

MEMORANDUM

Date: January 3, 2012
To: Water Right File 63-12064
From: Michele Edl
Re: response to request for information

I received a phone call from Kari Wheaton on December 19, 2011. She was responding to my request for information to confirm beneficial use through this permit. The correct contact information is:

Kari Wheaton
8571 Bennett Rd
Nampa ID 83686
208-465-7019

Larry Wheaton is deceased. Kari Wheaton is Larry Wheaton's widow. The permit is in the name of Larry Wheaton only. I understand that Kari is the sole executer of his estate.

Idaho Native Nursery a native plant nursery and greenhouses were in use only a few years (approx 1994-1997). They no longer exist. The place of use is an empty sand lot. The current business name is Wheaton Farms.

A law suit with the business partner dissolved the business has complicated the confirmation of hot water use in the nursery/greenhouses.

The hot water well/POD used by this permit is also used by decreed right 63-3181 for irrigation. The water is too hot to apply directly to fields so is cooled in a pond.

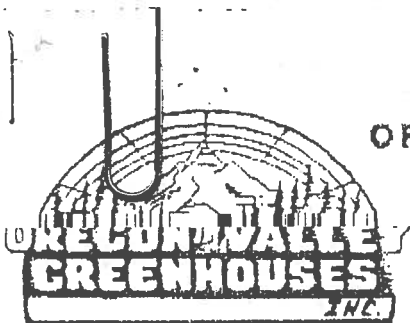
No storage is authorized through either this permit or the decreed right. Kari Wheaton stated that pond existed when they bought the property. They enlarged it. Contemporary aerial photography shows the pond covering ~5 acres. The irrigation use through 63-3181 is limited to 1.38 cfs. The pond appears to store more water than one day's worth of irrigation water.

Wheaton Farms has ceased irrigation of some of the 119 acres covered by their decreed right and converted it to pond and other uses. A transfer is needed.

The ponds are kept from freezing with intermittent discharges of geothermal water. Water fowl use the ponds during the winter. The Wheatons approached State and Federal agencies for authorization to put the pond to official wildlife use but chose not to follow through on the idea.

Kari Wheaton and her accountant believe that they can locate information to assist with licensing this permit. I expect to hear from her during the week between Christmas 2011 and New Year 2012.

I met with Kari and accountant on January 3, 2012. The following documents were provided during that meeting.



OREGON VALLEY GREENHOUSES, INC.

IVAN F. SCHUENING & SONS
Greenhouse Manufacturing
20001 Hwy. 30E
Aurora, Oregon 97002

INVOICE #

№ 6021

503-878-2700

DATE: 12/1/94

SOLD TO: Idaho Native Nursery

SHIP TO: _____

PHONE: _____

PHONE: _____

CUST. P.O. NO. _____

SHIP VIA 10 Days

F.O.B. _____

TERMS _____

PAYMENT TO BE

☐ CASH
☐ C.O.D.

☐ CHARGE

ORDERED	SHIPPED	BACKORDERED	DESCRIPTION	UNIT PRICE	TOTAL
1			30' X 96' SEMI GABLE or QUONSET 6' CENTER		\$1589.00
2	✓		48' X 100' 6 mil YEAR POLY	\$ 298.00	596.00
2	✓		36" EXHAUST FAN	435.00	870.00
2	✓		42" SHUTTERS & MOTORS	365.00	730.00
4	✓		THERMOSTATS	34.00	136.00
2	✓		150,000 BTU HEATERS	520.00	1040.00
4	✓		20" CIRCULATING FANS 2 SPEEDS	159.00	636.00
1	✓		POLY FAN & MOUNTING BRACKET		54.00
~~2~~	~~✓~~		~~END WALLS (FRAME)~~	~~355.00~~	~~710.00~~
2	✓		LASCO FIBERGLASS (ENDS ONLY)	332.00	664.00
288'	✓		WIRE LOCK (POLY LOCK) ENDS/SIDES		296.00
1	✓		GROUND COVER 12' x 300'		198.00
1			55% SHADE CLOTH 46' x 97'		419.00

exhaust fans \$ 870. —
shutters + motors \$ 730. —
heaters \$ 1040. —
TOTAL \$ 2640. —
FREIGHT
SALES TAX

\$ 4712. — per house
X 3

\$ 14136. —

7352

2640

4712

30' x 96' SEMI GABLE or QUONSET 5' CENTER ***

1814.00

total 7361







modular office
purchased after
proof







IDAHO NATIVE NURSERY
1906 RAINTREE DRIVE
BOISE, IDAHO 83712

208-338-5400

FAX TRANSMISSION

NUMBER OF PAGES, including cover

DATE: April 28, 1994

TO: Larry Wheaton

FROM: John Steinbacher

SUBJECT: Oregon Valley Greenhouses

These greenhouses are used by Pacific Northwest, they collapse under snow load two years ago. They are capable of taking snow loads up to 20 mph winds and are capable of taking snow loads up to 20 mph winds. The bows are 5' on center and made of galvanized steel. The following quote is for a 20' X 43' galvanized steel greenhouse.

Frame	\$505.00 X 2
Poly cover	\$175.00
End walls (optional)	\$250.00 each
Shade cloth	\$141.00
Wire locks	\$51.00
Freight	\$110.00
Total	\$982.00

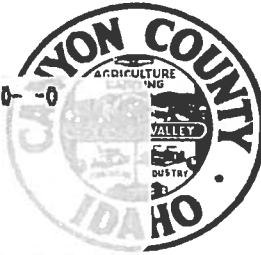
The seller recommends making our own end walls out of wood, estimated cost about \$125.00 for both ends, requiring about 2 - 2 1/2 hours of labor for two men. He will include plans at no charge.

~~SEP 26 1944~~

SITE ADDRESS: _____
TYPE OF BUSINESS: _____
DATE BUSINESS OPENED: _____

PLEASE MAKE ADDRESS CORRECTIONS

DR29939-000- -0
048-00



8571 BENNETT RD
NANPA ID 83686

CANYON COUNTY ASSESSOR
1115 ALBANY STREET
CALDWELL, ID 83605
(208) 454 - 6657
FAX (208) 454 - 7349

[illegible]

PHONE NUMBER 3850223

SIGNATURE **X** *James E. Houston*

PRINT NAME / LARIZY WHEATON

DATE 10/25/99

9/10/1999 9:32 AM
Page 1 of 1



WHEATON EQUIPMENT COMPANY

3015 E. COMSTOCK AVE., NAMPA, ID 83687 • Phone 208/465-7703 • Fax 208/465-7723
Website: www.wheatonequip.com E-mail: sales@wheatonequip.com

NEW GREENHOUSE COSTS FOR WHEATON FARMS NURSERY.

4/94	1- 20' X 96' PLASTIC COVERED GREENHOUSE	\$982 X 2 = \$1,964
12/94	3- 30' X 96' PLASTIC COVERED GREENHOUSES	14,136
1/99	5- 20' X 96' PLASTIC COVERED GREENHOUSES	12,107
	TOTAL	----- 28,207
5/99	ONE 10' X 42' OFFICE TRAILER	14,180

From 01/01/97 to 12/31/97

INCOME STATEMENT

Account	Account Name	This Period General Acct Detail Acct	Year to Date General Acct Detail Acct
N-4101	SALES PLANTS	0.00	13277.04 /
N-4203	RETURNS & ALLOWANCES	-2324.99	-2324.99 /
N-4301	COST OF SALES	-16500.00	-8134.53 /
N-4302	C/S EQUIP RENTAL	0.00	-3996.00 /
	Total Revenue	-18824.99	-1178.48
N-5101	COMPENSATION	1672.28	39288.61 /
N-5115	PAYROLL TAXES	131.23	4135.95 /
N-5170	ADVERTISING & PROMOTION	0.00	25.45 /
N-5172	OFFICE & POSTAGE	0.00	39.38 /
N-5173	SUPPLIES EXPENSE	0.00	245.36 /
N-5191	GREENHOUSE EXP	0.00	171.20 /
N-5201	ACCT, BANK EXPENSE	30.75	413.54 /
N-5210	LEGAL, COLLECT EXP	0.00	75.00 /
N-5232	INSUR EXP - WOK COMP	-1544.48	-292.99 /
N-5233	INSUR EXP - LIABILITY	0.00	-253.00 /
	Total Expenses	289.78	43848.50
	NET INCOME	-19114.77	-45026.98
		=====	=====

From 01/01/96 to 12/31/96

INCOME STATEMENT

Account	Account Name	This Period		Year to Date	
		General	Acct Detail Acct	General	Acct Detail Acct
4101	Sales-Cattle for Resale		16382.00		16382.00
4104	Agriculture Program Rev		1431.00		1431.00
4301	Cost of Sales.		-13557.00		-13557.00
			-----		-----
	Total Revenue		4256.00		4256.00
5102	Compensation-Contract		24261.00		24261.00
5130	Feed Purchased		8892.00		8892.00
5160	Fertilizers & Lime		5871.00		5871.00
5170	Gasoline, Fuel & Oil		3704.00		3704.00
5190	Miscellaneous Expense		800.00		800.00
5215	Interest Exp		8661.00		8661.00
5220	Seeds & Plants		491.00		491.00
5230	Insurance Exp - Liability		1711.00		1711.00
5235	Supplies		17892.00		17892.00
5260	Repair & Maint		21827.00		21827.00
5280	Depreciation Expense		43330.00		43330.00
5290	Veterinary & Medicine		2817.00		2817.00
			-----		-----
	Total Expenses		140257.00		140257.00
			-----		-----
	NET INCOME		-136001.00		-136001.00
			=====		=====

4101 GEKELER LN
BOISE, ID 83705

IDAHO NATIVE NURSERY

From 01/01/95 to 12/31/95

INCOME STATEMENT

Account	Account Name	This Period		Year to Date	
		General Acct	Detail Acct	General Acct	Detail Acct
N-4	TOTAL INCOME	-27098.31		99037.60	
N-41	TOTAL GROSS SALES	-27098.31		234195.94	
N-4101	SALES PLANTS		-49654.08		163213.67
N-4102	SALES OTHER		9479.77		54169.27
N-4103	SALES LABOR		13076.00		16813.00
N-43	COST OF GOODS SOLD	0.00		-135158.34	
N-4301	COST OF SALES		0.00		-133769.62
N-4302	C/S EQUIP RENTAL		0.00		-1388.72
	Total Revenue		-27098.31		99037.60
N-5	EXPENSES	5464.29		141305.49	
N-51	DIRECT EXPENSE	4567.49		124012.80	
N-5101	COMPENSATION		864.00		56633.21
N-5102	COMPENSATION - CONTRACT		3000.00		36766.08
N-5115	PAYROLL TAXES		76.20		4318.72
N-5125	SALESMAN'S EXPENSE		0.00		280.78
N-5126	MEALS & ENTERTAINMENT EXP		0.00		178.62
N-5150	AUTO EXPENSE		94.67		5442.01
N-5170	ADVERTISING & PROMOTION		32.85		54.85
N-5171	TELEPHONE		470.76		5137.20
N-5172	OFFICE & POSTAGE		109.25		1576.21
N-5173	SUPPLIES EXPENSE		0.00		971.27
N-5190	MISC. EXPENSE		-56.93		644.04
N-5191	GREENHOUSE EXP		0.00		12044.12
N-5195	FREIGHT		-23.31		-34.31
N-52	INDIRECT EXPENSE	896.80		17292.69	
N-5201	ACCT, BANK EXPENSE		12.24		218.30
N-5210	LEGAL, COLLECT EXP		0.00		375.00
N-5215	INTEREST EXP - WEST ONE		0.00		115.07
N-5231	INSUR EXP - HEALTH/ACC		549.60		3107.61
N-5233	INSUR EXP - LIABILITY		0.00		1028.00
N-5250	UTILITY EXPENSE		334.96		7211.59
N-5260	MAINTENANCE & REPAIR		0.00		5237.12
	Total Expenses		5464.29		141305.49
	NET INCOME		-32562.60		-42267.89

From 01/01/94 to 12/31/94

INCOME STATEMENT

Account	Account Name	This Period General Acct Detail Acct	Year to Date General Acct Detail Acct
N-4	TOTAL INCOME	-74716.13	59423.78
N-41	TOTAL GROSS SALES	-54398.25	149426.52
N-4101	SALES PLANTS	-15461.75	149641.52
N-4102	SALES OTHER	-53436.50	85.00
N-43	COST OF GOODS SOLD	-5317.86	-90502.74
N-4301	COST OF SALES PLANTS	-5317.86	-90502.74
	Total Revenue	-74716.13	59423.78
N-5	EXPENSES	11490.80	102923.08
N-51	DIRECT EXPENSE	10526.37	93477.25
N-5101	COMPENSATION	4000.26	35235.88
N-5102	COMPENSATION - CONTRACT	3000.00	46154.32
N-5115	PAYROLL TAXES	306.04	2696.55
N-5125	SALESMAN'S EXPENSE	490.92	866.60
N-5150	AUTO EXPENSE	888.57	2992.94
N-5171	TELEPHONE	441.91	695.83
N-5172	OFFICE & POSTAGE	1398.67	2332.40
N-5173	SUPPLIES EXPENSE	0.00	2492.45
N-5190	MISC. EXPENSE	0.00	10.28
N-52	INDIRECT EXPENSE	964.43	9445.83
N-5201	ACCT, BANK EXPENSE	0.00	445.38
N-5215	INTEREST EXP - WEST ONE	178.35	1264.57
N-5231	INSUR EXP - HEALTH/ACC	104.08	523.88
N-5232	INSUR EXP - WOK COMP	567.00	3322.00
N-5233	INSUR EXP - LIABILITY	0.00	3500.00
N-5250	UTILITY EXPENSE	95.00	190.00
	Total Expenses	11490.80	102923.08
	NET INCOME	-86206.93	-43499.30