

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AMENDED APPLICATION FOR PERMIT

FEB 23 2009

To appropriate the public water of the State of Idaho

WATER RESOURCES
WESTERN REGION

1. Name: CITY OF WEISER
55 W IDAHO ST
WEISER ID 83672
(208) 414-1965
2. Source: GROUND WATER Tributary to: WEISER RIVER
3. Location of Point of Diversion:
GROUND WATER L1 (SE1/4SW1/4) Sec. 32, Twp 11N, Rge 05W, B.M.
WASHINGTON County
4. Water will be used for the following purposes:

Purpose	From To	RATE OF DIVERSION	ANNUAL VOLUME
RECREATION STORAGE	01/01 to 12/31	N/A	18.0 AF
5. Total quantity to be appropriated is: 18.0 AF
6. Proposed diverting works:
 - a. Type and size of devices used to divert water from the source:
EXCAVATED POND FILLED WITH SHALLOW GROUND WATER, SEE REMARKS
 - b. Height of storage dam N/A FOR EXCAVATED POND
Active reservoir capacity 12 ACRE-FEET
Total reservoir capacity 12 ACRE-FEET
 - c. Is ground water with a temperature of greater than 85F being sought? NO
7. Time required for the completion of the works and application of the water to the proposed beneficial use is 1 year.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

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8.

PLACE OF USE: RECREATION STORAGE

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
11N 05W 32												X					L1

9a. Who owns the property at the point of diversion? If other than applicant, describe the arrangement enabling the applicant to make this filing.

APPLICANT

9b. Who owns the land to be irrigated or place of use? If other than applicant, describe the arrangement enabling the applicant to make this filing.

APPLICANT

10. Remarks:

Excavate a pond of up to 1.6 acres surface area to provide fishing opportunities for Weiser residents and visitors. Design is provided by NRCS and approved by ACOE & IDF&G. Wetland investigations by NRCS and ACOE have been completed. Pond will be stocked for put and take. There will not be an inlet or outlet. Source is shallow ground water next to Weiser River. Application covers pond capacity of 12 af plus evaporation losses of 6 af, for total of 18 af.

11. Map of proposed point of diversion and place of use attached? YES

BE IT KNOWN that the undersigned hereby makes application for permit to appropriate the public waters of the State of Idaho as herein set forth.


Applicant


Title

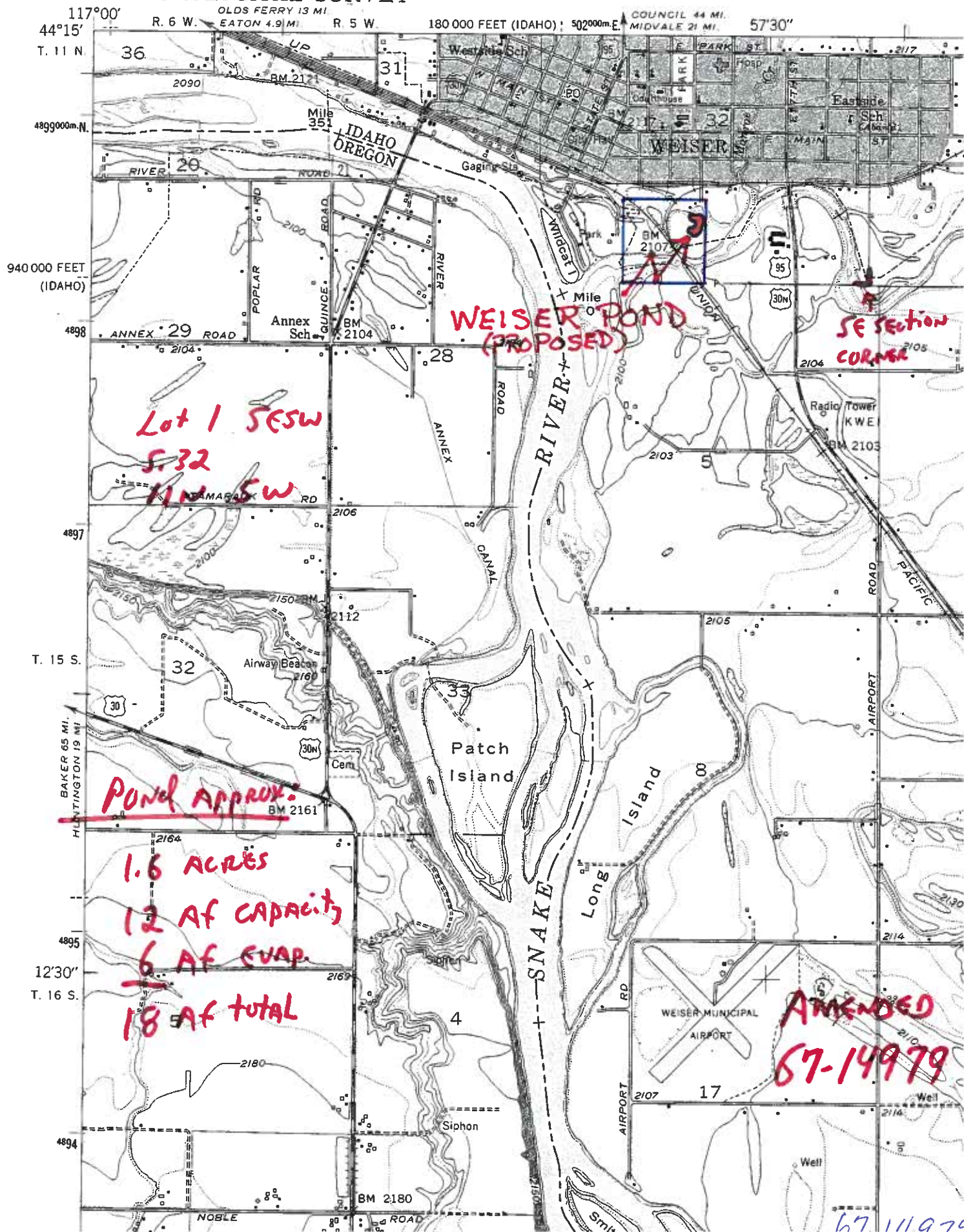
FOR DEPARTMENT USE ONLY:

Received by  Date 2-23-09 Time 1:00 PM Preliminary check by 
Publication prepared by DB Date 2/26/09 Published in WEISER SIGNAL
Publication approved _____ DATE: _____ Date 7 MARCH 4 & 11, 2009

Receipt No. W036997

Date: 10/20/08Received by: JH

2572 - SE
(OLDS FERRY SE)



POND EVAPORATION MAP

Estimate AF lost to evaporation

Data

Pond surface area - acres

Inches/year evap – best fit from map

Convert inches of loss/year to feet

AF loss = feet x acres

Example

Pond covers 5 acres in nw Ada County

Average depth = 10 ft

Pond capacity = 5 ac x 10 ft = 50 AF

Inches of loss/year = 42 (between 40 & 45)

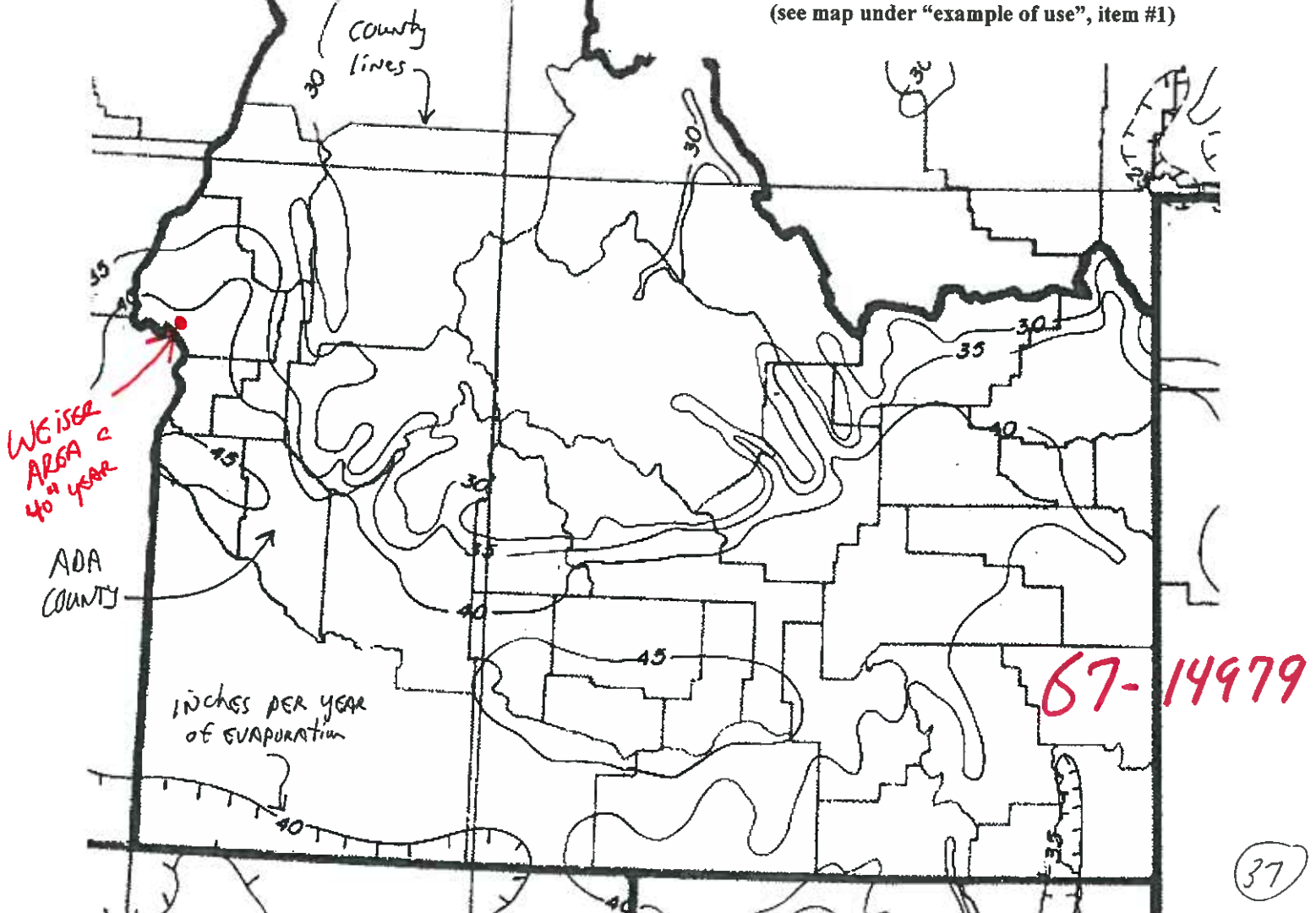
AF loss = $(42/12) \times 5 = 17.5$ AF

WR COVERAGE NEEDED = CAPACITY + LOSS

Need $50 + 17.5 = 67.5$ AF

http://snow.ag.uidaho.edu/publications/pond_evap/pond.html

(see map under “example of use”, item #1)



AMENDED APPLICATION 67-14979

From original application:

- Pond covers 1.3 acres
- Pond capacity: excavate 15,324 cubic yards = 9.5 acre-feet (AF), about 10 AF
- Pond evaporation map: 1.3 acres x (40/12 ft.) = 4.3 AF, about 5 AF ¹
- Total capacity + evaporation about 15 AF

Possible addition to pond area about 0.3 acres at north end:

- Pond covers 1.6 acres
- Pond capacity: $9.5 + [(9.5/1.3) \times 0.3] = 11.69$, about 12 AF
- Pond evaporation map: 1.6 acres x (40/12 ft.) = 5.3, about 6 AF
- Total capacity + evaporation about 18 AF
- Remains within \$100 fee category
- Proposed date of priority unchanged since less than original 20 AF application

¹ Round up for flexibility

Ident. No. 67-14979

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

1. Name of Applicant City of Weiser Phone 208-414-1965
Mailing address 55 W. Idaho Street, Weiser Id. 83672 Email N/A
2. Source of water supply GROUND WATER which is a tributary of N/A
3. Location of point of diversion is Township 11 N Range 5 W Sec. 32, in the NE $\frac{1}{4}$,
SE $\frac{1}{4}$, SW $\frac{1}{4}$, Govt. Lot N/A, B.M., WASHINGTON County;
additional points of diversion if any: N/A
4. Water will be used for the following purposes:
- Amount 20 Ac Ft for RECREATION purposes from 1-1 to 12-31 (both dates inclusive)
(cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)
5. Total quantity to be appropriated is (a) N/A and/or (b) 20
cubic feet per second acre feet per year
6. Proposed diverting works:
- a. Describe type and size of devices used to divert water from the source Excavated Pond Filled
with groundwater
- b. Height of storage dam 0 feet; active reservoir capacity 20 acre-feet;
total reservoir capacity 20 acre-feet
- c. Proposed well diameter is N/A inches; proposed depth of well is N/A feet
- d. Is ground water with a temperature of greater than 85°F being sought? NO
- e. If well is already drilled, when? N/A; Drilling firm N/A;
Well was drilled for (well owner) N/A; Drilling Permit No. N/A
7. Time required for completion of works and application of water to proposed beneficial use is 1 years (minimum 1 year)
8. Description of proposed uses (if irrigation only, go to item 9):
- a. Hydropower; show total feet of head and proposed capacity in kW. N/A
- b. Stockwatering; list number and kind of livestock. N/A
- c. Municipal; show name of municipality. N/A
- d. Domestic; show number of households. N/A
- e. Other; describe fully. Recreation pond for fishing

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OCT 20 2008

WATER RESOURCES
WESTERN REGION

9. Description of place of use:

a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.

b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
11N	5W	32												5					5
													R						

Total number of acres to be irrigated: 0

10. Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping? N/A

11. a. Who owns the property at the point of diversion? City of Weiser
b. Who owns the land to be irrigated or place of use? City of Weiser
c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: N/A

12. Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary. Excavate a pond of up to 5 Acres surface area to provide fishing opportunities for Weiser residents and visitors. Design is provided by NRCS and approved by ACOE & Id. F&G. Wetland investigations by NRCS & ACOE have been completed. Pond will be stocked for put & take. There will not be an inlet or outlet. Water will be from groundwater. Pond will range between 8-12 Feet deep.

13. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½"x11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. (A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.)

BE IT KNOWN that the undersigned hereby makes this application for permit to appropriate the public waters of the State of Idaho as herein set forth.

Signature of Applicant [Signature]

Print Name (and title, if applicable) John R Walker Jr

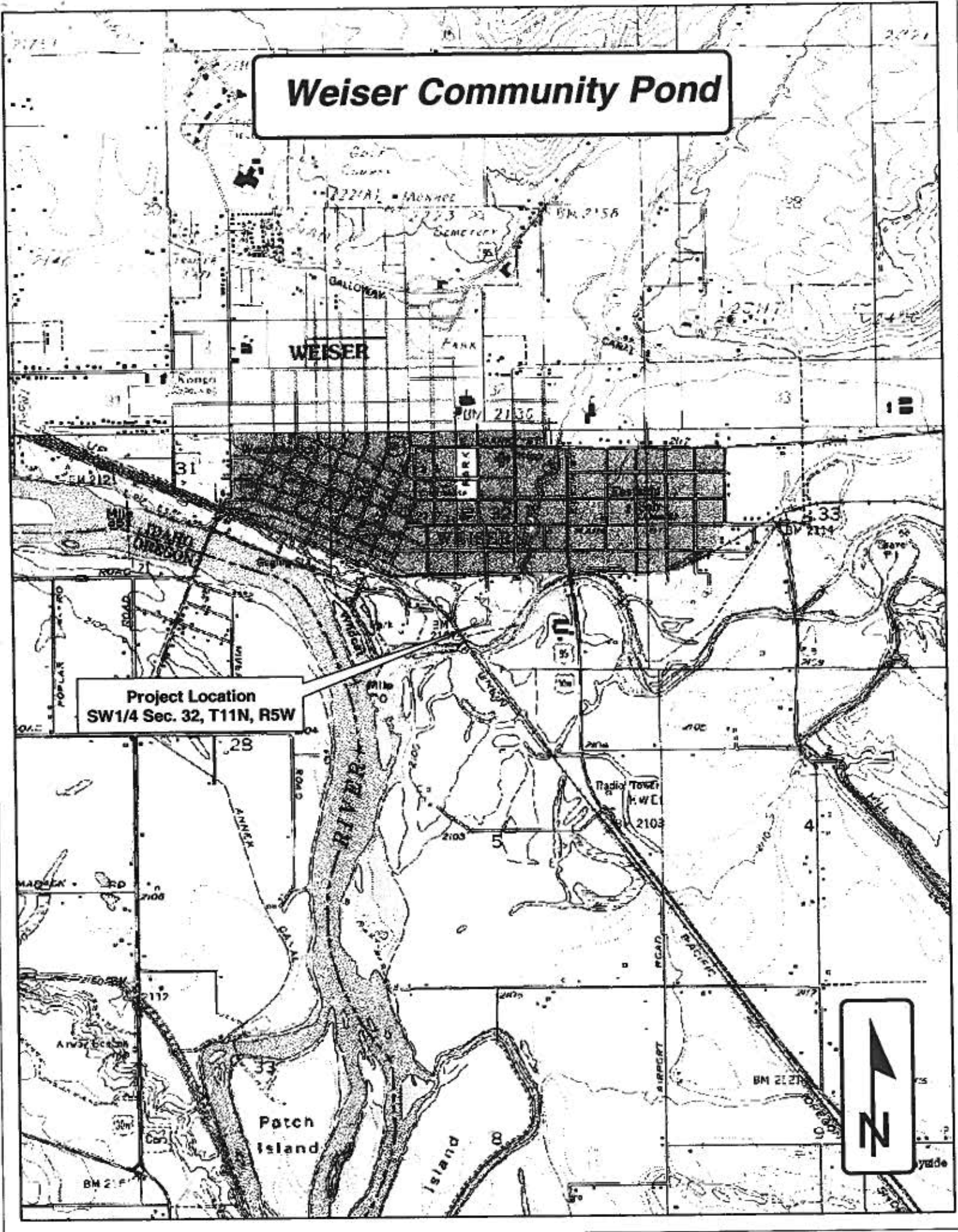
For Department Use:

Received by [Signature] Date 10-20-08 Time 1:33 PM Preliminary check by [Signature]
Fee \$ 100- Receipted by DB Receipt No. W036997 Date 10-20-08

Publication prepared by _____ Date _____ Published in _____
Publication approved _____ Date _____ Dates Published _____

Weiser Community Pond

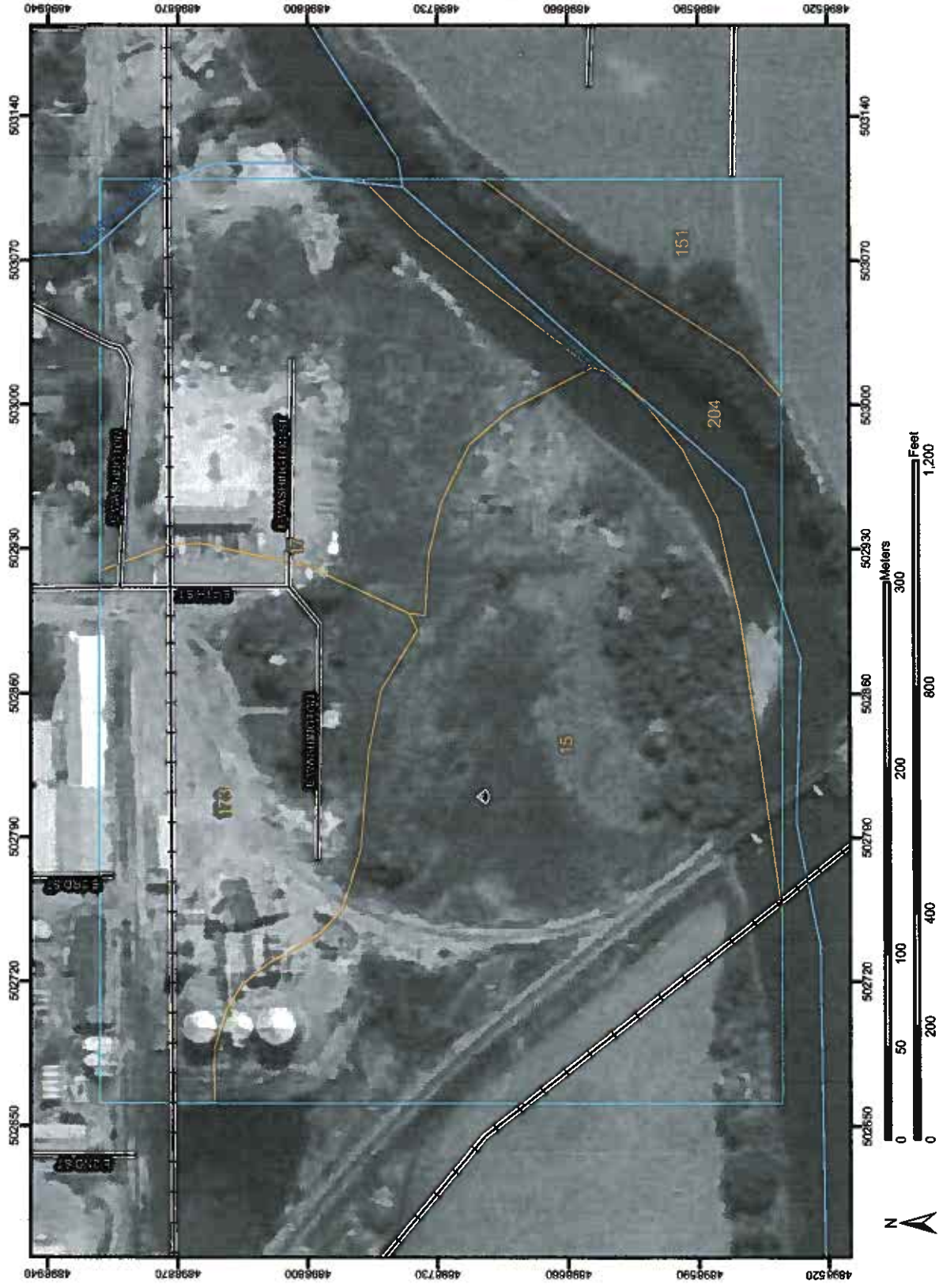
Project Location
SW1/4 Sec. 32, T11N, R5W





Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

Soil Map-Adams-Washington Area, Parts of Adams and Washington Counties, Idaho (Weiser Proposed Pond)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)	
Soils		Soil Map Units	
Special Point Features		Special Line Features	
			
			
			
		Political Features	
		Municipalities	
		Cities	
		Urban Areas	
		Water Features	
			
		Transportation	
		Roads	
			
			
			
			
			
			
			
			
			

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 11N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams-Washington Area, Parts of Adams and Washington Counties, Idaho
Survey Area Data: Version 7, Jan 31, 2008

Date(s) aerial images were photographed: 5/1/1994

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Adams-Washington Area, Parts of Adams and Washington Counties, Idaho (ID656)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Baldock silt loam, 0 to 2 percent slopes	19.6	43.3%
17	Bissell loam, 0 to 2 percent slopes	10.4	23.1%
151	Moulton loam, 0 to 3 percent slopes	2.2	5.0%
173	Power-Purdum silt loams, 0 to 2 percent slopes	9.0	19.9%
204	Water	4.0	8.8%
Totals for Area of Interest (AOI)		45.2	100.0%

Weiser Community Pond

**Approx. Pond Area
1.3 acres Surface**

0.4 Acres

0.2 Acres

0.7 Acres

Legend



Pond Area

0

640

1,280

Feet

STATE <u>Idaho</u>		PROJECT <u>Weiser Community Pond</u>		
BY <u>RH</u>	DATE <u>8/08</u>	CHECKED BY	DATE	JOB NO.
SUBJECT <u>Estimated Excavation</u>				SHEET <u>1</u> OF <u>1</u>

North Section

100' x 145' x 15' with 2:1 sides

Top size = 100' x 145'
Btm size = 40' x 85'
Depth = 15'

Estimated Excavation Volume (Use midpoint w/ vertical sides)

$$V = \frac{(70')(115')(15')}{27 \text{ ft}^3/\text{yd}^3} = 4472 \text{ yd}^3$$

Center Section (Connecting Area)

200' x 45' x 10' with 2:1 sides

Top size = 200' x 45'
Btm size = 200' x 5'
Depth = 10'

(Note: Top & btm length are the same as they do not have slopes on the ends)

Estimated Excavation Volume

$$V = \frac{(200')(25')(10')}{27 \text{ ft}^3/\text{yd}^3} = 1852 \text{ yd}^3$$

South Section

300' x 90' x 15' with 2:1 sides

Top size = 300' x 90'
Btm size = 240' x 30'
Depth = 15'

Estimated Excavation Volume

$$V = \frac{(270')(60')(15')}{27 \text{ ft}^3/\text{yd}^3} = 9000 \text{ yd}^3$$

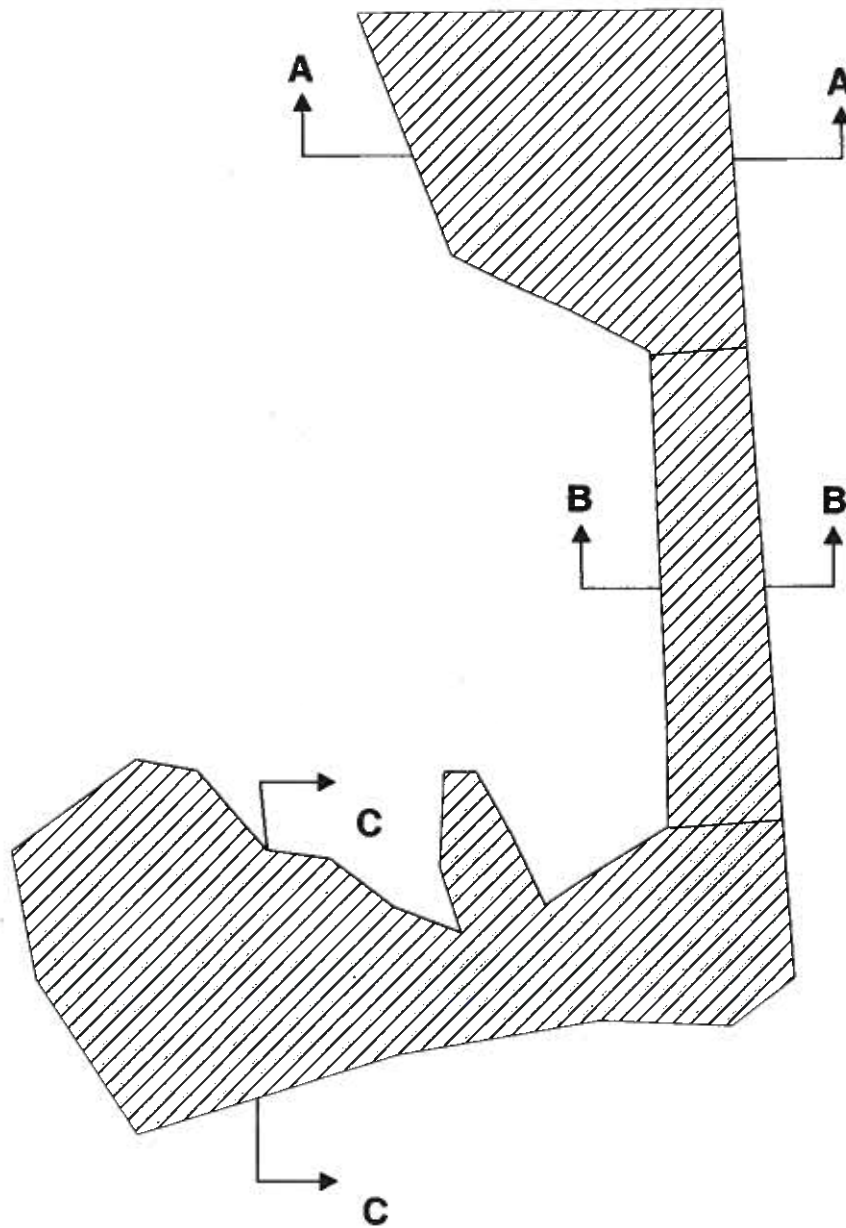
Total
4472
1852
9000
15,324 yd³

0.4 Acres

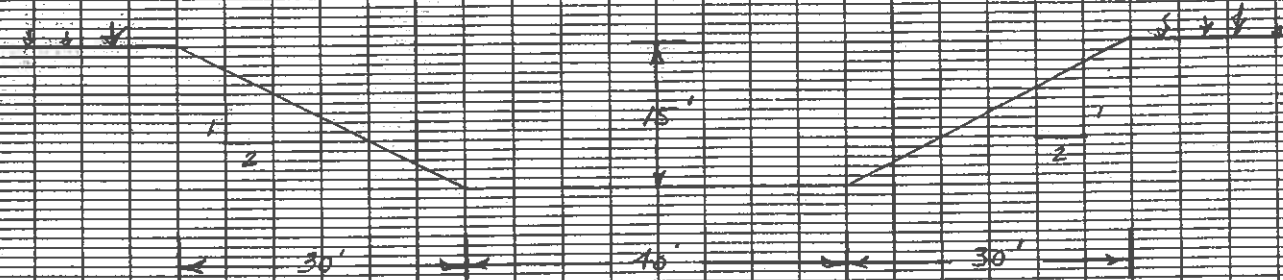
0.2 Acres

0.7 Acres

Weiser Community Pond Cross-Section Overview

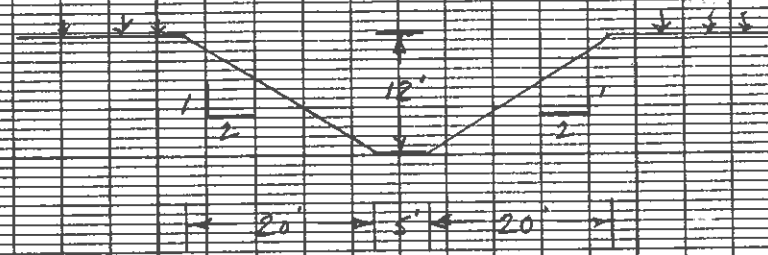


Note: The cross-sections are approximate and are only to show the side-slopes and depth. Actual distances across the pond will vary depending on the location. Consequently, actual bottom widths will also vary.

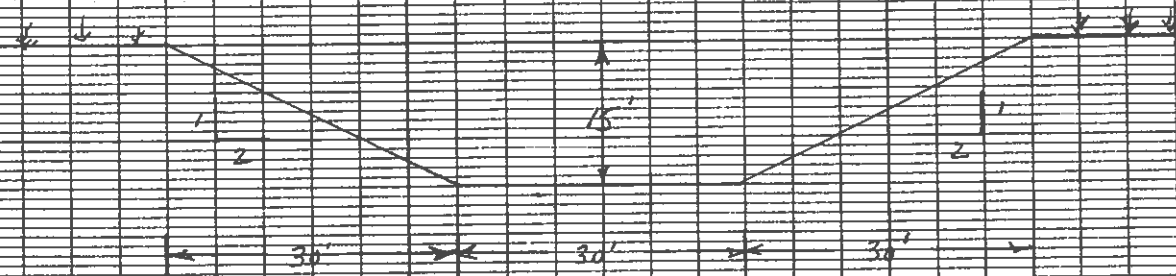


North Section

Note: 1. Cross sections are typical to show bottom width and side slopes. Actual cross sections will vary.
 2. Estimated total excavated volume is 15,324 yd³.



Center Section



South Section

Scale 1" = 20'

Weiser Community Pond Typical Cross Sections			
Wash. Co		Weiser River SCD	
U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE			
Designed	R. Hodeler	Date	8/68
Drawn	"	Approved by	"
Traced	"	Title	"
Checked	"	Sheet	1
		Drawing No.	
		No.	
		of	1

Property Address:

NNA E 4th St.
Weiser, ID 83672

Prepared For:

client/city of Weiser
55 West Idaho
Weiser, ID 83672

Prepared As Of:

Oct. 2, 2008

Prepared By:

Terry J. Geddes
Bainbridge Appraisal
151 SW 1st St.
Ontario, OR 97914
Phone: 541-823-0029 Fax: 541-823-0079
e-mail: tgeddes1944@msn.com

LAND APPRAISAL REPORT

City of Weiser
Property Address NNA E 4th St.
City Weiser **County** Washington **State** ID **Zip Code** 83672
Parcel ID 9703 **Map Reference** n/a
Location Description Lengthy see attached legal description
Sale Price \$ unknown **Date of Sale** unknown **Loan Term** unkn yrs. **Property Rights Appraised** ☒ Fee ☐ Leased ☐ De Minimis FUD
Act as Real Estate Taxes \$ unknown **yr.** **Loan charges to be paid by seller** \$ n/a **Other sales concessions** none
Lender/City client/city of Weiser **Address** 55 W. Idaho Weiser ID 83672
Occupant vacant land **Appraiser** Terry J. Geddes **Instructions to Appraiser** determine market value of gift to city

Location ☒ Urban ☐ Suburban ☐ Rural
Build Up ☐ Over 75% ☒ 25% to 75% ☐ Under 25%
Growth Rate ☐ Rapid ☒ Steady ☐ Slow
Property Value ☐ Increasing ☒ Stable ☐ Declining
Demand Supply ☐ Shortage ☒ In Balance ☐ Over Supply
Marketing Time ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.
Present Land Use 90% 1 Family 10% 2-4 Family 0% Apts. 0% Condo 0% Commercial
Change in Present Land Use ☒ Not Likely ☐ Like yr. ☐ Taking Face ("")
Predominant Use Policy ☒ Owner ☐ Tenant 40% Vacant
Sing. Family Price Range \$ 50 to \$ 190 **Predominant Value** \$ 70-120
Sing. Family Age 40 yrs. to 100+ yrs. **Predominant Age** 50-80 yrs.
Comments including those factors, favorable or unfavorable, affecting marketability (e.g., public parks, schools, view, noise) **The property is located on the south edge of Weiser approx. 4 blocks southeast of downtown and adjacent to the Weiser River. Access is by 4th street. The neighborhood is predominately industrial uses. There is no residential use in close proximity to the subject.**

Dimensions irregular see attached plat map **6.80 acres approx** **Sq. Ft. or Acres** ☐ Corner Lot
Zoning Classification industrial **Present Improvements** ☒ Do ☐ Do not conform to zoning regulations
Highest and Best Use ☐ Present Use ☒ Other (specify) **The highest and best use of the site is for wet land use/pasture, ponds, etc.**
Electricity ☐ none **Gas** ☐ none **Water** ☐ none **Sewer** ☐ none **Underground Elec. & Tel.** ☐ none
OFF SITE IMPROVEMENTS
Street Access ☒ Public ☐ Private
Surface asphalt/gravel **Maintenance** ☒ Public ☐ Private
Storm Sewer ☒ **Curb/Gutter** ☒ **Street Lights** ☒ **Sidewalk** ☒

Comments (favorable or unfavorable) including any apparent adverse easements, encroachments or other adverse conditions: **The subject is located on the south edge of the city limits adjacent to the Weiser river. The site exhibits a mostly level topography and is mostly wet lands. The site is not desirable for industrial development or housing development. The city is reportedly going to develop the site into a pond which will maintain the wet lands. The pond will be for public use. This type of development would be an asset to the neighborhood and the city.**

The undersigned has noted three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made. If a significant item in the comparable property is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made. The plus/minus adjustment is made, the plus/minus adjustment is made, the plus/minus adjustment is made.

FEATURE	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
NNA E 4th St.	TBD Indianhead Rd.	TBD Rock Creek Rd.	TBD Clabby Rd.	
Address Weiser, ID 83672	Weiser, ID 83672	Weiser, ID 83672	Weiser, ID 83672	
Proximity to Subject				
Sales Price	\$ unknown	\$ 79,000.00	\$ 59,000.00	\$ 65,000.00
Price /Sales	\$ unknown	\$ 79,000.00	\$ 59,000.00	\$ 65,000.00
Data Source	ext.insp/mls/broker	ext.insp/mls/broker	ext.insp/mls/broker	ext.insp/mls/broker
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Location	n/a	6-08	10-07	7-08
Site View	Average	ab. average	average	ab. average
topography	6.80 acres	5.00 acres	equal 5.00 acres/	equal 4.80 acres
building site	mostly level	level	level	level
	no	yes	yes	yes
		-30,000	-30,000	-30,000
Sales or Financing Concessions				
Net Adjustment (Total)				
Indicated Value of Subject				
	Net Adj. 44.30%	Net Adj. 50.85%	Net Adj. 53.85%	
	Gross Adj. 44.30%	Gross Adj. 50.85%	Gross Adj. 53.85%	
	\$ -35,000	\$ -30,000	\$ -35,000	
	\$ 44,000	\$ 29,000	\$ 30,000	

Comments on Market Data No sales of a similar wet land site were located. The sales utilized are all sales of small parcels with building site approvals. Typically sales of bare ground without building sites is about \$3,000.00 to \$5,000.00 per acre however these sales are very limited.

Comments and Conditions of Appraisal Sales for the past one year time period were researched. No other sales in a closer proximity to the subject were located. No other sales with a similar wet lands was located. No sales similar to the subject without approved building permits was located.

Final Reconciliation The value opinion is derived from the sales comparison analysis (market approach). A midpoint of the adjusted sales prices has been selected.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF Oct. 2, 2008 **TO BE \$** 36,500.00
APPRaiser **SUPERVISORY APPRAISER (ONLY IF REQUIRED)**
Signature: **Signature:** _____
Name: Terry J. Geddes **Name:** _____
Date Report Signed: Oct. 2, 2008 **Date Report Signed:** _____
Certification or License #: LRA 1263 **Certification or License #:** _____
Expiration Date of Certification or License: 12/21/08 **Expiration Date of Certification or License:** _____
☐ Did ☐ Did Not Inspect Property

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, consultants, professional appraisal organizations, any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

File No.

907-09

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

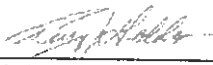
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated, in the appraisal report, only my own personal, unbiased, and professional analysis, opinions, and conclusions which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

*** CLARIFICATION: The intended user of this appraisal report is the specified lender/ client. The intended use is to evaluate the property that is the subject of this appraisal for estate purposes subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. No other intended users are identified by the appraiser. ***

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: NNA E 4th St., Weiser, ID 83672

APPRAISER:

Signature: 
 Name: Terry J. Geddes
 Date Signed: Oct. 2, 2008
 State Certification #: _____
 or State License #: L001385
 State: Idaho
 Expiration Date of Certification or License: 12/21/08

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
☐ Did ☐ Did Not Inspect Property

USPAP COMPLIANCE ADDENDUM

Borrower Client City of Weiser
 Address NNA E 4th St.
 City Weiser County Washington State ID Unit No. N/A
 Lender/Client client/city of Weiser Zip Code 83672

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Self Contained (A written report prepared under Standards Rule 2-2(a) pursuant to the Scope of Work, as disclosed elsewhere in this report.)
☒ Summary (A written report prepared under Standards Rule 2-2(b) pursuant to the Scope of Work, as disclosed elsewhere in this report.)
☐ Restricted Use (A written report prepared under Standards Rule 2-2(c) pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

COMMENTS ON STANDARDS RULE 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I ☒ have or ☐ have not made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report.)

COMMENTS ON APPRAISAL AND REPORT IDENTIFICATION

Note any USPAP related issues requiring disclosure and any State mandated requirements:

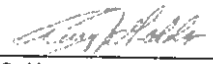
SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 90 to 180 day(s) utilizing market conditions pertinent to the appraisal assignment.
☒ A reasonable exposure time for the subject property is 30 to 60 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Terry J. Geddes
 Date of Signature Oct. 2, 2008
 State Certification # _____
 or State License # L001385
 State Idaho
 Expiration Date of Certification or License 12/21/08

Effective Date of Appraisal: Oct. 2, 2008

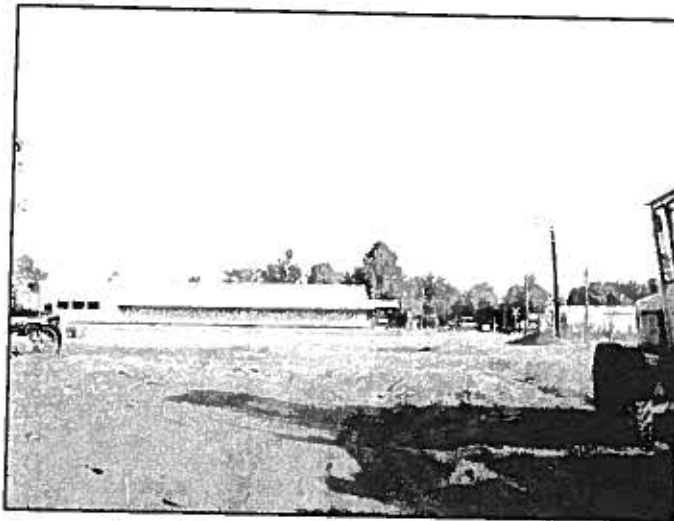
Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser inspection of Subject Property
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

SUBJECT PHOTOGRAPH ADDENDUM

Borrower Client	City of Weiser		
Address	NNA E 4th St.		
City	Weiser	County	Washington
Lender/Client	client/city of Weiser	State	ID
		Unit No.	N/A
		Zip Code	83672



Site view



Street/neighborhood view

Legal Description

Borrower/Client	City of Weiser	Unit No.	N/A
Address	NNA E 4th St.	Zip Code	83672
City	Weiser	County	Washington
Lender/Client	client/city of Weiser	State	ID

WEISER FEED AND STORAGE to CITY OF WEISER, IDAHO

A parcel of land situated within Government Lot 1 and the NE 1/4 SW 1/4 of Section 22, Township 12 North, Range 5 West, Boise Meridian, within Weiser, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southwest corner of Block 7 of Morehead Addition of Weiser, Idaho, as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho;

Thence S 0°20'25"E, a distance of 611.20 feet along the projected west line of said Block 7 to a point on the northerly bank of the Weiser River;

Thence meandering westerly along the northerly bank of the Weiser River with a chord bearing N 50°51'20"W, a distance of 265.32 feet to the southeast corner of a parcel of land described on a Warranty Deed recorded in Book 2 of Deeds, Page 660, Records of Washington County, Idaho;

Thence N 34°27'57"W, a distance of 429.00 feet along the northeasterly boundary of said parcel of land to a point on the projected east right-of-way line of East Third Street of Weiser, Idaho, said line also being the projected west line of a parcel of land known as Block 12 (Records of Union Pacific Railroad, Deeds, etc.) of Morehead Addition of Weiser, Idaho;

Thence S 0°20'25"E, a distance of 350.00 feet along the westerly boundary of said parcel of land, being the projected east right-of-way line of East Third Street and the projected west line of said Block 12 to a point on the northeasterly right-of-way line of the Union Pacific Railroad mainline;

Thence northwesterly along said northeasterly right-of-way of said Railroad and 50.00 feet northeasterly from the centerline of the railroad mainline tracks along a line bearing N 37°50'06"W and along an offset spiral curve to the left, the combined chord of said line and offset spiral curve bearing N 38°05'09"W, a distance of 153.54 feet to a point of curvature;

Thence leaving said mainline railroad right-of-way and following the arc of a 566.00 foot radius curve to the right with a central angle of 74°09'54", and a chord of 425.57 feet bearing N 5°33'20"E to a point on the projected south line of said Block 12;

Thence N 89°59'13"E, a distance of 44.12 feet along the projected south line of said Block 12 to the southwest corner of said Block 12;

Thence continuing N 89°59'13"E, a distance of 399.38 feet along the south line of said Block 12 to the southeast corner of said Block 12, which point is the southwest corner of East Fourth Street of Weiser, Idaho;

Thence continuing N 89°59'13"E, a distance of 51.50 feet along the south line of said East Fourth Street to the south end point of the centerline of said East Fourth Street;

License

Borrower, Client	City of Weiser	Unit No.	N/A
Address	NNA E 4th St.	State	ID
City	Weiser	County	Washington
Lender, Client	client/city of Weiser	Zip Code	83672

Appraiser Certification and Licensure Board**State Licensed Appraiser**

28 hours of continuing education required for renewal

License No L001385

Issue Date: 1/1/2008

Expiration Date: 12/31/2009

Terry J Geddes
Bainbridge Appraisal
151 SW 1st ST
Ontario OR 97914

R. A. (Bob) Keith, Administrator

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is qualified
under the laws and rules of the State of Idaho to operate as a
LICENSED RESIDENTIAL APPRAISER

TERRY J. GEDDES
1094 LUCKY LANE
ONTARIO OR 97914

Tana Cory
Chief, B.O.L.

LRA-1263
Signature

12/21/2008

Instrument # 210496
STATE OF IDAHO COUNTY OF WASHINGTON
2008-09-26 03:31:00 PM No. of Pages 2
Recorded for: WASHINGTON COUNTY TITLE C
SHARON WIDNER Fee 6.00
Ex-Officio Recorder Deputy LMcknight
Index To: DEED
Electronically Recorded by Simplifile

QUIT-CLAIM DEED

For Value Received, WEISER FEED & STORAGE, INC., an Idaho Corporation, the Grantor, does hereby remise, release and forever quit-claim unto the CITY OF WEISER, IDAHO, a Municipal Corporation of the State of Idaho, the Grantee, whose address is 55 W. Idaho Street, Weiser, Idaho 83672 all the following described real estate situated in the County of Washington, State of Idaho, to-wit:

See attached legal description

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever.

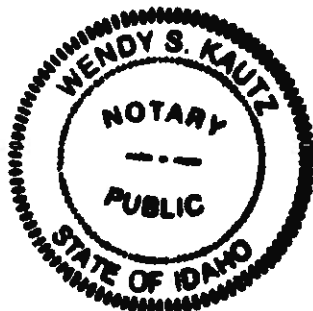
Dated this 26th day of September, 2008.

Rod Poyner
Rod Poyner: Vice President
Kevin Jones
Kevin Jones: General Manager

STATE OF IDAHO)
County of Washington) ss

On this 26th day of SEPTEMBER, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared ROD POYNOR and KEVIN JONES, known or identified to me to be the Vice President and General Manager, respectively, of the corporation that executed the instrument, or the person 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 seal the day and year first above written.



Wendy S. Kautz
Notary Public for Idaho
Residing at: Weiser
Commission Expires: 9-30-2010

WEISER FEED AND STORAGE to CITY OF WEISER, IDAHO

A parcel of land situated within Government Lot 1 and the NE1/4SW1/4 of Section 32, Township 11 North, Range 5 West, Boise Meridian, within Weiser, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southwest corner of Block 7 of Morehead Addition of Weiser, Idaho, as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho;

Thence S 0°20'25"E, a distance of 611.20 feet along the projected west line of said Block 7 to a point on the northerly bank of the Weiser River;

Thence meandering westerly along the northerly bank of the Weiser River with a chord bearing N 80°51'20"W, a distance of 265.32 feet to the southeast corner of a parcel of land described on a Warranty Deed recorded in Book 2 of Deeds, Page 660, Records of Washington County, Idaho;

Thence N 34°27'57"W, a distance of 429.00 feet along the northeasterly boundary of said parcel of land to a point on the projected east right-of-way line of East Third Street of Weiser, Idaho, said line also being the projected west line of a parcel of land known as Block 12 (Records of Union Pacific Railroad, Deeds, etc.) of Morehead Addition of Weiser, Idaho;

Thence S 0°20'25"E, a distance of 330.00 feet along the westerly boundary of said parcel of land, being the projected east right-of-way line of East Third Street and the projected west line of said Block 12 to a point on the northeasterly right-of-way line of the Union Pacific Railroad mainline;

Thence northwesterly along said northeasterly right-of-way of said Railroad and 50.00 feet northeasterly from the centerline of the railroad mainline tracks along a line bearing N 37°50'06"W and along an offset spiral curve to the left, the combined chord of said line and offset spiral curve bearing N 38°05'09"W, a distance of 155.54 feet to a point of curvature;

Thence leaving said mainline railroad right-of-way and following the arc of a 566.00 foot radius curve to the right with a central angle of 44°09'54", and a chord of 425.57 feet bearing N 6°33'20"E to a point on the projected south line of said Block 12;

Thence N 89°59'13"E, a distance of 44.12 feet along the projected south line of said Block 12 to the southwest corner of said Block 12;

Thence continuing N 89°59'13"E, a distance of 399.38 feet along the south line of said Block 12 to the southeast corner of said Block 12, which point is the southwest corner of East Fourth Street of Weiser, Idaho;

Thence continuing N 89°59'13"E, a distance of 51.50 feet along the south line of said East Fourth Street to the south end point of the centerline of said East Fourth Street;

Thence N 89°59'52"E, a distance of 51.50 feet along the south line of said East Fourth Street to the point of beginning.

Buffington, Denise

From: Buffington, Denise
Sent: Friday, February 27, 2009 12:34 PM
To: 'Brandi Horton'
Subject: Comment Letter
Attachments: 67-14979 Comment letter to WD67.doc; 67-14979 App.pdf; Watermaster Rec form.pdf

Please review the attached information and comment as necessary. If you have any questions regarding the attached information, please contact our office at 334-2190.

Thank You,

Denise Buffington
Administrative Assistant
Dept of Water Resources
Western Region

2/27/2009

February 27, 2009

BRANDI HORTON, WATERMASTER 67
2574 SCHOOL RD
MIDVALE ID 83645

Re: Application for Permit No(s). 67-14979

Dear Watermaster:

Attached are copies of one or more applications that may be of interest to you.

Please complete the necessary recommendation form(s) and return to this office within 21 days of the date of this letter. Regional review of unprotested applications can be completed as soon as the final protest period is past; your prompt response to this request is appreciated so that your recommendation can be considered during regional review.

The application proposes shallow ground next to the Weiser River. There will be no diversion from the river or return flow to the river. The site is just about at the end of the Weiser River before it meets the Snake River. The only other water right diverting from surface water in this area is the City's irrigation right 67-4412. So there should not be any impact to other right holders by the proposed pond and its evaporation loss. If approved, the application would remain subject to Watermaster control but should not require anything about June 15 curtailments and so forth due to the project location. If you want to discuss this before making your comments, please contact Steve Lester at your convenience.

If after 21 days from the date of this letter the Department has not received your written recommendation, the Department will presume you do not oppose approval of the application and you have no comments for the Department to consider.

However, possible approval of the application(s) will include conditions of approval about standard controls for uses in your water district (lockable, measureable diversion works, etc).

Please contact this office at 334-2190 if you have any questions regarding the application(s).

Sincerely,

Denise Buffington
Administrative Assistant

Enclosure Copy of Applications(s)
Watermaster Recommendation Form(s)

Buffington, Denise

From: Buffington, Denise
Sent: Thursday, February 26, 2009 5:01 PM
To: newsroom@ruralnetwork.net
Subject: Legal Notices
Attachments: Wash. County Ads - Cover Letter.RTF; 67-14979 Ad.RTF

Attached please find (1) legal notice being submitted for publication. Please contact me if you have any questions or if you are not able to run the ad on the dates listed.

Thank You,

Denise Buffington
Administrative Assistant
Dept of Water Resources
Western Region

2/27/2009

February 26, 2009

Legal Notice Department

WEISER SIGNAL

PO BOX 709

WEISER ID 83672

RE: Application for Permit No. 67-14979

Dear LEGAL NOTICE DEPARTMENT:

Enclosed you will find a legal notice which we wish to have published in your newspaper on the dates indicated (once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 03/23/2009. Your cooperation is appreciated.

Sincerely,

Denise Buffington
Administrative Assistant

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

67-14979

CITY OF WEISER
55 W IDAHO ST
WEISER ID 83672

Point(s) of Diversion L1 (SESW) S32 T11N R05W WASHINGTON County Source GROUND WATER

Tributary To WEISER RIVER

Use: RECREATION STORAGE 01/01 To 12/31 18 AFA

Total Diversion: 18 AFA

Date Filed: 10/20/2008

Place Of Use: RECREATION STORAGE

T11N R05W S32 SESW Lot 1

Remark: Use is for a community fishing pond just upstream from the mouth of the Weiser River.

Permits will be subject to all prior water rights. Protests may be submitted based on the criteria of Sec 42-203A, Idaho Code.

Any protest against the approval of this application must be filed with the Director, Dept. of Water Resource, Western Region, 2735 Airport Wy, Boise ID 83705 together with a protest fee of \$25.00 for each application on or before 03/23/2009. The protestant must also send a copy of the protest to the applicant.

DAVID R. TUTHILL, JR., Director

Published on March 4th & 11th, 2009