimed (a) 1.10 (cfs) and/or (b) _____ (acre feet)

8. Total consumptive use claimed is _____ acre feet per annum.

9. Non-irrigation uses; describe fully (eg. Domestic: Give number of households served; Stockwater: Type and number of livestock Etc.) _____

10. Description of place of use:

- If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- 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	
3N	2W	16													40				40

Total number of acres irrigated approximately 40

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

12. Do you own the property listed above as place of use? Yes XX No _____
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:

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AUG 02 1994

Last Name Broadmore Country Club Ident No. _____

Copies: White - State, Yellow - Claimant

Scale: 2 inches equals 1 mile Section 16, 3N Township, 2W Range

WELL

AUG 02 1994

Last Name Broadmore Country Club Ident No.

Copies: White-State, Yellow-Claimant

15. Basis of Claim (check one) Beneficial Use XX 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 _____ do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments _____

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 Broadmore Country Club, that I have signed the foregoing

Organization

document in the space below as president of Broadmore Country Club

Title

Organization

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent *Delmar Beukelman*

Title and Organization President, Broadmore Country Club Date 2-28-90

State of Idaho/or Idaho)

County of Canyon) SS.

Subscribed and sworn (or affirmed) before me this 28 day of February 19 90

SEAL

Notary Public *Howdy L. Pease*

Residing at *Colwell*

My Commission Expires *Jan. 17, 1993*

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 _____

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AUG 02 1994

Last Name Broadmore Country Club IDWR Number _____

Copies White-State, Yellow-Claimant

ADJUDICATION CLAIM REVIEW CHECKLIST

4-3-91

CLAIMANT'S NAME

Broadmore Country Club

CLAIM IDENT. NO.

163-21473

DATE RECEIVED

3/1/90

RECEIPT #

W010273

AMOUNT \$

50⁰⁰

- | | YES | NO | Require Info |
|--|-----------------|----------|--------------|
| 1. Is the name and address complete with zip code? | <u>X</u> | — | * |
| 2. Is a priority date entered? | <u>X</u> | — | * |
| Is the priority date acceptable in view of mandatory filing dates? | <u>X</u> | — | * |
| See Adjudication Memos #1 and #4 to determine if a Permit is required. | <u>X</u> | — | * |
| 3. (a) Is a source entered? | <u>X</u> | — | * |
| (b) Is a tributary to entered? (if required) | N/A <u>X</u> | — | — |
| 4. Is the legal description of the p.d. sufficient? | <u>X</u> | — | * |
| 5. Is there a description of the diverting works? | <u>X</u> | — | — |
| 6. Are the water uses appropriate for the form? The short form is limited to domestic and stockwater uses with direct diversion. All claims that include storage or instream stockwater must use long form. | <u>X</u> | — | * |
| Is the period of use included? | <u>X</u> | — | — |
| Is a quantity claimed for each use? | <u>X</u> | — | * |
| 7. Is a total quantity claimed entered? | <u>X</u> | — | — |
| 8. If required is a consumptive use entered? | N/A <u>X</u> | — | <u>X</u> |
| Is the consumptive use correct? | N/A <u>X</u> | — | <u>X</u> |
| 9. Are the non-irrigation uses listed properly? If this claim is on the short form, and more than one domestic use is listed, single ownership must be stated. If not under single ownership, see Adjudication Memo # 4. | N/A <u>X</u> | — | * |
| 10. Is (are) the place(s) of use and purpose(s) indicated? | <u>X</u> | — | * |
| 11. Is (are) the county(ies) entered? | <u>X</u> | — | — |
| 12. Is the ownership of p.u. checked? | <u>X</u> | — | — |
| 13. Are other water rights listed or "none" indicated? (See Item No.'s 16 & 17 for checking other water rights) | <u>X</u> | — | — |
| 14. If required, are remarks correct? (If the claimant does not own the place of use, authority for filing the claim must be explained in the remarks.) | N/A <u>X</u> | — | — |
| 15. Is the basis of the claim indicated? | <u>X</u> | — | — |
| 16. If the basis of claim is shown as license, permit, or decree is the existing water rt. no. listed? (Compare claim with the existing water rt. and either attach a proof report or state in comments that the existing right was compared to the claim) | N/A <u>X</u> | — | * |
| 17. If the basis of claim is shown as beneficial use, or not marked, are there existing water rights shown in our records using the legal desc. or name on the claim? (If yes, describe the right in "Comments" and attach a proof report) NOTE: If the claim is for dom/stock this check is not as necessary unless it is located within an area where dom/stock rights were decreed. | N/A <u>X</u> | — | — |
| 18. If the claimant requested a monthly docket sheet, is payment enclosed? (If yes, describe payment status in "Comments" below.) | N/A <u>X</u> | — | — |
| 19. Is the claim signed by the claimant, and is the signature appropriate? Organizations must complete the organization block. | <u>X</u> | — | * |
| 20. Has the claim been signed, sealed, and dated by a notary? | <u>X</u> | — | * |
| 21. Was this claim filed on time, or was an extension granted? | <u>X</u> | — | * |
| 22. Is the fee enclosed correct? | Exempt <u>X</u> | <u>X</u> | <u>X</u> * |

variable fee

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AUG 02 1994

Pioneer Drug Dist only

23. Should this claim be data entered?

YES ☒ NO ☒

Claim reviewed by: HHT

Date 6-11-92 *RTM^c 10/26/92*

Claim data entered by: WJ

Date 11-3-92

Claim is being returned to claimant: ☒ (Yes) ☒ (No)

Claimant is being notified of modifications: ☐ (Yes) ☒ (No)

Comments: _____



State of Idaho
DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

June 15, 1992

CECIL D. ANDRUS
GOVERNOR

R. KEITH HIGGINSON
DIRECTOR

Broadmore Country Club
P.O. Box 182
Nampa ID 83653

RECEIVED
AUG 05 1992

Department of Water Resources
Western Regional Office

Dear Claimant(s):

This office has received the Notice of Claim(s) to a Water Right for the use of water within the Snake River Drainage Basin. However, due to the items checked below, we cannot process this claim(s). We are returning the claim(s) to you to complete only the following item(s) showing a checkmark in the blank for that item(s). Receipt No. _____ in the amount of \$ _____ for the filing fee previously submitted is also enclosed.

☒ Fee - ~~No fee received or inadequate fee received~~, fee due is \$40⁰⁰.
See enclosed fee schedule for how this fee was computed. *Variable fee for irrigation*

☐ Late Notice of Claim - This claim was received on _____ which is after the deadline for filing claims in _____ County. The deadline for this County was _____, and the late fee now due is _____. The enclosed Late Fee Notice explains the late fee and how it is computed.

☐ Item No. 2 - Date of priority - month/day/year that water was first put to use, regardless of ownership. If month or day is unknown, the Dept. will recommend 12/31 of the year designated.

☐ Item No. 3 - Source of Water

☐ Item No. 4 - Point of Diversion - must be shown by quarter-quarter (40 acre tract), section, township and range, except for spring sources which should be shown by quarter-quarter-quarter (10 acre tract), section, township and range. Lot and block for a subdivision are not acceptable as the legal description for the point of diversion, however, please include this information in the remarks section of your claim. See page two of this letter for additional information.

☐ Item No. 6 - Uses of Water

☐ Item No. 9 - Non-Irrigation Uses

☐ Item No. 10 - Place of Use - must be listed by quarter-quarter (40 acre tract), section, township, and range. Lot and block for subdivision are not acceptable as the legal description for the place of use, however, please include this information in the remarks section of your claim. See page two of this letter for additional information.

☐ Item No. 12 - Ownership of place of use.

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This is in addition to the flat fee of \$50.00.

Item No. 15 - Basis of Claim - Please designate if your water right is based on beneficial use of the water - Beneficial Use, or if it is based upon a previously filed water right - Posted Notice, License, Permit or Decree.

Item No. 16 - Signature - this claim form does require your signature be affixed and notarized by a notary public. Note, the notary public signs below the signature blocks listed in this item.

MAP ENCLOSED: Please mark the location of the well(s) and the location of the place(s) of use on this map. Then return the map with your claim and the additional information requested, if any. We can then determine the quarter-quarter(1/41/4) legal description based on the locations marked on this map.

Other: _____

Please complete the above item(s) on your claim form(s), initial and date any changes or additions, and return the claim(s), with the requested fee(if one is required above), to our office within 30 days from the date of this letter. If the claim(s), or fee requested, is not received within this 30-day period, the claim(s) will be rejected and your fee, if one was paid previously, will be refunded. Please contact the agent listed in the address below, within the 30 day time period, either in writing or by phone, to let us know if there is a problem returning the claim(s), or fee, in order to keep this claim(s) valid. If the claim(s) is rejected and fee refunded, due to no response within the 30-days, the claim(s) can be resubmitted up until claims in this area are prepared for court decree. However, at that time the corrected claim(s) along with the regular filing fee that was refunded, and an additional late fee will be required. Please return your claim(s), any information needed, and the fee requested, if any to the Western Region Office, 2735 Airport Way, Boise, ID 83705, to the attention of

Helen

Please feel free to contact this office if you have any questions concerning this letter.

Sincerely,

Helen Harrington-Thornton

HELEN HARRINGTON-THORNTON
Sr. Water Rights Agent
Adjudication Section

HHT:lh
Enclosures

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AUG 02 1994

Receipt Details for ID W010273

Status	Adjustment Type	Version
	Water Right Receipt	1

General Information:

Date Received	Date Deposited	Region	Total Amount	Payment Type
3/2/1990 11:33:39 AM	3/2/1990	Western	\$50.00	Check
Payer		BROADMORE COUNTRY CLUB		

Account Information:

Check #	Account #	Credit Card Name	Authorization #
2416			
Card Expiration Date	Credit Card Transaction #		

Comment ADJUDICATION CLAIM FEE

Fee Detail:

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	ADJUDICATION CLAIM FEE	410162	9337	00		6490

Refund(s):

Amount	Payee	Date	Document Number
--------	-------	------	-----------------

Water Right Information:

Basin Number	Sequence Number	Split Suffix	Amount	Type
63	27473		\$50.00	Claim

Print Report

10/30/2006

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-27473

NAME AND ADDRESS: BROADMORE COUNTRY CLUB, INC
103 SHANNON DRIVE
NAMPA ID 83687

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.990 CFS
222.750 AFY

PRIORITY DATE: 12/31/1949

POINT OF DIVERSION:

T03N R02W S16 NESE Within CANYON County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE

PERIOD OF USE

QUANTITY

IRRIGATION

03/01 11/01

0.990 CFS
222.75 AFY

PLACE OF USE: IRRIGATION Within CANYON County

T03N R02W S16	SENE	5.70	T03N R02W S16	NESE	33.00
T03N R02W S16	NWSE	4.20	T03N R02W S16	SESE	6.60

49.5 ACRES TOTAL

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

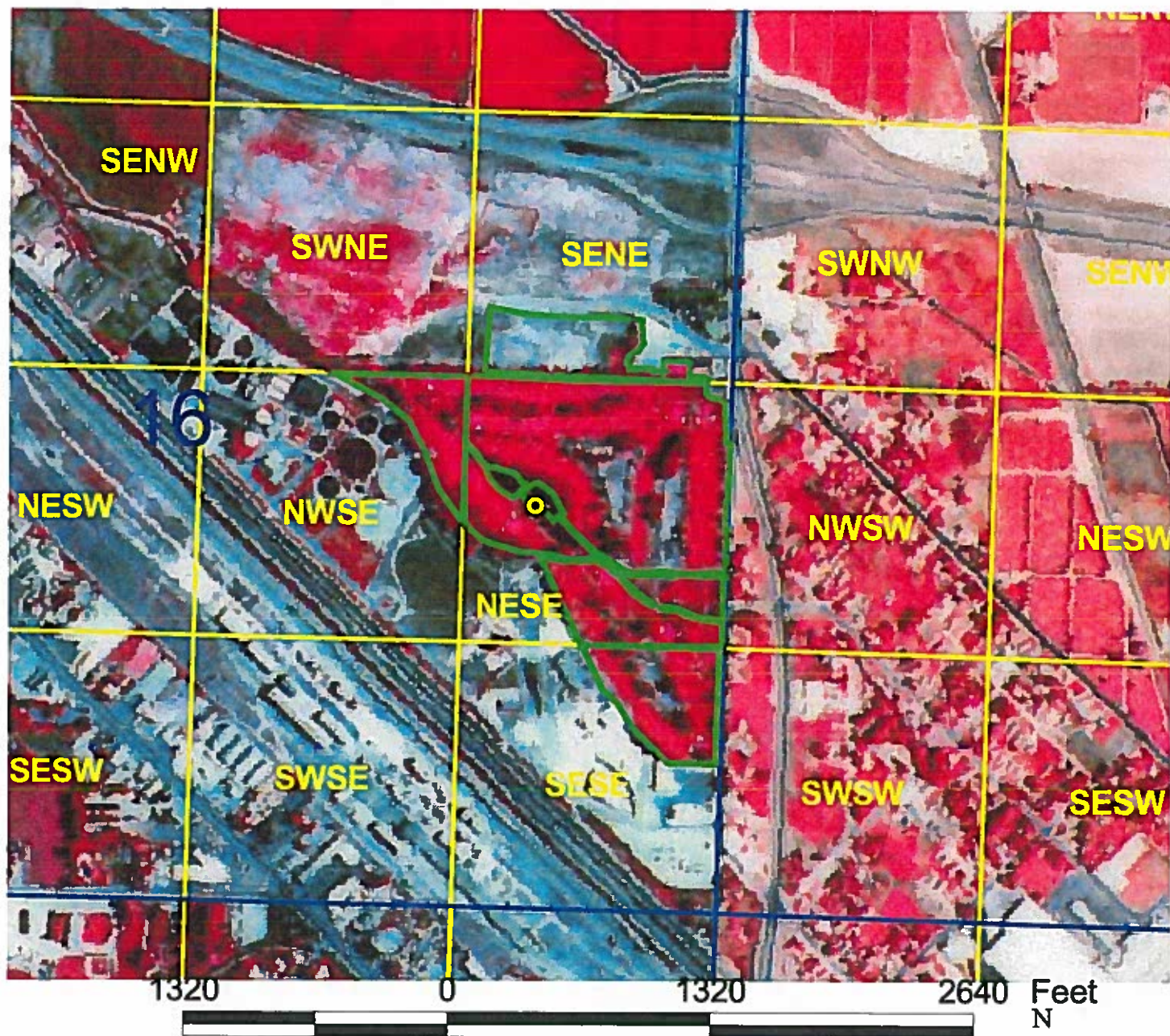
This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use



State of Idaho
Idaho Department of Water Resources
Western Region

T3N R2W SECTION 16
Water Right: 63-27473



TOTAL IRRIGATED ACRES = 49.5

- Point of Diversion
- Place of Use
- Section Lines
- Quarter Quarter Lines

GIS Place of Use Illustration
2000 Aerial Photography
Prepared By: Vicky Music
Date: October 2006

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-27473 V1

WATER RIGHT NUMBER: 63-27473 V1

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BROADMORE COUNTRY CLUB, INC 103 SHANNON DRIVE NAMPA, ID 83687 (208)467-4688

Priority Date: 12/31/1949
Basis: Beneficial Use
Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	03/01 to 11/01	0.990 CFS	222.75 AF
	<u>Total Diversion:</u>	0.990 CFS	222.75 AF

<u>Location of Point(s) of Diversion</u>		
GROUND WATER	NE1/4SE1/4	Sec. 16, Twp 03N, Rge 02W, B.M.
CANYON County		

Place of Use
IRRIGATION Within CANYON County

T03N R02W S16	SENE	5.7	T03N R02W S16	NESE	33.0
T03N R02W S16	NWSE	4.2	T03N R02W S16	SESE	6.6

Total Acres: 49.5

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:

IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Recommendation Report 63-27473 V1

Comments:

1. vmusic 9/22/2006 RECOMMENDATION
Comment: SEE MEMO IN FILE

2. vmusic 9/22/2006 EVIDENCE OF PRIORITY
Comment: ARTICLES OF INCORPORATION FOR BROADMOOR GOLF COURSE DATED 1932, AERIALS FROM 1939. SEE MEMO IN FILE.

3. vmusic 9/22/2006 SURFACE RTS
Comment: PAID FEES BASED ON ACRES IRRIGATED BY CANAL CO. CURRENT LETTER FROM CLAIMANT STATES CANNOT GET CANAL CO WATER TO SITE AND WELL IS ONLY SOURCE OF IRRIGATION WATER.

4. Vmusic 10/30/2006 AMENDED CLAIM
Comment: AMENDED TO ACCURATELY REFLECT ACRES HISTORICALLY IRRIGATED

Element Reviewed/Verified Dates:

<u>Element</u>	<u>Last Reviewed Date</u>	<u>Reviewer</u>	<u>Last Verified Date</u>	<u>Verifier</u>	<u>Status</u>
Summary			02/13/2006	lharris	Active
Contacts	9/22/2006 4:22:52 PM	vmusic			Active
Priority Date	9/22/2006 4:23:27 PM	vmusic			Active
POD	9/22/2006 4:23:40 PM	vmusic			Active
Source	9/22/2006 4:24:44 PM	vmusic			Active
POU	9/22/2006 4:25:12 PM	vmusic			Active
Use	9/22/2006 4:27:55 PM	vmusic			Active
Season	9/22/2006 4:28:20 PM	vmusic			Active
Quantity	9/22/2006 4:29:40 PM	vmusic			Active
Summary			09/22/2006	vmusic	Active

Verification Log:

<u>Element</u>	<u>Date Time Stamp</u>	<u>Reviewer</u>	<u>Log text</u>
POU	10/30/2006 9:55:03 AM	Vmusic	Updated shape for Active POU
Summary	9/22/2006 4:33:40 PM	vmusic	(No) 1. Is the basis of this claim a Decree, License, Permit, Application or Posted Notice? (No) 3. Is the water being used for all of the purposes claimed and to the extent claimed? (Yes) 4. Is any portion of the claim be recommended? (No) 5. Does this right have any combined use limits with other rights? (No) 6. Is an additional remark and/or condition required? (Yes) 7. Would you like to view the recommended right? (No) 8. Is this a split or combined right? (No) 9. Do you have documents you would like to attach or link to the file? (Yes) 10. Would you like to set the verification date?

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-27473 V1

Summary	2/13/2006 2:09:41 PM	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?
POU	9/22/2006 4:26:00 PM	vmusic	Updated shape for Active POU
POD	9/22/2006 4:24:11 PM	vmusic	Updated shape
Use	9/22/2006 4:27:55 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the Purpose of Use? (Yes) 11. Does the file contain all the necessary information to verify the Water Use? (No) 13. Is a Purpose of Use remark and/or condition required? Description for Question 10,11,12 - FIELD EXAM, TAX LOT INFO, AERIALS
Season	9/22/2006 4:28:20 PM	vmusic	(No) 1. Is the basis of claim Decree or License? (No) 2. Is the basis of claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the Period of Use? (Yes) 12. Does the file contain all the necessary information to verify the Period of Use? (No) 13. Is the basis of claim a decree, license, or a transferred beneficial use right that has had the Period of Use administratively determined? (Yes) 15. Is irrigation claimed as a Purpose of Use? (No) 18. Is a Period of Use remark and/or condition required?
Quantity	9/22/2006 4:29:40 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is the basis of claim a posted notice? (Yes) 7. Is a flow measurement required? (Yes) 9. Is the source Groundwater and does the purpose of use require a diversion volume limit? (Yes) 10. Is a Irrigation a purpose of use? (No) 12. Is a Quantity remark or condition required? Description for Question 7 - ARTESION. THEORETICAL CALCULATED. SEE FIELD NOTES Description for Question 10 - 33 AC X 4.5 AFA = 148.5 AFA
Contacts	9/22/2006 4:22:52 PM	vmusic	(No) 1. Do you want to schedule an appointment? Comment for 1: DESKTOP REVIEW

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-27473 V1

General	9/22/2006 4:23:26 PM	vmusic	(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 of this water use 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? Description for Question 12/13 - DOCUMENTS PROVIDED BY CLAIMANT, AERIALS
POD	9/22/2006 4:23:40 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (No) 2. Is the basis of this claim a Application or Permit? (No) 6. Is there evidence that there has been a change in the POD? (Yes) 9. Does the file contain all the necessary information to verify the POD? (No) 10. Is a POD remark and/or condition required?
Source	9/22/2006 4:24:44 PM	vmusic	(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, 1939 AERIAL
POU	9/22/2006 4:25:12 PM	vmusic	(No) 1. Is the basis of this claim a Decree or License? (Yes) 2b. Is the POU required? (No) 3. Is the basis of claim a Application or Permit? (No) 7. Is there evidence that there has been a change in the POU? (Yes) 13. Does the file contain all the necessary information to verify the POU? (No) 14. Is a POU remark and/or condition required? Description for Question 13 - AERIALS, TAX LOT INFO, FIELD EXAM

Water Supply Bank:

09/22/2006

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-27473

NAME AND ADDRESS: BROADMORE COUNTRY CLUB, INC
103 SHANNON DRIVE
NAMPA ID 83687

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.660 CFS
148.500 AFY

PRIORITY DATE: 12/31/1949

POINT OF DIVERSION:

T03N R02W S16 NESE Within CANYON County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE

PERIOD OF USE

QUANTITY

IRRIGATION

03/01 11/01

0.660 CFS
148.50 AFY

PLACE OF USE: IRRIGATION Within CANYON County

T03N R02W S16 NESE 33.00

33 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.

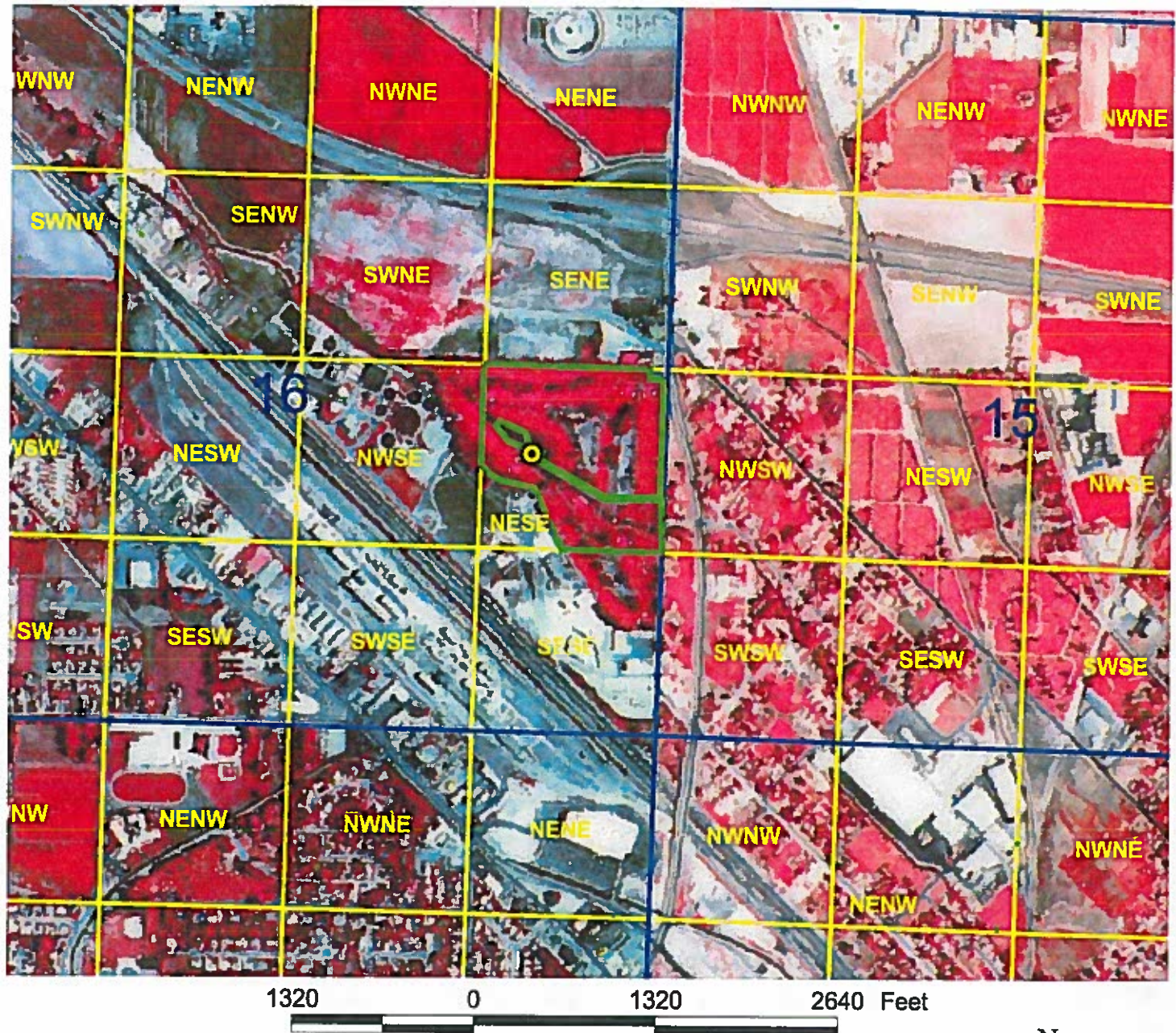
EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use

5.7 GENE
33 NESE
4.2 NWSE
6.6 SESE
4.5



State of Idaho
Idaho Department of Water Resources
Western Region

T3N R2W SECTION 16
Water Right: 63-27473



TOTAL ACRES IRRIGATED = 33



- Point of Diversion
- Place of Use
- Section Lines
- Quarter Quarter Lines

GIS Place of Use Illustration
1987 NAPP Photography
Prepared By: Vicky Music
Date: September 2006



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

JAMES E. RISCH
Governor

KARL J. DREHER
Director

RECEIVED

OCT 23 2006

WATER RESOURCES
WESTERN REGION

September 25, 2006

Jeff Needs, President
Broadmore Country Club, Inc.
103 Shannon Drive
Nampa, ID 83687

RE SRBA Claim No. 63-27473

Dear Mr. Needs,

As you know, IDWR is in the process of reviewing claims filed in the Snake River Basin Adjudication (SRBA) in preparation for recommendation of these claims to the SRBA Court. In your correspondence to me, dated March 31, 2006, you indicated that the club gross acreage was approximately 58 acres and not the 40 acres as claimed in the SRBA claim. The acres claimed are not meant to be gross acres owned but acres irrigated.

I have obtained and reviewed aerial photographs for 1939, the late 1950s, 1965 and 1969 and can see that additional acres owned by the Broadmore Country Club have been historically irrigated. Hence, it appears the acres claimed are in error. For instance, the club owns approximately 35 acres in the NESE of Section 16 but claimed 40 acres of irrigation in this quarter-quarter.

I prepared and enclosed an Amended Notice of Claim which increases the acres irrigated to 49.5 and places the irrigated acres in the correct legal location. I have also included an aerial photo for your reference. Please sign, have the Notice notarized and return to me as soon as possible so that our recommendation to the SRBA Court accurately reflects your water use.

Please call me at (208) 334-2190 if you have questions regarding this matter.

Sincerely,


Vicky L. Music
Sr. Water Resource Agent
Adjudication Bureau/ Western Region

Enclosure: Amended Notice of Claim, 2004 aerial



63-27473 -- 2004 AERIAL. APPROX 48. ACRES CURRENTLY IRRIGATED NEEDS AMENDED CLAIM TO CORRECT POU



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

JAMES E. RISCH
Governor

KARL J. DREHER
Director

September 25, 2006

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Broadmore Country Club, Inc.
103 Shannon Drive
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Sincerely,

Vicky L. Musil
Sr. Water Resource Agent
Adjudication Bureau/ Western Region

Enclosure: Amended Notice of Claim, 2004 aerial

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 63-27473
Date Received: 3/2/1990
Receipt No: W010273
Received By:

AMENDED
NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

BROADMORE COUNTRY CLUB, INC Phone: (208)467-4688
103 SHANNON DRIVE
NAMPA ID USA 83687

2. Date of Priority: 12/31/1949

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02W	16	NE SE	CANYON	

5. Description of diverting works:

ARTESIAN WELL PUMPED INTO POND THEN INTO LINE IRRIGATING FAIRWAYS

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A.
IRRIGATION	03/01	11/01	0.99	222.75

7. Total Quantity Appropriated is:
0.99 C.F.S. and/or 222.75 A.F.A.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4 Lot	Use	Acres
03N	02W	16	NE SE	IRRIGATION	33
			SE NE	IRRIGATION	5.7
			NW SE	IRRIGATION	4.2

SE	SE	IRRIGATION	6.6
		Section Acres	49.5
		Total Acres	49.5

11. Place of use in counties: CANYON

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

13. Other Water Rights Used:

14. Remarks:

15. Basis of Claim: Beneficial Use

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 Organizations:

I do solemnly swear or affirm that I am _____ of
Title

_____, that I have signed the foregoing
Organization

document in the space below as _____ of
Title

_____, and that the statements contained in the
Organization
foregoing document are true and correct. _____

Signature of Authorized Agent

Title and Organization

Date

State of Idaho)
County of _____) SS.

Subscribed and sworn (or affirmed) before me this

of _____ 20__

Notary Public

Residing at _____

My commission Expires _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

CHANGE IN ADDRESS

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.
(Please print or type)

[] Water Right Number(s): 63-27473

[] Name(s): Broadmore Country Club, Inc.

[] Old Mailing Address: _____

☒ New Mailing Address: 103 Shannon Dr
Nampa ID 83687

Office
Telephone Number: (208) 467-4688

[] Signature(s) of Owner(s) [Signature]
Pat Riment
(Include your title if on behalf of company or organization)

Date: 3/31/06

Broadmore Country Club, Inc.

103 Shannon Drive • Nampa, Idaho 83687

March 31, 2006

State of Idaho
Department of Water Resources
Western Region
2735 Airport Way.
Boise, Idaho 83705-5082

RECEIVED
APR 07 2006
WATER RESOURCES
WESTERN REGION

Attn: Vicky L. Music

Re: A63-27473

Dear Ms. Music,

Thank you for your assistance in completing the ground water right application for Broadmore County Club in Nampa, Idaho.

It has been most difficult to find data regarding documentation for the water claim referenced above. We have searched title records, the county assessor's office, Schiller and Schiller Chartered (attorneys), and Pioneer Irrigation District for information. With the exception of copies of deeds, we were unable to find data or records of water usage and when the well was originally developed.

We do know however, and the title documents indicate that the land claiming beneficial use of the water was organized as a golf course in October of 1932 and the site has been operated continuously as a golf course and continues to be operated as a golf course to date. The site was expanded over the years, but has remained stable in size since the mid 1960's.

The course has been under different ownership but originated from lands owned by Tom Poole and Earl Crooks who organized Broadmoor Golf Course Inc. October 20, 1932. On December 31, 1940 the land was deeded back to Poole and Crooks who in turn deeded it to Nampa Elks Lodge #1389 on January 1, 1941. The operators added several small pieces to the course during the time from 1932 to 1943. These pieces came from J.J. Walling, Pioneer Irrigation District and the Amalgamated Sugar Company. The total gross acreage is approximately 58 acres not the 40 acres indicated in the claim. Map and deed copies enclosed.

The current owners and claimant, Broadmore Country Club, Inc., (a 503 C-7 corp.) was organized in 1960 and purchased the land and the course operation from the Elks on contract that year. Deeds transferring title to the BCCI was recorded on September 22, 1969.

The land encompassing the golf course is irrigated from an artesian well that is located in the center of the property. The water discharged in to a pond and then pressurized into an underground sprinkler system. This is the only source of water utilized to maintain the property. The land does have water right and BCCI continues to pay irrigation tax and O & M to Pioneer Irrigation District. **There is no delivery point to this property from Pioneer and BCCI can receive no water from that source.**

The original application for water right requests a priority right of 12-31-1949. Since most of the people involved are now deceased and the original claim was filed some fifteen years ago, it is difficult to determine how this date was determined. There are no well records that can be located that show the actual date the well was established. We think it could be earlier than the 1949 date in fact maybe as far back as 1932 or 1933.

The large number of old trees, the expanded acreage of grass, and the golf course greens require water and could not exist with out it. **It is a fact that at this time, there is no other source of irrigation water for the course and we cannot document that there ever was any other source than the existing well.**

The few old timers that we have been able to discuss this issue with say that the well has been the sole source of irrigation water for the course as far back as any one living can remember. There are people that can document the land area in question was used as described herein, but none found have any information or documentation regarding the well or the beneficial use of the water.

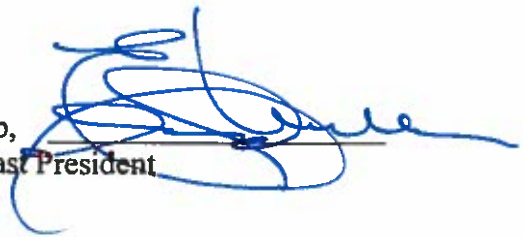
Please advise if we can further assist our cause.

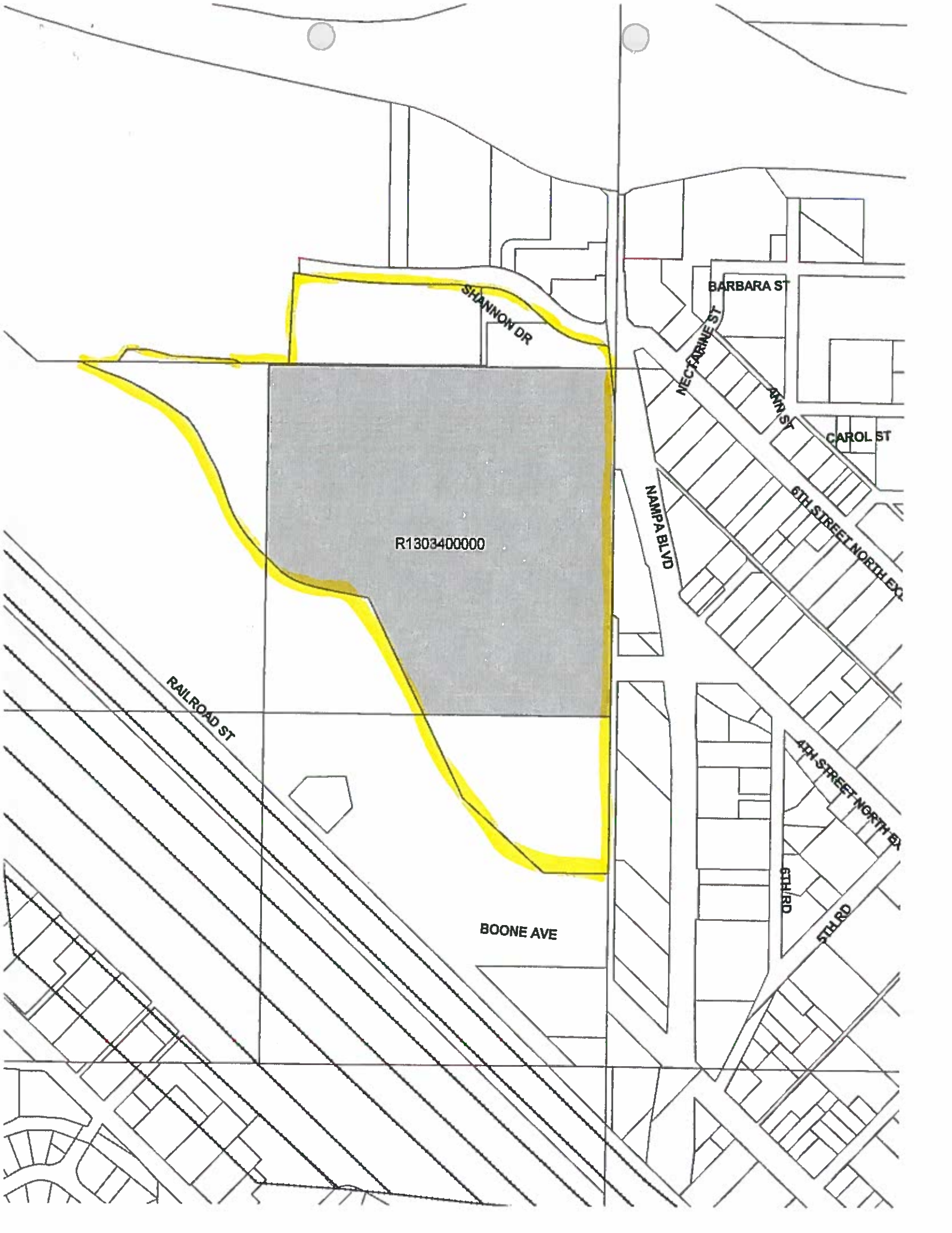
Sincerely

Jeff Needs,
President



Elwood Webb,
Immediate past President





R1303400000

SHANNON DR

BARBARA ST

NECTARINE ST

4TH ST

CAROL ST

6TH STREET NORTH EX

NAMPA BLVD

4TH STREET NORTH EX

6TH RD

5TH RD

BOONE AVE

RAILROAD ST





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

February 28, 2006

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

BROADMORE COUNTRY CLUB INC
103 SHANNON DRIVE
NAMPA, ID 83687

RE: EVIDENCE OF PRIORITY

Snake River Basin Claim No(s): A63-27473

Dear Claimant(s),

In the past, you submitted the above referenced claim(s) during the Snake River Basin Adjudication (SRBA) claims taking. Enclosed is a computer generated print-out of the claim(s) for your reference. You indicated, when this claim was filed, that the water right(s) was based on a "Beneficial Use" of the water. Water rights of this type are established by historical use of the water for a beneficial use 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.

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. While I encourage you to read the entire pamphlet, I direct your attention to the two sections entitled "What Kind of Evidence is Required" and "Some Examples of Documents Which May Be Evidence of the Priority Date."

If no evidence of your priority date 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 SRBA court for decree. This could jeopardize your water use under this right(s) if water availability problems arise in the future.

The required evidence supporting the priority date(s) requested needs to be submitted by March 17, 2006. Additionally, the address of record on the claim is P.O. Box 182, Nampa, Idaho, 83653. Please submit the enclosed change of address form so we can officially change the address.

Please let me know if you may not be able to submit proof of priority or have any questions not covered by this letter and the enclosed pamphlet, by the date indicated above.

Respectfully Submitted,

Vicky L. Music
Sr. Water Resource Agent
Adjudication Bureau

*Discussed extension
with V. Music - see*

Enclosure: "Evidence of Priority" pamphlet, Notice of Claim Report A63-27473,
Change of Address form

NOTE: If you no longer own the property upon which this claim was filed, please contact this office immediately. Idaho State law requires that the Department be notified of a change of owner or address on a water right.

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 63-27473

WATER RIGHT NUMBER: 63-27473

Owner Type

Current Owner

Name and Address

BROADMORE COUNTRY CLUB

~~PO BOX 182~~

~~NAMPA, ID 83653~~

(208)466-1114

103 Shannon Dr
Nampa, ID 83687

Priority Date: 12/31/1949

Basis: Beneficial Use

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From To

3/01 to 11/01

Diversion Rate

1.100 CFS

Annual Volume

Total Diversion:

1.100 CFS

Location of Point(s) of Diversion

GROUND WATER

NE1/4SE1/4

Sec. 16, Twp 03N, Rge 02W, B.M.

CANYON County

Place of Use

IRRIGATION Within CANYON County

T03N R02W S16 NESE 40.0

Total Acres: 40

Conditions of Approval:

Remarks:

Comments:

ARTICLES OF INCORPORATION
OF
BROADMOOR GOLF COURSE, INC.

KNOW ALL MEN BY THESE PRESENTS: That we, whose names are hereto subscribed, hereby associate ourselves into a body corporate under the provisions of The Business Corporation Act, as contained in Chapter 262 of the Session Laws of 1929, assuming all the powers, rights and privileges granted bodies corporate under said Act, and we do hereby make and file these ARTICLES OF INCORPORATION, hereby declaring and certifying that the facts stated herein are true, to wit:

FIRST: That the name of this Corporation is:

BROADMOOR GOLF COURSE, INC.

SECOND: That the purposes for which this Corporation is formed are:

- (1) To construct, operate and maintain a commercial golf course in the vicinity of Nampa, in Canyon County, Idaho.
- (2) To promote and encourage the playing of the ancient game of golf, and other athletic sports, and to promote and conduct golf games, golf contests and tournaments.
- (3) To buy, sell, exchange and generally deal in, and with, all kinds of golf equipment and golf supplies.
- (4) To purchase, acquire, own, and lease, such real estate as is necessary for the conduct of the business of this corporation, and to construct and erect thereon such buildings and other improvements as may be necessary in the conduct of said business.
- (5) To borrow money for the successful management of its business, and in pursuance of such powers, to issue Bonds, debentures, notes, Mortgages and other evidences of indebtedness and obligations, and to secure the payment of the same by mortgaging, pledging, or in anywise charging any and all of its rights, properties, real and personal, privileges and franchises.
- (6) To carry on and promote any other business whatsoever which may seem to the officers or stockholders of this corporation,

capable of being carried on in connection with the foregoing objects and purposes, or calculated directly, or indirectly, to promote the interests of this corporation, or to enhance the value of its properties; and generally to have, enjoy and exercise all the rights, powers and privileges which are now, or which may hereafter be conferred upon corporations organized under the Corporation Laws of this State, as specified in The Business Corporation Act, as contained in Chapter 262 of the Laws of Idaho for the year 1929; and generally to do and carry on all business directly, or indirectly, connected with or appertaining to any of the foregoing purposes specified in these ARTICLES OF INCORPORATION.

(7) It is the intention of the incorporators of this corporation that the foregoing clauses shall be construed both as objects and powers; that the foregoing enumeration of specific powers shall not be held or construed to limit or restrict in any manner, the powers of the corporation, but that said corporation shall have power to do all and everything necessary, suitable, convenient and proper for the accomplishment of any of its purposes, or the attainment of any one or more of the objects herein enumerated, or incidental to the powers herein named, or which shall, at any time, appear conducive or expedient for the protection or benefit of the corporation, and this to the same extent and as fully as natural persons might or could do.

THIRD: That the term for which this corporation shall exist, is unlimited and perpetual.

FOURTH: That the place of the principal business of this corporation shall be at Nampa, in the County of Canyon, State of Idaho, and that the registered office of said corporation shall be located at Nampa, Canyon County, Idaho.

FIFTH: That the total authorized number of par value shares of said corporation shall be one hundred shares, of the par value of One Hundred and No/100 Dollars (\$100.00) each, and the aggregate par value shall be Ten Thousand and No/100 Dollars (\$10,000.00).

SIXTH: That all of said shares of Stock shall be Common Stock, and each share of Stock shall be entitled to one vote.

State of Idaho, }
County of Canyon. } ss.

On this 30th day of September, in the year 1932, before me, F. A. Hagelin, a Notary Public in and for said State, personally appeared Earl E Crooks, T. W. Poole and T. R. Scott, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.



F. A. Hagelin
Notary Public,
Residing at Nampa, Idaho.

(SEAL)

STATE OF IDAHO

County of Canyon

Henry Bastemeyer
Notary Public in and for Sioux County, Iowa

ss.

Filed for record this 21 day of Oct., A. D., 1932 at 8:50 o'clock A. M., at
the request of E. Huizenga.

J. C. SMITH Recorder.

Recording Fee, \$1.20

B. L. Newell Deputy.

COMPALED

INSTRUMENT NO. 194414

QUITCLAIM DEED

THIS INDENTURE, Made this 20th day of October, in the year of our Lord one thousand nine hundred and thirty-two, between Tom Poole and J. Mary Poole, husband and wife, of Nampa, County of Canyon, State of Idaho, the parties of the first part, and Broadmoor Golf Course, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Idaho, with its principal place of business at Nampa, County of Canyon, State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever QUITCLAIM and convey unto the said party of the second part, and to its successors and assigns, all that certain lot, piece or parcel of land, situate, lying and being in the, County of Canyon, State of Idaho, bounded and particularly described as follows, to-wit:

All that part of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Three (3) North, Range Two (2) West of the Boise Meridian, in Canyon County, Idaho, particularly bounded and described as follows, to-wit: COMMENCING at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Sixteen (16), and running thence South along the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), a distance of 600 feet; thence running West and parallel with the North line of the said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) a distance of 400 feet; thence running North 28° 30' West, a distance of 671 feet, more or less, to a point on the North line of the said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) which is 700 feet West of the Northeast corner thereof; thence continuing North 28° 30' West, a distance of 484 feet, more or less, to a point where said line intersects the center line of Indian Creek; thence in a Northwesterly direction along the meandered line of Indian Creek to a point on the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Sixteen (16), where said Indian Creek intersects said West line; thence North along the said West line to the Northwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence East along the North line of said tract of land to the Northeast corner of the said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence South along the East line of said tract of land, a distance of 1,320 feet, more or less, to the point of beginning; excepting therefrom a tract of land containing about 6.4 acres lying in the Northeast corner thereof which is described as Lot One (1) of Public Tracts; the land hereby conveyed containing 35.67 acres, more or less.

Also, all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Sixteen (16), Township Three (3) North, Range Two (2) West of the Boise Meridian, in Canyon County, Idaho, lying North and East of Indian Creek, containing three and one-half (3 $\frac{1}{2}$) acres, more or less.

Together with all water rights, ditches and rights of way for ditches thereto belonging or used in connection therewith.

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Tom Poole (Seal)
J. Mary Poole (Seal)
(Seal)
(Seal)

STATE OF IDAHO, }
County of Canyon. } ss.

On this 20th day of October, in the year 1932, before me F. A. Hagelin, a Notary Public in and for said State, personally appeared Tom Poole and J. Mary Poole, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

F. A. Hagelin.
Notary Public for the State of Idaho,
Residing at Nampa, Idaho.

STATE OF IDAHO, }
County of CANYON } ss.

I hereby certify that this instrument was filed for record at request of Tom Poole, at 16 minutes past 2 o'clock P. M., this 20 day of Oct., A. D. 1932

Fee, \$2.00 COMPARED

J. C. SMITH Ex-Officio Recorder.
By B. L. Newell Deputy.

INSTRUMENT NO. 194461.

Acct. 2005-31.

THIS INDENTURE, Made the 2nd day of August, 1932, between Nampa & Meridian Irrigation District, of Nampa, Canyon County, Idaho, first party, and Hattie Miller, second party, WITNESSETH:

That in consideration of the sum of \$4.50, receipt of which is hereby acknowledged, first party hereby grants, bargains, sells and conveys to second party, his heirs, assigns and successors forever, all that tract or lot or land situated in Canyon County, Idaho, described as follows:

Lot 31 Fairview Place Sub Division Section 25,
Township 3 North, Range 2 West.

together with the tenements, hereditaments and appurtenances thereunto belonging, and all the estate, right, and title, in law and in equity, of the first party thereto. However, it is expressly understood that the right and title hereby conveyed is limited to that acquired by first party under sale of said premises for delinquent taxes. year 1925 To have and to hold the said premises, with the appurtenances, unto the said party of the second part, his heirs, assigns and successors forever.

This deed is given pursuant to a resolution adopted by the board of directors of the first party on the 16th day of August, 1932.

IN WITNESS WHEREOF, First party has set its hand and seal, by its officers thereunto duly authorized, the day and year first above written.

NAMPA & MERIDIAN IRRIGATION DISTRICT,

By W. T. Evans
President of the Board.

(CORPORATE SEAL)

Attest: Jesse Jones, Secretary.

STATE OF IDAHO, }
County of Canyon } ss.

On this 16th day of August, 1932, before the undersigned, a Notary Public, personally appeared W. T. Evans, known to me to be President of the corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

WITNESS My hand and official seal the day and year first above written.

Jesse Jones
Notary Public for Idaho,
Residing at Nampa, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL) H. A. Tatum
Notary Public for the State of Idaho,
Residing at Caldwell, Idaho.
My commission expires July 26 1946.

STATE OF IDAHO,
County of Canyon ss.

I hereby certify that this instrument was filed for record at request of CANYON ABST. & TITLE CO. at 25 minutes past 3 o'clock A. M., this 6 day of March, A. D. 1943

MINNIE A. DAVENPORT Ex-Officio Recorder
By June Hedrich Deputy

Fees, \$1.80

COMPARED

Instrument No. 277289

QUIT CLAIM DEED

THIS INSTRUMENT, Made this 25 day of February in the year of our Lord one thousand nine hundred Forty-three between J. J. Walling, unmarried of Nampa County of Canyon State of Idaho, the party of the first part, and Broadmoor Golf Course, Inc, a corporation, of Nampa, Canyon County, State of Idaho, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One & No/100ths Dollars, lawful money of the United States of America to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUIT CLAIM, unto the said party of the second part and to its successors heirs and assigns, all that certain lot, piece of parcel of land, situate, lying and being in Canyon County, State of IDAHO, bounded and particularly described as follows to wit:

Block 1, Noble Tracts, in Section 16, Twp. 3 N. R. 2 W. in Canyon County, Idaho, said block being further described as follows: Beginning at a point 817.8 ft North of the SE corner of the NE 1/4 of the SE 1/4 of said Section 16, thence running North a distance 508 feet to the NE corner of the said NE 1/4 of said Sec. 16; thence West a distance of 1101.9 feet; thence in a Southeasterly direction a distance of 1209.0 ft. to pt. beginning.

TOGETHER WITH all and singular the covenants, hereditaments and appurtenances thereunto belonging or in any wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the premises, together with appurtenances, unto the part of the second part, and to heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and Delivered J. J. Walling
in the presence of, (SEAL) (SEAL)

Frank Estabrook

STATE OF IDAHO,
County of Canyon ss.

On this 26th day of February, 1943, before me Frank Estabrook a Notary Public in and for said State, personally appeared J. J. Walling, an unmarried male, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

STATE OF IDAHO

County of Canyon

ss.

I hereby certify that this instrument was filed for record at the request of Frank Estabrook March 8, 1943 at 20 minutes past 9 o'clock A. M.

MINNIE A. DAVENPORT Ex Officio Recorder

By June Hedrich, Deputy

Fee \$1.00

COMPARED

Instrument No. 277291

QUITCLAIM DEED

THIS INDENTURE, Made this third day of May in the year of our Lord one thousand nine hundred and thirty-two, between the PIONEER IRRIGATION DISTRICT, an Irrigation District duly organized under the laws of Idaho, of Canyon and Ada Counties, State of Idaho, the party of the first part, and T. R. Scott of Nampa County of Canyon State of Idaho, the party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Forty-five and no/100 DOLLARS, legal money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM, unto the said party of the second part, and to his heirs and assigns, certain lot, piece or parcel of land, situate, lying and being in the County of Canyon, State of Idaho, bounded and particularly described as follows, to-wit:

Lot One (1) Noble Tracts in the Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Three (3) North, Range Two (2) West of Boise Meridian.

TOGETHER, With all and singular tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its President and Secretary, by authority of a certain resolution duly passed by its Board of Directors, of date May 3, 1932.

(SEAL)
(CORPORATE SEAL)

PIONEER IRRIGATION DISTRICT,

By J. O. Baum

President.

Fred L. Evans

Secretary.

STATE OF IDAHO, } ss.
County of Canyon }

On this 26th day of May in the year 1932, before me a Notary Public in and for said State, personally appeared J. O. Baum and Fred L. Evans and known to me to be the President and Secretary, respectively, of the Pioneer Irrigation District, and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

(SEAL)

F. O. Hoffman
Notary Public, Residing at Caldwell, Idaho.

STATE OF IDAHO, } ss.
County of Canyon }

I hereby certify that this instrument was filed for record at the request of Frank Estabrook at 24 minutes past 9 o'clock A. M., this 8 day of March A. D. 1943.

Fee, \$1.00

COMPARED

MINNIE A. DAVENPORT Ex Officio Recorder
By June Hedrich Deputy

Idaho Abstract & Title Co. April 5, 1943 at 9 minutes past 10 o'clock A. M.

MINNIE A. DAVENPORT
Ex Officio Recorder

Fee \$.80

By June Hedrich, Deputy

----- COMPARED -----

INSTRUMENT NO. 278228

THIS INDENTURE, Made this 31st day of December in the year of our Lord one thousand nine hundred and 40 between BROADMOOR GOLF COURSE, INC., a corporation duly organized and existing under the laws of the State of Idaho and having its principal office in Idaho at Nampa in the County of Canyon, party of the first part, and EARL B. CROOKS and TOM POOLE of Nampa, County of Canyon, State of Idaho parties of the second part,

WIT ESSETH, That the said party of the first part, having been hereunto duly authorized by resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars and other and good and valuable considerations, a lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all the following described real estate situated in Nampa, County of Canyon, State of Idaho, to-wit:

A tract of land in the SE $\frac{1}{4}$ of Sec. 16, Twp. 3 N. R. 2 W.B.M., described as follows, to-wit:

COMMENCING at the Northeast corner of the SE $\frac{1}{4}$ of said Sec. 16, thence running South along the East line of said SE $\frac{1}{4}$ to a point in the East line which is 600 feet South of the NE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said SEC. 16; thence West parallel to N. line of said 1/4 section, a distance of 400 feet; thence N. 26° 30' W 1185 feet to a point where said line intersects the center line of Indian Creek; thence in a NWly direction along the meandered line of Indian Creek to a point on the W. line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 16, where said Indian Creek intersects said W. line; thence North along said West line to the NW corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 16; thence East along the said N. line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 16, to the NE corner thereof; being the place of beginning.

ALSO, That part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said 16, Twp. 3 N. R. 2 W.B.M., lying North and East of Indian Creek. All being in Canyon County, Idaho. Together with all water, water rights, ditches, and rights of way for ditches belonging thereto.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever. And the said party of the first part, and its successors, the said premises in the quiet and peaceable possession of the said parties of the second part their heirs and assigns, against the said party of the first part, and its successors, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The party of the first part has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its

Secretary in pursuance to said resolution the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
(CORPORATE SEAL)

By T. R. Scott
Its President.
Attest Earl B Crooks
Its Secretary.

STATE OF IDAHO, }
County or Canyon } ss.

On this 31st day of December in the year 1940, before me EARL H. REED a Notary Public in and for said State, personally appeared T. R. SCOTT known to me to be the President of the corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Earl E Reed.
Notary Public for the State of Idaho,
Residing at Nampa, Idaho.

STATE OF IDAHO, }
County of Canyon } ss.

I hereby certify that this instrument was filed for record at request of Earl B. Crooks at 30 minutes past 10 o'clock A. M., this 5 day of April, A. D. 1943

MINNIE A. DAVENPORT
Ex-Officio Recorder.

Fees, \$1.40

COMPARED

By June Hedrich Deputy.

INSTRUMENT NO. 278238

THIS INDENTURE, Made this 12th day of October in the year of our Lord one thousand nine hundred and Forty - two, between Grate H. Zingleman and R. L. Zingleman, Wife and Husband, now- and continuously during the ownership of this property, of Caldwell, County of Canyon, State of Idaho, the parties of the first part, and C. F. Dick, of Portland, County of _____, State of Oregon, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, DOLLARS, lawful money of the United States of America, to Them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to His heirs and assigns forever, all of the following described real estate, situated in _____ County or Canyon, State of Idaho, to-wit:

U.S. REVENUE
\$ 2.75

The Southeast Quarter (SE $\frac{1}{4}$), of the Southwest Quarter (SW $\frac{1}{4}$), of Section Eighteen (18), Township Four (4) North Range Three (3) West from Boise Meridian; together with a water right of forty (40) inches, and all water rights, ditches and rights of way for ditches, owned in connection with and for the irrigation of said premises.

Together with 40 shares Stock in the Pioneer-Dixie Ditch Company,

This deed is made subject to a power line easement to the Idaho Power Company, a corporation, as recorded in Book 17 of Miscellaneous records page 53, and subject to the 1943 assessments by Drainage District No. 6, of Canyon County, Idaho, and assessments of the Pioneer-Dixie Ditch Company, for year 1943 and subsequent assessments thereon.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and

INSTRUMENT NO. 281450

THIS INDENTURE, Made this first day of January in the year of our Lord one thousand nine hundred and forty-one, between T. W. POOLE and MAMIE POOLE, husband and wife, of County of _____, State of _____, and EARL B. CROOKS and OPAL M. CROOKS, husband and wife, of Hampa, County of Canyon, State of Idaho the parties of the first part, and NAMPA LODGE 1389, Benevolent and Protective Order of Elks, a corporation duly organized under the laws of the State of Idaho, of Hampa, County of Canyon, State of Idaho the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of SIX THOUSAND DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to its heirs and assigns forever, all of the following described real estate, situated in _____, County of Canyon, State of Idaho, to-wit:

A tract of land in the SE $\frac{1}{4}$ of Sec. 16, Twp. 3 N, R. 2 W, B.M., described as follows, to-wit;

U.S. REVENUE
\$ 6.60

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of said Sec. 16, thence running South along the East line of said SE $\frac{1}{4}$ to a point in the East line which is 600 feet South of the NE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 16; thence West parallel to N. line of said 1/4 section, a distance of 400 feet; thence N. 26° 30' W 1155 feet to a point where said line intersects the center line of Indian Creek; thence in a NW $\frac{1}{4}$ ly direction along the meandered line of Indian Creek to a point on the N. line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 16, where said Indian Creek intersects said N. line; thence North along said West line to the NW corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ said Sec. 16; thence East along the said N. line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ said Sec. 16, to the NE corner thereof; being the place of beginning;

Also, that part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec 16, Twp. 3 N, R. 2 W, B. M., lying North and East of Indian Creek, all being in Canyon County, Idaho.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to its heirs and assigns forever and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

T W Poole (SEAL)

Mamie Poole (SEAL)

Earl B Crooks (SEAL)

Opal M Crooks. (SEAL)

STATE OF IDAHO, }
County of Canyon } ss.

On this 2nd day of April in the year 1943, before me Frank Estabrook, a Notary Public in and for said State, personally appeared EARL B. CROOKS and OPAL M. CROOKS known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Frank Estabrook
Notary Public for the State of Idaho,
Residing at Nampa, Idaho.

STATE OF California:) ss.
County of San Diego:

On this 30 day of March in the year 1943, before me H E Decker, a Notary Public in and for said State, personally appeared T. W. POOLE and MINNIE POOLE, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

H E Decker
Notary Public for the State of
California San Diego Co.,
Residing at San Diego Calif.
My Commission Expires May 29th 1943

STATE OF IDAHO,)
County of Canyon) ss.

I hereby certify that this instrument was filed for record at request of Benevolent & Protective Order of Elks at 12 minutes past 9 o'clock A. M., this 6 day of August, A. D. 1943

MINNIE A. DAVENPORT
Ex-Officio Recorder.

Fees, \$1.80

By June Hedrich
Deputy.

COMPALED

INSTRUMENT NO. 281451

THIS INSTRUMENT, Made and entered into this 23rd day of January, 1935, by and between Hobart M. McGuire, divorced husband of Mary McGuire, and Mildred McGuire, husband and wife, of Long Beach, County of Los Angeles, State of California, party of the first part, and Frank Moore, of Nampa, Canyon County, Idaho, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One and 00/100 Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have and do hereby remise, release and forever quitclaim unto the said party of the second part, his heirs, administrators and assigns, all our right, title, interest and estate in and to the following described real property, situate in Nampa, Canyon County, Idaho, more particularly described as follows, to-wit:

Lot five (5) in Block eighty-two (82) in Griffith & King's Addition to Nampa, Idaho, as the same is numbered and designated upon the official plat thereof on file and of record in the Recorder's office of said Canyon County.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first hereinabove written.

Hobart M. McGuire

Mildred A. McGuire

State of California :
County of Los Angeles : ss.

On this 23rd day of January, A.D., 1935, before me Ivan C. Jared, a Notary public in and for said State, personally appeared Hobart M. McGuire and Mildred McGuire,

Inst # 633434

CORPORATE WARRANTY DEED

THIS INDENTURE, Made this 17th day of September, in the year of our Lord one thousand nine hundred and sixty-nine between NAMPA LODGE 1389, BENEVOLENT AND PROTECTIVE ORDER OF ELKS, an Idaho corporation, a corporation duly organized and existing under the laws of the State of Idaho and having its principal office in Idaho at Nampa in the County of Canyon, party of the first part, and BROADMORE COUNTRY CLUB, INC., a non-profit Idaho corporation of Nampa, County of Canyon, State of Idaho, party of the second part,

W I T N E S S E T H :

That the said party of the first part, having been hereunto duly authorized by resolution of its Board of Trustees, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, and to its heirs and assigns forever, all the following described real estate situated in the County of Canyon, State of Idaho, to wit:

Tract No. 1. A tract of land in the SE 1/4 of Section 16, Township 3 North, Range 2 W.B.M., Canyon County, Idaho, described as follows, to wit: Commencing at the NE corner of the SE 1/4 of said Section 16; thence running South along the East line of said SE 1/4 to a point in the East line which is 600 feet South of the NE corner of the SE 1/4, SE 1/4 of said Section 16; thence West, parallel to North line of said quarter section, a distance of 400 feet; thence North 26°30' West 1155 feet to a point where said line intersects the center line of Indian Creek; thence in a NWly direction along the meandered line of Indian Creek to a point on the West line of the NE 1/4 South-east 1/4 of said Section 16; where said Indian Creek

intersects said West line; thence North along said West line to the NW corner of said NE 1/4 SE 1/4 said Section 16; thence East along the said North line of the NE 1/4 SE 1/4 said Section 16, to the NE corner thereof, being the place of beginning;

ALSO: That part of the NW 1/4 SE 1/4 of said Section 16, Township 3 North, Range 2 W.B.M., lying North and East of Indian Creek, all being in Canyon County, Idaho.

Tract No. 2. Commencing at a point in the SE corner of the SE 1/4 of the NE 1/4 of Section 16, Township 3 North, Range 2 W.B.M., in Canyon County, Idaho; running thence North along the East section line of said Section, 154 feet; thence at right angles West and parallel with the South line of the SE 1/4 of the NE 1/4 of said Section 16 a distance of 495.2 feet; thence South at right angles and parallel with the East section line of Section 16, a distance of 148 feet; thence West and parallel with the East and West Half Section line running through said Section 16, a distance of 2170.4 feet; thence South at right angles a distance of 6 feet to a point on the said East and West Half Section line running through said Section 16; thence East and along said Half Section line a distance of 2665.40 feet to the place of beginning; subject to existing roads and rights of way for roads and ditches.

EXCEPTING THEREFROM: A strip of land six feet in width on the South or Southerly side of the following described tract of land, to wit: Commencing at the SW corner of NE 1/4 of Section 16, Township 3 North, Range 2 W.B.M., and thence proceeding North a distance of 463.9 feet to the South bank of Indian Creek; thence South 43°57' East a distance of 643.8 feet to an intersection with the East and West Quarter Section line of Section 16; thence South 89°57' West along said Quarter Section line a distance of 446.8 feet to the point of beginning.

ALSO EXCEPTING a parcel of land being on the Westerly side of the centerline of U. S. Highway No. 30 Spur, Project No. U-UG-3281(9) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the SE 1/4 NE 1/4 of Section 16, Township 3 North, Range 2 W.B.M., described as follows, to wit: Beginning at the SE corner of the SE 1/4 NE 1/4 of Section 16, Township 3 North, Range 2 W.B.M.; thence North 0°23'27" East (shown of record to be North) along the East line of said Section 16 a distance of 154.0 feet to the NE corner of the tract of land as described in that certain Corporation Warranty Deed dated September 1, 1943, recorded October 4, 1943 in Book 148 of Deeds, page 520 as Instrument No. 282810, records of Canyon County, Idaho; thence North 89°36'33" West (shown of record to be West) along the North line of said tract of land 35.0 feet, more or less, to a

point in a line parallel with and 40.0 feet North-westerly from the centerline of said U. S. Highway No. 30 Spur, Project No. U-UG-3281(9) Highway Survey; thence Southeasterly along said parallel line being a 4,132.56 foot radius curve left 88.29 feet to a point in the Westerly right of way line of existing Nampa Boulevard opposite Station 47+16.13 of said Highway Survey; thence South 0°23'27" West (shown of record to be South) along said Westerly right of way line 63.0 feet, more or less, to a point in the South line of said SE 1/4 NE 1/4; thence South 89°36'33" East (shown of record to be East) along said South line 25.0 feet, more or less, to the place of beginning.

Subject to rights of way for irrigation and drainage ditches and canals and Indian Creek; easements and restrictions as appear of record; and liens and encumbrances for taxes and assessments for the year 1969.

TOGETHER With all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to its heirs and assigns forever. And the said party of the first part, and its successors, the said premises in the quiet and peaceable possession of the said party of the second part, and its successors, against the said party of the first part, and its successors, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The party of the first part has caused its corporate name to be hereunto subscribed by all of the members of its Board of Trustees and its corporate seal

to be affixed by its secretary in pursuance to said resolution
the day and year first above written.

NAMPA LODGE 1389, BENEVOLENT AND
PROTECTIVE ORDER OF ELKS,

By its Board of Trustees

Clinton A. Bentley
Clinton A. Bentley, Chairman

Jack Frickey
Jack Frickey, Secretary

Warren S. Snyder
Warren S. Snyder

A. Elwyn Larson
A. Elwyn Larson

Herbert Simon
Herbert Simon



Jack Frickey, Secretary

STATE OF IDAHO }
County of Canyon } ss.

On this 17th day of September, 1969, before me, LON
F. DAVIS, a Notary Public in and for the said State, personally
appeared CLINTON A. BENTLEY, Chairman, JACK FRICKEY, Secretary,
WARREN S. SNYDER, A. ELWYN LARSON and HERBERT SIMON, known to
me to be the members of the Board of Trustees of NAMPA LODGE
1389, BENEVOLENT AND PROTECTIVE ORDER OF ELKS, an Idaho corpo-
ration who executed the instrument on behalf of said corporation,
and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal, the day and year in this certificate
first above written.



Lon F. Davis
Notary Public for Idaho
Residing at Nampa, Idaho

633434

FILED

SEP 22 11 20 AM '65

WALTER FRY

CASE

Alma Spilman

RECORDED

AT THE REQUEST OF

Walter Fry & Co.

IN

RE

FOR

OF

Corp. Duda

4.00

*Nampa Lodge 1389,
B. P. O. C.*

to

*Bendmore Country Club
Ind.*

Corporate H. O.

Mail to:

*Schiller, Young-Williams
Box 21
Nampa, Idaho*

Desktop Review/VLM

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ADJUDICATION FIELD REPORT**

Prior to Field Exam

- none found -*
- ☒ Copy of Claim, claim has been signed, sealed, and dated by notary?
 - ☒ Check fees paid
 - ☐ Well logs (if needed)
 - ☒ Copy of topo or NAPP
 - ☐ Check of Govt. Lots, if needed, Govt. Plat/Tax lot information
 - ☒ Check POD & POU overlap, see below – include overlapping right for exam
 - ☐ Evidence of Priority – if none, talk with claimant

CLAIMANT INFORMATION – verify contact information is completeClaim No(s) 63-27413

Owner: _____ Phone No. _____

Current Address: _____

- need change address*
- ☒ No change NAME IS THE SAME
 - ☐ NEW OWNER _____
 - ☐ No change Address
 - ☐ NEW ADDRESS _____
 - ☐ How long owned property? _____

Accompanied by: _____

PRIORITY DATE

- ☐ No change – Complete evidence submitted or not necessary
- ☒ Incomplete – Claimant should be asked when water was first used and submit proof of date.
- ☐ Priority date is acceptable/within mandatory filing dates?

Priority date, per claimant, is: 12/31/1949

(If priority date, based on your exam, seems questionable, explain below.)

no development or cultivation in 1939 aerial.

Source: _____ Tributary to _____

- ☒ No Change – SAME SOURCE
- ☐ Source found is different than claimed: _____

POINT OF DIVERSION

- Can be seen in the 1939 aerial*
- ☒ No change
 - ☐ POD found is different than claimed: _____
 - ☐ If different, when did POD change? _____

DIVERSION AND DELIVERY SYSTEM

Points of Diversion:

ID #	Govt Lot #	1/4	1/4	1/4	Sec.	Twp.	Rge.	County	Method of Determination/Remarks GPS ID

Description of diverting works

OVERLAP REVIEW

Other water rights with the same point of diversion: _____

Does overlap add acres or uses to existing system, increase rate of flow or volume, or other? Explain: _____

WATER USES☒ No change☐ Different UsesUse 168 From 511 To 11115 Amount .66 CFS 148.5 AFA

Use _____ From _____ To _____ Amount _____ CFS _____ AFA

Use _____ From _____ To _____ Amount _____ CFS _____ AFA

$$(-.66)(11115)(260) = 340 \text{ afa or } (33)(4.5) = 148.5 \text{ afa}$$
TOTAL VOLUME – Groundwater only☐ Incomplete on claim, the total is, Amount .66 CFS 148.5 AFA☐ Changes found, the new total is, Amount _____ CFS _____ AFA☐ More than 1" per Acre? Yes _____ (claimant must complete excess flow sheet)**NON-IRRIGATION USES:**☒ No change☐ Changes Exam found: Domestic # of homes _____ Stock # _____

Types _____ Additional comments: _____

PLACE OF USE:☒ No Change☐ Changes shown below:

Place of Use			NE				NW				SW				SE				Totals
TWP	RGE	SEC	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	

Overlap with other water rights: none

Does overlap increase rate of flow, volume, additional acres, different source for same acres? Explain:

Delivery System Narrative: see field exam notes

Well or Diversion Identification No GPS ID	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge size

FLOW MEASUREMENTS:

Attach appropriate documents

NARRATIVE/REMARKS/COMMENTS

none

- (1) see memo re evidence of priority
(2) need amended claim for > 40 days

AFTER EXAM THE FILE SHOULD CONTAIN:

- ☒ Completed claim checklist
- ☒ Photographs of POD's and POU
- ☐ GPS readings
- ☒ Completed map and or GIS layout showing POD's and POU

DATE EXAM CONDUCTED:

9-12-06

FIELD EXAMINER:

Vicki W. McC

MEMORANDUM TO CLAIM FILE

TO: CLAIM FILE NOS. 63-27473
FROM: VICKY L MUSIC, SR WATER RESOURCE AGENT, IDWR / WESTERN REGION
SUBJECT: CLAIM ANALYSIS – EVIDENCE OF PRIORITY, ACRES IRRIGATED
DATE: 9/22/2006
CC:

Broadmore Country Club filed a claim for 40 acres of irrigation from an artesian well. Priority date claimed was 12/31/1949. In response to request for priority, claimant provided many documents, deeds, etc. The earliest are Articles of Incorporation of Broadmoor Golf Course, Inc, dated 9/30/1932. Subsequent documents include deeds transferring the golf course to various entities and deeds for additional parcels added to the golf course. The claimant also provided a history of the site in a letter.

A 1939 aerial shows activity on the site but the resolution of the photo is not clear enough to discern if the golf course is in place or being developed. Interestingly, there is a road leading to what appears to be a small pond at the site of the artesian well.

The next aerial reviewed is an undated aerial acquired from the Canyon Co Assessors plat office. I know that the aerial predates 1960 due to another claim and site about which I had some knowledge. In this photo and a 1964 aerial, the golf course is established, not only in the NESE sec 16 claimed but in the additional portions of the golf course that should have been claimed.

I will recommend the 33 acres owned by the golf course in the NESE though they claimed 40. They currently irrigate about 50 acres and the aerials confirm that these acres have been irrigated since before 1960 and possibly in 1939. I will prepare an amended claim for and send it out and ask them to confirm when some of the parcels were added. If they return the amended claim, I will revise my recommendation during the NOE period.

VLM



63-27473 - 1939 AERIAL PHOTO. BROADMORE COUNTRY CLUB DOES NOT APPEAR TO BE DEVELOPED OR IRRIGATED COMPARED TO CULTIVATION AND IRRIGATION CLEARLY SEEN IN SURROUNDING PROPERTIES. AND IN THE RECENT AERIALS OF THE GOLF COURSE.

look like road leading to

9 10
KARCHER
16 15

RD

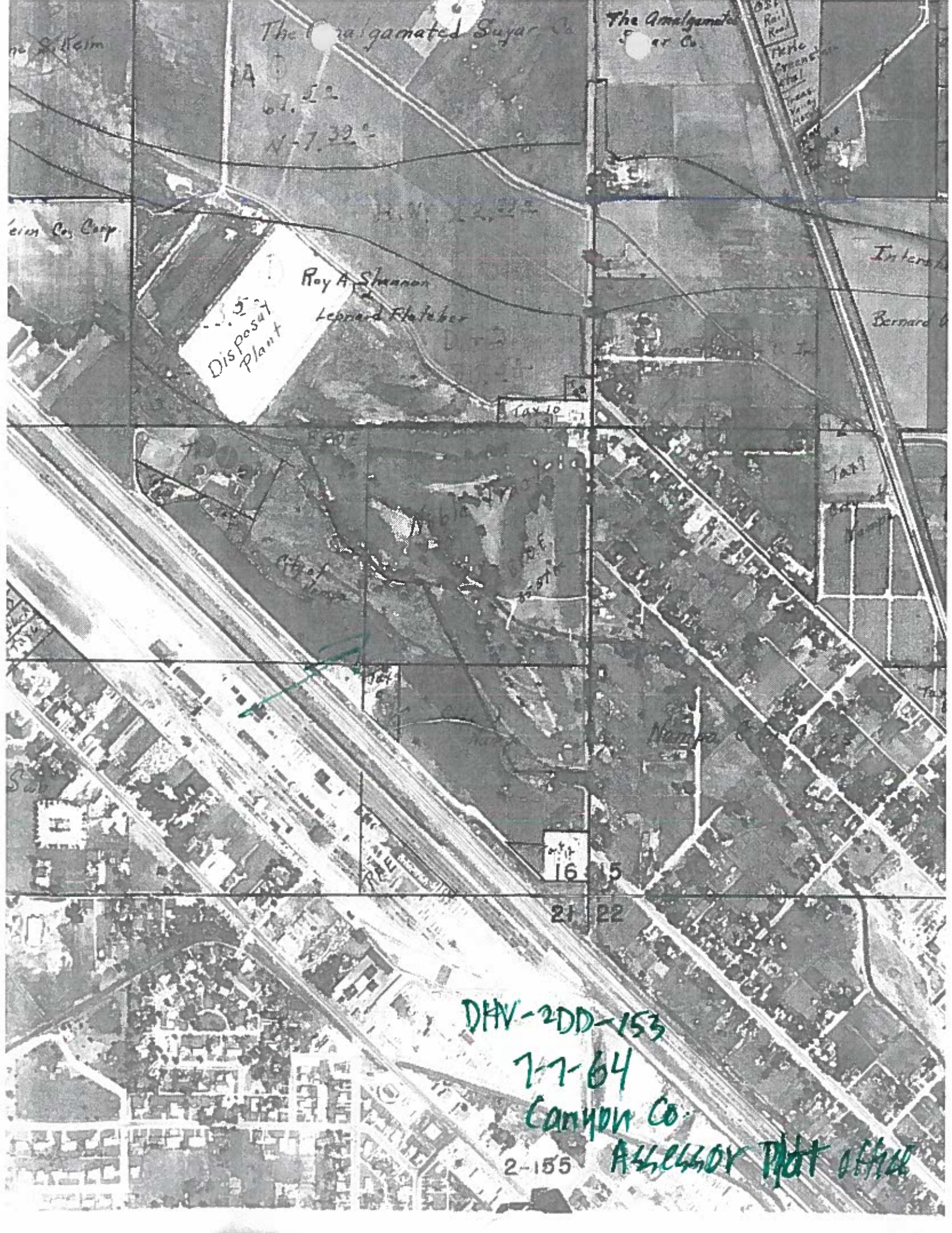
HERS CODE

1 - 8



DHV-4KK-110
5-A-69

Canyon Co. 444400 Plat 01161



The Amalgamated Sugar Co.

The Amalgamated Sugar Co.

1881 Rail Road

67.52

N-7.32°

Roy A. Shannon
Leonard Fletcher

5-7
Disposal plant

Tax 10

TAX?

16 15

21 22

DHV-2DD-153

7-7-64

Canyon Co.

2-155

ASSESSOR THAT OFFICE

Idaho Department of Water Resources

1994 Napp Photo

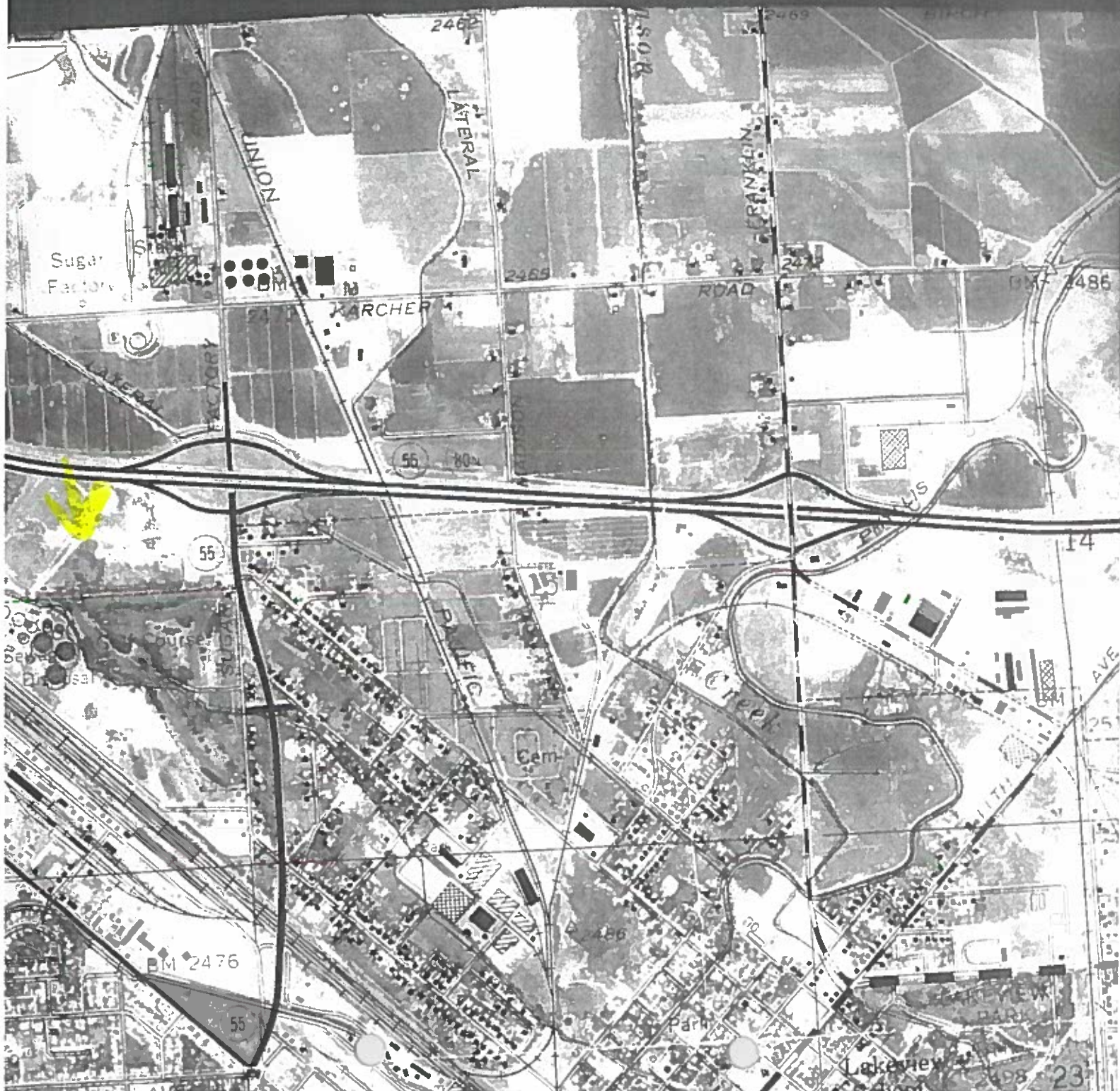
Claim Number: 63-27473
Legal: T03N, R02W, S16
Reviewed By:

-  Point of Diversion(GPS)
-  Place of Use
-  Section Lines
-  Quarter Quarter Lines
-  Township/Range Lines



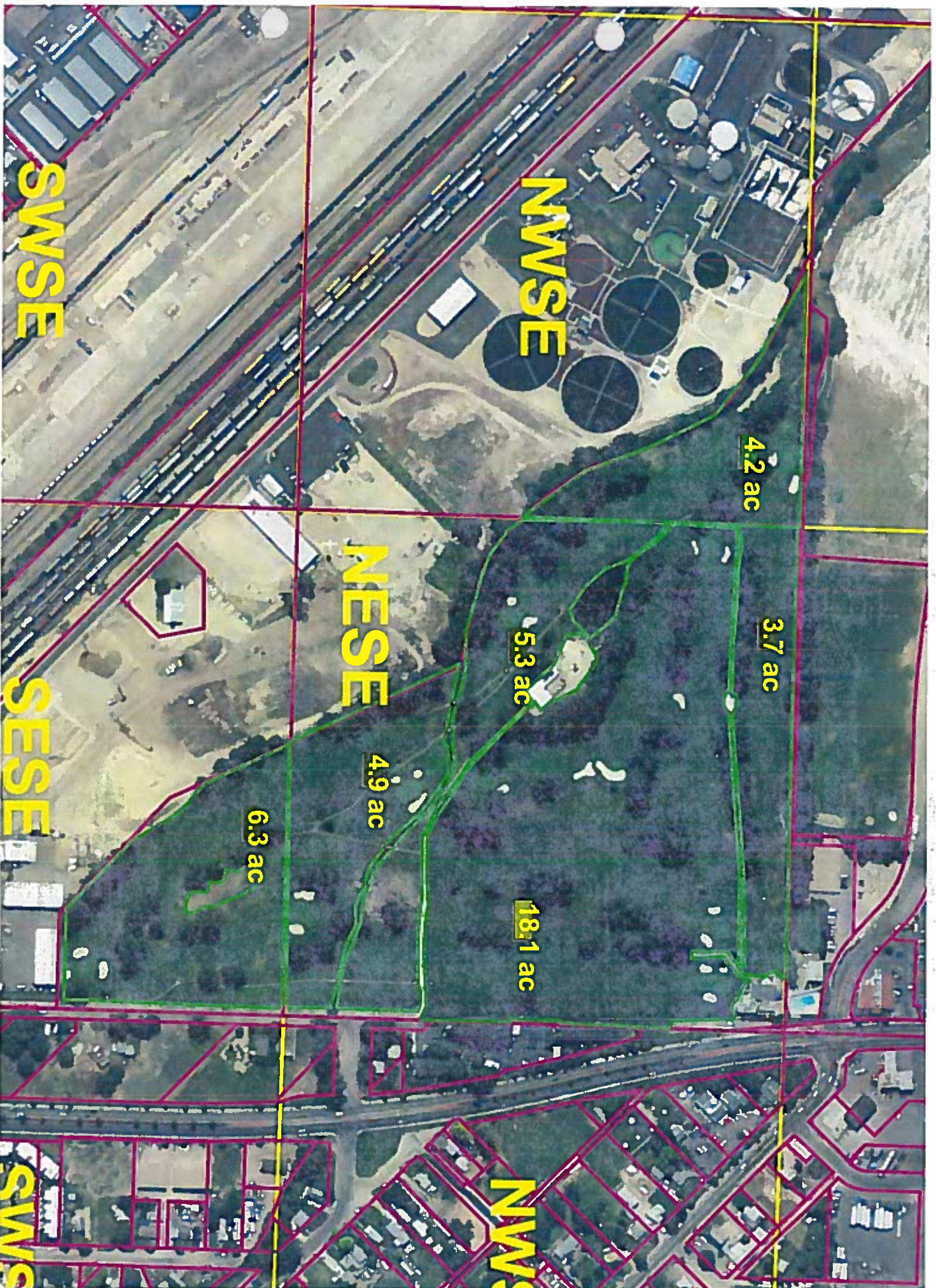
x56 Wampa, ID, (1981 aerial)

63-27473





63-27473 -- 2004 AERIAL PHOTO. BROADMORE COUNTRY CLUB NOW ENCOMPASSES ABOUT 58 ACRES. NEARLY ALL ARE IRRIGATED IN THIS 2004 PHOTO.



63-27473 -- 2004 AERIAL. APPROX 42.5 ACRES CURRENTLY IRRIGATED SO CLAIM WAS A GOOD ESTIMATE.
NEEDS AMENDED CLAIM TO CORRECT POU



63-27473 -- 2004 AERIAL. APPROX 48. ACRES CURRENTLY IRRIGATED NEEDS AMENDED CLAIM TO CORRECT POU



IDAHO SECRETARY OF STATE Viewing Business Entity

Ben Ysursa, Secretary of State

[[New Search](#)] [[Back to Summary](#)]

BROADMOOR GOLF COURSE, INC.

Type of Business: CORPORATION, GENERAL BUSINESS

Status: FORFEITED 30 Nov 1941

State of Origin: IDAHO

Date of 13 Oct 1932

Origination/Authorization:

Registered Agent:

Organizational ID / Filing Number: C18310

Number of Authorized Stock Shares:

Date of Last Annual Report:

Amendments:

Amendment filed 13 Oct 1932 INCORPORATION

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Comments, questions or suggestions can be emailed to: sosinfo@sos.idaho.gov



IDAHO SECRETARY OF STATE Viewing Business Entity

Ben Ysursa, Secretary of State

[[New Search](#)] [[Back to Summary](#)]
[[Get a certificate of existence for BROADMORE COUNTRY CLUB, INC.](#)]

BROADMORE COUNTRY CLUB, INC.

103 SHANNON DR
NAMPA, ID 83687

Type of Business: CORPORATION, GENERAL NON PROFIT

Status: GOODSTANDING, ANREPT SENT 01 Nov 2005

State of Origin: IDAHO

Date of 14 Jan 1960

Origination/Authorization:

Current Registered Agent: SANDRA TARRANT
103 SHANNON DRIVE
NAMPA, ID 83687

Organizational ID / Filing C31481
Number:

Number of Authorized Stock
Shares:

Date of Last Annual Report: 23 Jan 2006

Amendments:

Amendment filed 14 Jan 1960 INCORPORATION

Amendment filed 06 Jul 1979 OTHER - RA

Amendment filed 16 Aug 1982 OTHER - CHG RA

Annual Reports:

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Comments, questions or suggestions can be emailed to: sosinfo@idsos.state.id.us

No. C 31481

Due no later than January 31, 2006

2. Registered Agent and Office NO PO BOX

Return to:

SECRETARY OF STATE
700 WEST JEFFERSON
PO BOX 83720
BOISE, ID 83720-0080

1. Mailing Address - Correct in this box, if applicable

BROADMORE COUNTRY CLUB, INC.
103 SHANNON DR
NAMPA, ID 83687

SANDRA TARRANT
103 SHANNON DRIVE
NAMPA, ID 83687

NO FILING FEE IF

RECEIVED BY DUE DATE

3. New Registered Agent Signature

4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.

Office held Name

Street or P.O. Address

City

State

Zip

President Jeff Needs 2019 W. Pacific Edge Eagle, Id. 83614
Vice President Randy Dillon 2240 N. Marburg Place Meridian, Id. 83642

5. Organized Under the Laws of:

IDAHO
C 31481

6. Signature

Billie Stewart

Date

1-17-06

Name (Typed or Printed)

Billie Stewart

Title

Office Manager

Issued 11/01/2505

Do Not Tape or Staple

200601005674

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM POD REVIEW REPORT
ADJUDICATION CLAIM NUMBER: 63-27473

09/22/2006

1

Water Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Source	Name
63-27473	Claim	03N	02W	16	NE	SE		GROUND WATER	BROADMORE COUNTRY CLUB, INC

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM POU REVIEW REPORT
ADJUDICATION CLAIM NUMBER: 63-27473

09/22/2006

1

Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Purpose of Use	Acres/Total	Name
27473	Claim	03N	02W	16	NE	SE		IRRIGATION	40/40	BROADMORE COUNTRY CLUB, INC

IDAHO DEPARTMENT OF WATER RESOURCES

WESTERN REGION

2735 Airport Way
Boise, Idaho 83705-5082

RETURN SERVICE REQUESTED

Restaurant:

103 Shannon Dr
Nampa 83651

RETURN SERVICE
REQUESTED

FIRST CLASS

63-27473

BROADMORE COUNTRY CLUB

PO BOX 182

NAMPA ID 83653

W

RECEIVED

SEP 06 2002

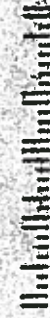
WATER RESOURCES
WESTERN REGION

ATTEMPTED
NOT KNOWN



Sent letter
Again 9-9-02

52





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

September 3, 2002

RE: Investigation of Water Right Claims in the Snake River Basin Adjudication, Basin 63

Dear Claimant:

As you may be aware, the Idaho Department of Water Resources (IDWR) is commencing its Snake River Basin Adjudication (SRBA) investigation of water rights in the Boise River Basin (Basin 63). This investigation is a major effort, and IDWR has hired a contractor, Water Works, Inc., to assist us with this task.

The purpose of this letter is to advise you that Water Works, Inc. might be contacting you to conduct a field investigation of your water use. This investigation is meant to provide important information to the IDWR Senior Water Resource Agent who will be making a recommendation for your water rights. Accordingly, we request that you provide Water Works, Inc. with access to your water diversion system so that their personnel can conduct this field examination. Water Works, Inc. will be gathering information on the rate of flow, diversion location and place of use of your water rights, and will be reporting this information to IDWR.

If you have sold your property in the Boise River Basin, we request that you forward this letter to the purchaser, so that the purchaser can report the new name and address to our office. If you are unable to forward this letter, please send any information regarding a new owner to our Western Regional Office located at 2735 Airport Way, Boise, 83705, (208) 334-2190.

The process of adjudicating your water rights is straightforward for most people, resulting in the issuance of decreed water rights on your property. ~~Experience has shown that water users who~~ work with our agency early in the process to ensure that their recordings are correct have a better experience than those who wait until IDWR has filed its findings with the SRBA Court. Thus, we encourage you to work with our staff and with Water Works, Inc. to ensure that the results accurately reflect your water uses.

Sincerely,

Jan Shurte
Adjudication Section Supervisor
Western Regional Office

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 63-27473

WATER RIGHT NUMBER: 63-27473

Owner Type Name and Address
 Current Owner BROADMORE COUNTRY CLUB
 PO BOX 182
 NAMPA, ID 83653
 (208)466-1114

Priority Date: 12/31/1949

Basis: Beneficial Use

Status: Active

SourceTributary

GROUND WATER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	3/01 to 11/01	1.100 CFS	
<u>Total Diversion:</u>		1.100 CFS	

Location of Point(s) of Diversion

GROUND WATER

NE1/4SE1/4

Sec. 16, Twp 03N, Rge 02W, B.M.

CANYON County

Place of Use

IRRIGATION

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N 02W 16				5.8									40.8	4.2		6.6	40.0

Total Acres: 40

Conditions of Approval:Remarks:Comments:

need change of address for
 103 Shannon Dr.
 Nampa 83653 7-8206

need EOP.

they don't own all of QQ

34.2 4.2 6.6 50.8

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM POU REVIEW REPORT
ADJUDICATION CLAIM NUMBER: 63-27473

02/13/2006

1

Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Purpose of Use	Acres/Total	Name
27473	Claim	03N	02W	16	NE	SE		IRRIGATION	40/40	BROADMORE COUNTRY CLUB

Field Investigation Report

Completed by **Karan Waters**

Claim Number **63-27473**

Contact:

Contact Date: **5/8/03**

Broadmore **Country Club**

PO BOX 182

NAMPA **ID** **83653**

208 466-1114



Verified



New owner

Source of Information

Richard Russ- Superintendent

Contact Comments

Appointment Date: **5/9/03**

Appointment Time: **10:00 AM**

Claim Number 63-27473

POD id

272484

Legal Description

03N 02W 16 NE SE

Desc of Diversion W

artesian well pumped into pond then pumped to irrigation lines

Site Tag #

A0002013

GPS File Name

208

Motor Make

US Electrical Motors model R

Pump Make

Vertiline model 10RL, s/n 00

Horsepower

50

Pressure gage

115 psi

pump bowl or static

pump

Depth level

0 Ft.

dyn. pump level

0 Ft.

POD Remarks:

calculated theoretical flow with large pump out of pond. The whole system is a Marathon Electric Motor AN184TTDR, s/n 7939AAw, 5HP and a Berkley Centrifugal Pump, s/n 7382096 at the well site pumping into a wet well that then flows into a pond. There is a small pump that charges the system at the pond, US Electrical Motor, model R-1757-01-170, s/n 2023171, 10HP, with a Vertiline Pump model 6TH, s/n 00719 pumping to the large pump described for the theoretical calculation.

Pressure gage at sprinkler

0 psi

Bucket Measurment (gps)

0

Calc Method:

Theoretical

Flow (cfs)

1.16

Photos

dsc00256	well system
dsc00257	well house facility facing S
dsc00258	well pump name plate
dsc00260	well motor name plate
dsc00267	wet well facing east
dsc00268	holding pond facing W
dsc00269	pumpingsystem that pumps out of pond into underground sprinkler system
dsc00270	pou facing SW
dsc00271	pou facing NE
dsc00272	small pump at pond for charging system motor name plate
dsc00273	small pump name plate
dsc00274	large system at pond motor name plate
dsc00276	large system pump name plate
dsc00277	pressure tank at pond system
dsc00278	whole pumping system at pond

IDWR - WESTERN REGION

CONTRACTOR: Karan Waters

CLAIM/ID: 63-27473

Date: 10-11-02

	TNS	RNG	SEC	NE				NW				SW				SE				Sum
				NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
Claim	3N	2W	16													40				40
GIS																30	4.4		5.6	40
Claim																				
GIS																				
Claim																				
GIS																				
Claim																				
GIS																				

Number of POD's 1

Total Claimed Acres: 40

Overlapping FOU Claim #'s:

Total GIS Acres: 40

COMMENTS:

per county data + image interpretation this is the
land of ex Broadmore Country Club irrigated in 1987.
I included a map using 1994 imagery showing what was
irrigated when the field inspection occurred.

Idaho Department of Water Resources

1994 Napp Photo

Claim Number: 63-27473
Legal: T03N, R02W, S16
Reviewed By:

- Point of Diversion(GPS)
- Place of Use
- Section Lines
- Quarter Quarter Lines
- Township/Range Lines

