RECEIVED
2013 JUN 17 AM 8:55
IDAHO PUBLIC
UTILITIES COMMISSION

Fox Creek Water & Sewer, LLC
PO Box 251
Driggs, ID 83422
June 7, 2013

FCW-W-13-01

Commission Secretary
Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho 83720-0074

RE: Certificate Application & Required Supplemental Information

To Whom It May Concern:

Fox Creek Water & Sewer, LLC is a 49 water user system located in Fox Creek Country Club Estates and Fox Creek Village subdivisions in Victor, Idaho with the ability to connect a total of 97. User consumption is not metered.

We are requesting the Commission to issue a Certificate of Public Convenience and Necessity (CPCN) authorizing the Company to operate as a public utility in the state of Idaho and to serve the geographical area requested.

As per Idaho Public Utilities Commission for a Certificate of Public Convenience and Necessity (CPCN) application instructions, the following is included and prepared by:

- blue (Michelle May) text
- **Bold** (Rick Nansen) text

Name of (SWC): Fox Creek Water & Sewer, LLC, PWS# 7410034
Contact person-Cost analysis: Michelle May, Bookkeeper (208)339-4953
Contact person-System Operator: Rick Nansen, Certified Operator (208)270-1525
SWC Mailing address: PO Box 251
City, State Zip: Driggs, ID 83422
Physical well address for SWC if different from mailing address: Well locations-Lots 63 & 46 Fox Creek Country Club Estates Subdivision
City, State Zip: Victor, ID
Email address:

- Bookkeeper- maymich@silverstar.com
- System Operator- rick@tetonwaterinc.com (208)270-1525

Review the following questions and include applicable information:
1. Type of business organization that the SWC is registered under:
(Corporation, LLC, Partnership or Proprietorship)
Fox Creek Water & Sewer, LLC is a single member LLC or Proprietorship

2. In what state is the company organized?
Idaho

3. Is the company registered with the Idaho Secretary of State (ISOS) and authorized to do business in Idaho?
Yes

4. Attach copies of applicable by-laws, articles of incorporation and/or other organizational documents on file with the ISOS.
See attached

5. Are there any affiliated companies with which the water system shares office space, employees, expenses or provides services to the water system? If there are, please attach a detailed description of the relationship, otherwise indicate no.
No

6. Attach a legal description for the certificated area to be served and a map.
See attached

7. Attach a map of the area showing the location of wells, reservoirs, water lines, booster pumps, valves, etc. for your system. Also indicate the locations and names of all public utilities, corporations, or persons with which the utility will likely compete.
See attached

8. Attach the most recent DEQ Sanitary Survey (if applicable).
See attached

9. Identify the Certified water system operator and certificate number.
Richard R. Nansen Idaho certificate # DWT2-15124

10. Is the system approved by the Idaho Department of Environmental Quality (DEQ) or local health district?
Yes

11. Attach information showing the water rights license or permit owned by the water utility. See attached.

12. Attach the anticipated schedule of construction including proposed date to begin providing service.
N/A-Begin Service Date 09/10/2004

13. Attach the estimated cost for utility construction (N/A-Begin Service Date 09/10/2004) and statement of anticipated annual maintenance costs.
See attached. Includes well maintenance items only. No legal, accounting, bookkeeping operational or repair/upgrade costs.

14. Attach a statement of the manner in which the applicant proposes to finance new utility construction.
N/A-Begin Service Date 09/10/2004

15. Number of customers currently connected to system.
Number of Residential accounts-49
Number of Commercial accounts-0

16. Number of customers ultimately to be served by the system.
Number of Residential accounts-97
Number of Commercial accounts-0

17. Attach monthly water production data from all sources.
See attached Excel file for last 6 months, additional available

18. Attach monthly consumption data for the various types of customers currently connected to the water system.

Current users are all the previously mentioned residential users/with potential commercial in the future with addition of well(s)

19. Attach a description of proposed rates and charges.
Flat monthly rate unmetered system: as of 10/01/10
Water -32.39 month + $5.00 month management fee

20. Attach a set of detailed financial statements (income and balance sheet) for the most recent three years for the water system (one or two if new company) or a detailed budget for a new system with no financial history.
See Attached. Company changed from Fox Development to Fox Creek Water & Sewer between 08/22/11-10/31/11. Income and balance sheet for both are included for 2011.

21. Attach a list of current customers and mailing addresses.
See Attached.

22. You are required to inform your customers (if any) of the Application. The
Have the existing customers been notified? Yes, Attached
Has the Company issued a Press Release? N/A existing water system.

23. Attach samples of:
Bill statement: Attached
Reminder Notice - Termination of Service: Attached
Final Notice - Termination of Service: Attached
Annual Rules Summary: Attached-Shared Well Agreement
Company Tariff –including General Rules and Regulations (see Model Tariff 2008) ????
Company Main Extension Rules – (see Model Uniform Main Extension Rule of Water Utilities 2009) ????

Sincerely,

~Rick Nansen~

For Robert Kincaid, Owner
Fox Creek Water & Sewer, LLC

Enclosure

QUESTION 3

Question #3

251

CERTIFICATE OF ORGANIZATION FILED EFFECTIVE
LIMITED LIABILITY COMPANY

(Instructions on back of application)

11 AUG 24 AM 8:50

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
   Fox Creek Water & Sewer, LLC
2. The complete street and mailing addresses of the initial designated/principal office:
   910 E 9500 S Victor, ID 83455
   (Street Address)
   PO Box 251 Driggs, ID 83422
   (Mailing Address, if different than street address)
3. The name and complete street address of the registered agent:
   Robert Kincaid (Name) — 910 E 9500 S Victor, ID 83455 (Street Address)
4. The name and address of at least one member or manager of the limited liability company:

Name	Address
Robert Kincaid	910 E 9500 S Victor ID 83455

5. Mailing address for future correspondence (annual report notices):
   PO Box 251 Driggs, ID 83422
6. Future effective date of filing (optional): _____

Signature of a manager, member or authorized person.

Signature Robert Kincaid
Typed Name: Robert Kincaid

Signature _____
Typed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
08/24/2011 05:00
CK: 9992 CT: 261838 BH: 1287771
1 @ 100.00 = 100.00 ORGAN LLC # 2

cert_org_llc Rev. 07/2010

W106167

QUESTION 6

Fox Creek Village

#9

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	52°32'23"	405.21'	371.87'	200.00'	358.89'	S 26°56'26"E
C 2	40°48'28"	487.38'	364.23'	185.00'	348.79'	S 31°47'24"E
C 3	78°28'49"	226.64'	310.31'	185.00'	286.63'	S 50°36'36"E
C 4	100°01'48"	100.00'	174.59'	119.24'	153.24'	N 63°08'00"E
C 5	37°11'52"	546.84'	355.02'	185.00'	350.68'	S 07°12'36"W
C 6	64°20'22"	245.35'	273.27'	153.07'	258.13'	S 57°58'11"W
C 7	89°50'58"	200.53'	314.46'	200.00'	283.22'	N 44°55'28"W
C 8	33°47'42"	707.38'	417.22'	214.86'	411.20'	S 35°17'46"E
C 9	38°28'40"	287.38'	192.98'	100.29'	189.37'	S 32°57'17"E
C 10	17°38'24"	338.84'	104.73'	52.78'	104.31'	S 02°33'30"E
C 11	14°23'48"	338.84'	85.38'	42.92'	85.17'	S 16°52'21"W

ARC DATA TABLE

ARC	ARC LENGTH	ARC	ARC LENGTH
A 1	82.49'	A 17	102.79'
A 2	236.38'	A 18	122.21'
A 3	100.22'	A 19	95.98'
A 4	344.08'	A 20	32.87'
A 5	136.93'	A 21	180.64'
A 6	186.83'	A 22	74.10'
A 7	19.00'	A 23	185.54'
A 8	104.72'	A 24	307.01'
A 9	103.16'	A 25	287.83'
A 10	103.16'	A 26	362.02'
A 11	84.54'	A 27	140.47'
A 12	98.49'	A 28	138.38'
A 13	98.49'	A 29	138.38'
A 14	140.98'	A 30	20.08'
A 15	98.75'	A 31	15.74'
A 16	180.48'		

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	S 00°20'48"W	180.00'
L 2	S 00°16'24"E	60.00'
L 3	N 48°42'02"W	27.17'
L 4	S 11°23'11"E	105.64'
L 5	S 89°50'00"E	77.24'
L 6	N 70°38'34"E	53.86'
L 7	N 89°50'58"W	140.00'
L 8	NORTH	139.78'
L 9	EAST	84.04'
L 10	N 00°20'48"E	51.65'
L 11	S 00°20'51"W	47.45'
L 12	S 00°20'48"W	58.70'
L 13	S 25°48'20"W	121.00'
L 14	S 48°36'47"E	141.38'
L 15	S 11°30'09"E	117.32'
L 16	S 11°23'11"E	45.28'
L 17	S 11°23'11"E	60.37'
L 18	N 25°40'04"W	120.00'
L 19	N 01°13'01"E	92.37'
L 20	N 25°48'20"E	242.00'
L 21	S 89°58'43"E	77.38'
L 22	EAST	24.23'
L 23	WEST	23.98'

P.U.D. NOTES

TOTAL ACRES IN P.U.D.	67.62
ACRES IN RESIDENTIAL LOTS	12.71
ACRES IN MULTI-FAMILY UNITS LOT	5.87
ACRES IN LIGHT INDUSTRIAL "M" LOTS	14.04
ACRES IN WELL LOT OPEN AREA	0.33
ACRES IN OPEN AREAS	40.30
ACRES IN RESERVED AREA	8.00
ACRES IN ROADS	6.84
TOTAL NUMBER OF RESIDENTIAL LOTS	25
AVERAGE RESIDENTIAL LOT SIZE IN ACRES	0.51

* A CENTRAL WATER SYSTEM IS PROPOSED.

* NO CENTRAL SEWER SYSTEM IS PROPOSED - INDIVIDUAL SEPTIC SYSTEMS ONLY

* ALL LOTS ARE EXEMPT FROM BUILDING ENVELOPES WITH COUNTY STANDARD SETBACKS IN EFFECT AS FOLLOWS:

FRONT 30'
BACK 40'
SIDE 30'

LIGHT INDUSTRIAL LOTS NOTES "M"

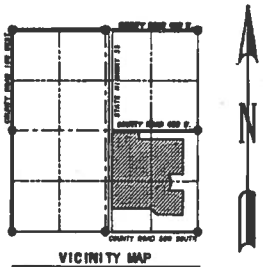
LOT	UNIT TYPES	#U	SQ FT
LOT 1	STORAGE UNITS	41	12,000
	COVERED RENTAL UNITS	32	16,000
	LIGHT INDUSTRIAL UNITS	15	28,000
LOT 2	STORAGE UNITS	41	12,000
	COVERED RENTAL UNITS	32	16,000
	LIGHT INDUSTRIAL UNITS	15	28,000
LOT 3	WAREHOUSE	1	40,000
	STORAGE UNITS	62	24,000
	COVERED RENTAL UNITS	17	10,000
TOTALS:		276	196,000

4.27 ACRES OF LAND COVERED
13.78 ACRES TOTAL LAND

THE FOLLOWING USES WILL NOT BE ALLOWED ON INDUSTRIAL "M" LOTS:

1) RETAIL STORES
2) STORAGE OF FLAMMABLE LIQUIDS IN BULK
3) BATCH PLANTS

ALL USES ON INDUSTRIAL "M" LOTS WILL REQUIRE A CONDITIONAL USE PERMIT



VICINITY MAP
SECTION 23, TWP. 4N., RNG. 45E., B.M.
TETON COUNTY, IDAHO
SCALE 1" = 3000'

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, COUNTY COMMISSIONERS — DATE 5-30-96

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, PLANNING AND ZONING — DATE

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE

COUNTY ASSESSOR — DATE 4-26-96

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

COUNTY TREASURER — DATE

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, WITH A MAXIMUM DRAINFIELD DEPTH OF TWO (2) FEET FOR LOTS A1 - A29. THE INDUSTRIAL LOTS AND MULTI-FAMILY LOTS (M AND MF) WILL BE REQUIRED TO SUBMIT A SEWER SYSTEM DESIGNED BY A REGISTERED ENGINEER FOR APPROVAL BY DISTRICT 7 HEALTH DEPT. THIS PLAT IS HEREBY APPROVED FOR FILING.

DISTRICT 7 HEALTH DEPARTMENT

DATE

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

DATE

TETON COUNTY FIRE MARSHALL

THE APPLICATION FOR PLATING FOX CREEK VILLAGE WAS FILED IN JAN 1993, MONTHS BEFORE THE FIRE PROTECTION RESOLUTION WAS PASSED. I, GARY HENRIE, HAVE HEREBY WORKED WITH A W ENGINEERING AND WITH TOM HUNTER TO HAVE THEIR PROJECT CONFORM TO THE FIRE RESOLUTION. THE WATER SYSTEM PLANS PRESENTED TO OUR OFFICE ON 5/8/96 BY AW ENGINEERING APPEAR TO MEET THE RESOLUTION CRITERIA. I HEREBY APPROVE RAD SUBDIVISION PLAT SUBJECT TO THE CONDITION THAT PLANS FOR THE INDUSTRIAL LOTS (M LOTS) BE PRESENTED TO THE FIRE MARSHALL BEFORE BUILDING PERMITS ARE ISSUED ON THEM.

TETON COUNTY FIRE MARSHALL — DATE 5/31/1996

RECORDER'S CERTIFICATE

124033

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 9th DAY OF May, 1996 AT 10:00 AM, AT THE REQUEST OF A & W. Engineering
INSTRUMENT NUMBER

COUNTY RECORDER

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS:
THAT THE NAME OF THE SUBDIVISION SHALL BE FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT;
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 400 SOUTH AND STATE HIGHWAY 33;
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD;
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS CREATED BY THE FILING OF THIS PLAT;
THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY;
THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE;
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE UNLIMITED USE OF ELECTRIC, TELEPHONE, AND CABLE TV (IF/WHEN AVAILABLE) UTILITIES.

DESCRIPTION OF LANDS BEING DIVIDED:

A PORTION OF THE SE 1/4 SECTION 23, TWP. 4N., RNG 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE SE CORNER OF SAID SECTION 23, THENCE N 89°51'56"W, 1340.58 FEET ALONG THE SOUTHERN SECTION LINE, AND THENCE N 0°20'51"E, 884.50 FEET TO THE POINT OF BEGINNING;
THENCE N 89°50'56"W, 1117.07 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33;
THENCE N 0°20'51"E, 2000.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE S 89°56'43"E, 777.38 FEET TO A POINT;
THENCE S 0°20'48"W, 180.00 FEET TO A POINT;
THENCE S 89°56'43"E, 1280.00 FEET TO A POINT;
THENCE S 0°20'48"W, 882.50 FEET TO A POINT;
THENCE N 89°50'02"W, 418.00 FEET TO A POINT;
THENCE S 25°29'33"E, 196.96 FEET TO A POINT;
THENCE S 0°18'24"E, 60.00 FEET TO A POINT;
THENCE S 25°14'22"W, 200.38 FEET TO A POINT;
THENCE S 89°50'01"E, 418.00 FEET TO A POINT;
THENCE S 0°20'48"W, 694.78 FEET TO A POINT;
THENCE S 89°57'14"W, 729.83 FEET TO A POINT;
THENCE N 48°42'02"W, 27.17 FEET TO A POINT;
THENCE N 81°54'24"W, 223.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 67.62 ACRES, MORE OR LESS.

TOM HUNTER
PRESIDENT, FOX CREEK INVESTMENTS, L.L.C.

* SEE ACCOMPANYING CERTIFICATES OF CONSENT TO PLAT.

STATE OF IDAHO)
) SS
COUNTY OF TETON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF 90, 1996 BY Tom Hunter
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/2/98

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

FINAL PLAT FOR:

FOX CREEK VILLAGE

PLANNED UNIT DEVELOPMENT

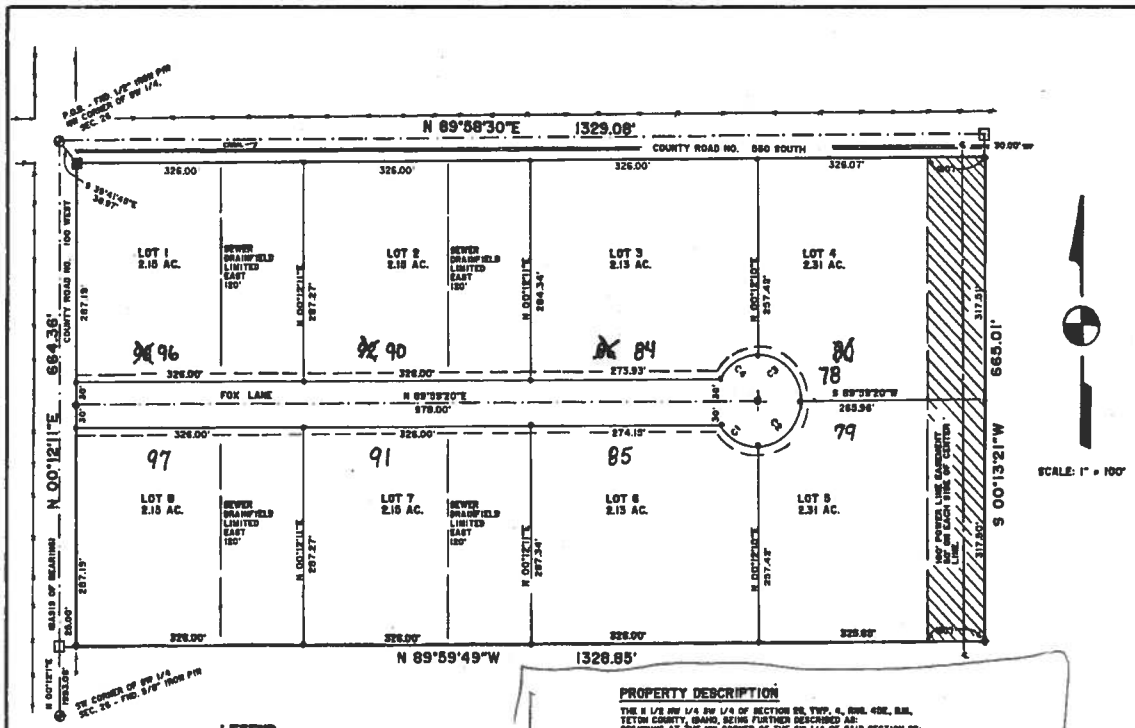
A PORTION OF THE SE 1/4 SECTION 23, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO

OWNER/DEVELOPER:	AW ENGINEERING
TOM HUNTER FOX CREEK INVESTMENTS, LLC JACKSON, WY 83001	P.O. BOX 130 VICTOR, IDAHO 83455 (208) 787-2952

DRAWN NLC	02-08-96	PROJECT 93 - 042		sec 23
SURVEYED AWW	6-23-93	FOXFIN2 DCD	Sheet 2 of 2	

Not A Legal Copy

Fox Creek Estates



SCALE: 1" = 100'

LEGEND

- SECTIONAL CORNER FOUND
- SET 3/4" x 30" IRON PIN W/ 2" ALUM. CAP
- FOUND PROPERTY CORNER
- SET LOT CORNER - 1/2" x 24" IRON PIN WITH 1 1/2" ALUMINUM CAP
- 10 FT. UTILITY EASEMENT
- SET 5/8" x 24" IRON PIN WITH 1 1/2" ALUMINUM CAP

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	59°47'11"	60.00'	62.61'	34.49'	59.81'	S 59°34'14"E
C2	90°12'50"	60.00'	94.47'	60.22'	85.01'	N 45°06'45"E
C3	59°47'10"	60.00'	94.02'	59.79'	84.89'	N 44°34'15"W
C4	60°12'51"	60.00'	63.06'	34.79'	60.19'	S 60°05'45"W

NOTE: TETON COUNTY WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY OR ROAD WITHIN THIS SUBDIVISION.

NO WATER RIGHTS THROUGH FOX CREEK CANAL COMPANY

EACH INDIVIDUAL LOT WILL BE REQUIRED TO MEET DISTRICT 7 HEALTH REQUIREMENTS AND MOST LOTS PROBABLY WILL REQUIRE ALTERNATIVE SEPTIC SYSTEMS BASED ON GROUND WATER MONITORING DONE IN THE 1992 GROWING WATER SEASON. (HIGH WATER)

PROPERTY DESCRIPTION

THE N 1/2 NW 1/4 SW 1/4 OF SECTION 26, TWP. 4, RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 26;
THENCE N 89° 58' 30" E, 1329.08 FEET ALONG THE NORTH LINE OF SAID SW 1/4 TO A POINT;
THENCE S 00° 13' 21" W, 665.01 FEET ALONG THE EAST LINE OF THE SW 1/4 SW 1/4 TO A POINT;
THENCE N 89° 59' 49" W, 1328.85 FEET ALONG THE SOUTH LINE OF N 1/2 SW 1/4 SW 1/4 TO A POINT;
THENCE N 00°12'11"E, 664.36 FT. TO THE POINT OF BEGINNING.
CONTAINS 20.24 ACRES MORE OR LESS.
SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE NORTHERN PROPERTY LINE AND A 33 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE.

CERTIFICATE OF OWNERS

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS:
THAT THE NAME OF THE SUBDIVISION SHALL BE FOX CREEK ESTATES;
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 100 WEST;
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD;
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD;
THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY;
THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE.
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC AND TELEPHONE UTILITIES.

Lloyd J. Willden Valeria J. Willden

STATE OF IDAHO }
COUNTY OF Teton } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF May, 1992 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 22, 1992

NOTARY PUBLIC DATE

HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE FILING OF THIS CERTIFICATE.

Oct 25, 1991 DATE DISTRICT 7 HEALTH DEPT.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND SHOWN ON THIS PLAT.

5-8-92 DATE TETON COUNTY TREASURER, Deputy

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL & ACCEPTANCE.

5-7-92 DATE COUNTY ASSESSOR

COUNTY ENGINEER'S CERTIFICATE

HAVING REVIEWED & CHECKED THIS PLAT I DO HEREBY STATE THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATE COUNTY ENGINEER

PLANNING & ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING & ZONING BOARD ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

5-8-92 DATE PLANNING & ZONING CHAIRMAN

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED & ACCEPTED.

5/29/92 DATE COUNTY COMMISSIONERS' CHAIRMAN

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED ENGINEER/LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2660, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND AS DEPICTED ON THIS PLAT AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN, ACCORDING TO THE LAWS OF THE STATE OF THE STATE OF IDAHO.

Sept 18, 1991 DATE

REGISTERED 2660 STATE OF IDAHO ARNOLD W. WOOLSTENHULME

110865

RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF TETON

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 3rd DAY OF Sept, 1992 AT 11:35 A.M. AT THE REQUEST OF American Land

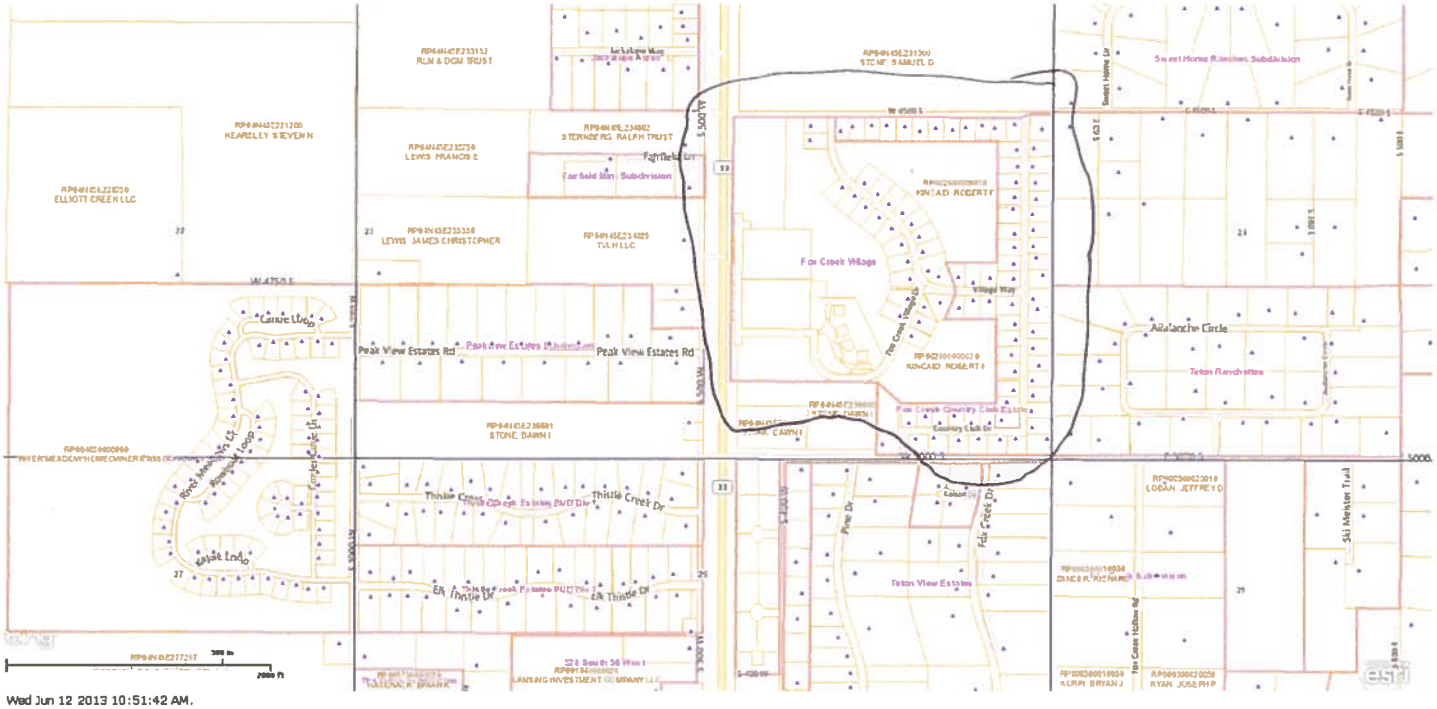
INSTRUMENT NO. 110865 Ann J. Drake

FOX CREEK ESTATES SUBDIVISION.		
N 1/2 NW 1/4 SW 1/4, SECTION 26, TWP. 4N, RNG. 45E., B.M., TETON COUNTY, IDAHO		
SURVEYED FOR: LLOYD WILLDEN		A W ENGINEERING BOX 139 VICTOR, IDAHO 83455 208-787-2952
DRAWN SWW	8/1991	
SURVEYED AWW	4/1991	PROJECT 91 - 168

Not A Legal Copy

Teton County GIS Data

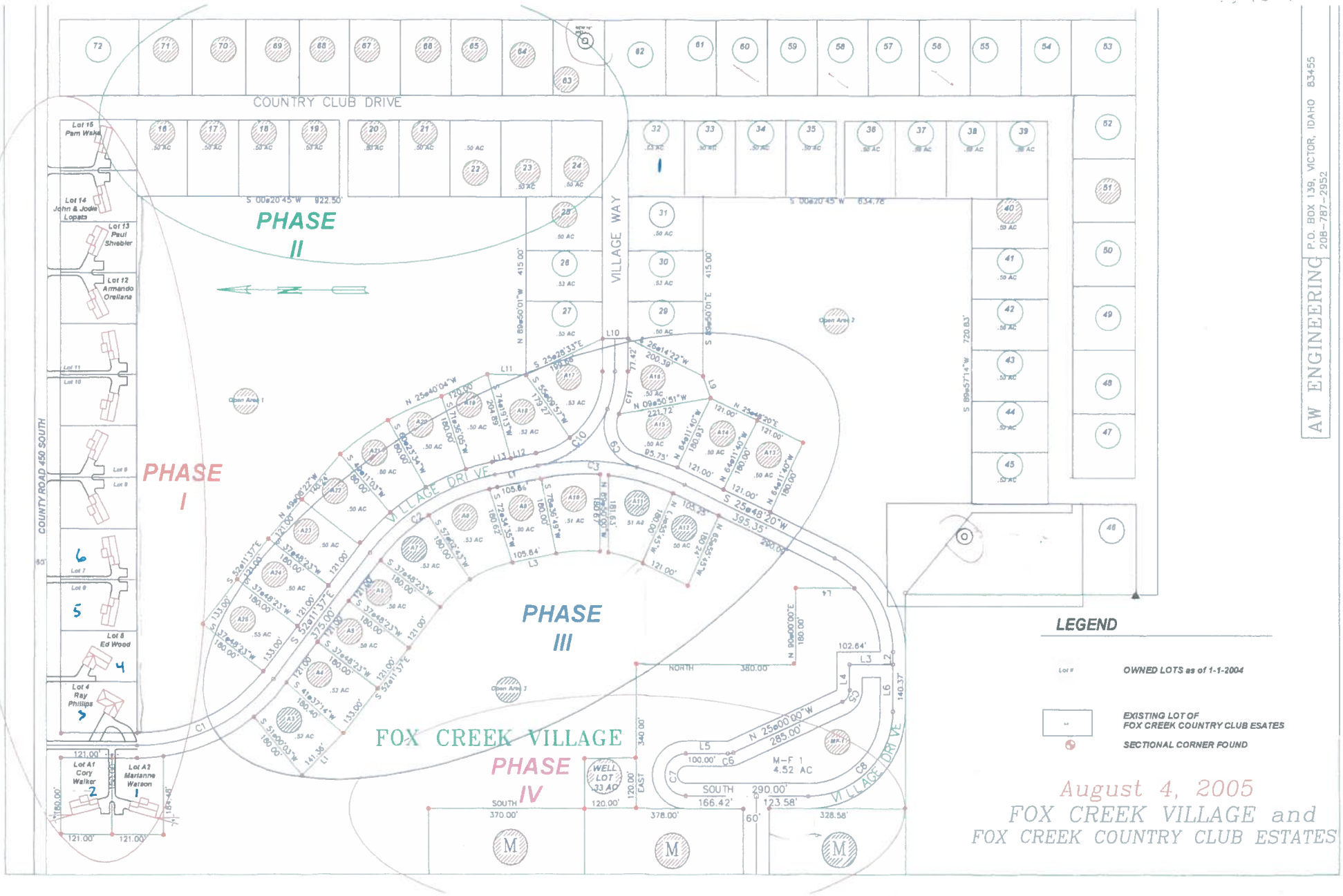
FCCCE



Wed Jun 12 2013 10:51:42 AM.

QUESTION 7

Re: #6


COUNTRY CLUB DRIVE
VILLAGE WAY
VILLAGE DRIVE
COUNTY ROAD 450 SOUTH
PHASE II
PHASE I
PHASE III
PHASE IV
FOX CREEK VILLAGE
WELL LOT 33 AC
M-F 1 4.52 AC
LEGEND
OWNED LOTS as of 1-1-2004
EXISTING LOT OF FOX CREEK COUNTRY CLUB ESATES
SECTIONAL CORNER FOUND
August 4, 2005
FOX CREEK VILLAGE and
FOX CREEK COUNTRY CLUB ESTATES
AW ENGINEERING
P.O. BOX 139, VICTOR, IDAHO 83455
208-787-2952

QUESTION 8

#8

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

900 North Skyline Drive, Suite B • Idaho Falls, Idaho 83402 • (208) 528-2650

C.L. "Butch" Otter, Governor
Toni Hardesty, Director

September 10, 2012

Tom Hunter
Fox Creek Country Club Estates
1575 Crooked Creek Rd
Alta, WY 83414-4533

Subject: Fox Creek Enhanced Sanitary Survey conducted on August 25, 2012; Public Water System No. 7410034

Dear Mr. Hunter:

Copies of the Enhanced Sanitary Survey inspection form and narrative summary for the Fox Creek public water system are enclosed with this mailing for your records.

Attached is a list of the recommended improvements for your system; you are not required to respond or act on the recommendation. However, the DEQ urges you to correct the issues outlined in the recommendation.

The DEQ found no ***significant deficiencies*** (a significant deficiency may cause, or have potential to cause, risk to health or safety, or could affect the reliable delivery of safe drinking water), and no ***deficiencies*** (violations of the IDAPA 58.01.08 *Idaho Rules for Public Drinking Water*).

If you have any questions, please contact Charlie Mazzone at the DEQ Idaho Falls Regional Office.

Sincerely,

Charlie Mazzone
Staff Engineer
Idaho Department of Environmental Quality

Enclosures: Sanitary Survey inspection form
Sanitary Survey report
Sanitary Survey deficiencies recommended improvements list

C: Rick Nansen, Teton Water, Inc.
Robert Spoelhof, Fox Creek Country Club Estates Property Owners Association, 5100 Country Club Drive, Victor, ID 83455
Greg Eager, DEQ Idaho Falls Engineering Manager
Rochelle Mason, Drinking Water Quality Analyst, DEQ Idaho Falls

Fox Creek Public Water System

The DEQ found no ***significant deficiencies*** (a significant deficiency may cause, or have potential to cause, risk to health or safety, or could affect the reliable delivery of safe drinking water), and no ***deficiencies*** (violations of the IDAPA 58.01.08 *Idaho Rules for Public Drinking Water*).

The DEQ has the following ***recommendations*** for your system:

1. The system should investigate and repair the cause of the fire pump's recurrent loss of prime.
2. The system should verify the proper operation of the storage tank overflow drain.
3. The system should verify proper operation of the storage tank transducer responsible for proper water level maintenance in the tank.

Please see section *IX – RECOMMENDATIONS* of the Sanitary Survey report for a discussion of the above three items.

Idaho Department of Environmental Quality
Idaho Falls Regional Office
Sanitary Survey Report
Fox Creek Country Club Estates PWS# 7410034
August 25, 2012

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- B. Summary of Findings 2
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I. INTRODUCTION

The purpose of this report is to present a sanitary survey review of the Fox Creek Country Club Estates (FCCCE) drinking water system that was conducted on August 25, 2012. Sanitary surveys are intended to inspect drinking water systems for health risks.

In general, the system appeared to be free of health risks, though there are items that merit attention, as described in the paragraph below. System Operator Rick Nansen was very knowledgeable of the system and applicable DEQ regulations.

The DEQ found no ***significant deficiencies*** (a significant deficiency may cause, or have potential to cause, risk to health or safety, or could affect the reliable delivery of safe drinking water), and no ***deficiencies*** (violations of the IDAPA 58.01.08 *Idaho Rules for Public Drinking Water*).

The DEQ does have the following ***recommendations***:

1. The system should investigate and repair the cause of the fire pump's recurrent loss of prime.
2. The system should verify the proper operation of the storage tank overflow drain.
3. The system should verify proper operation of the storage tank transducer responsible for proper water level maintenance in the tank.

The above 3 items are explained in detail in the *RECOMMENDATIONS* section of this report.

The FCCCE system serves 49 homes (connected to the water system); there are an additional 3 homes with wells and are not connected. The FCCCE has an agreement to supply water to Fox Creek Village, the neighbor community, with its own homeowners' association, located in the Fox Creek subdivision. A subdivision map is found in section XII of this report.

The operator reports no water loss in the system, and feels confident any substantial loss would be immediately noticeable.

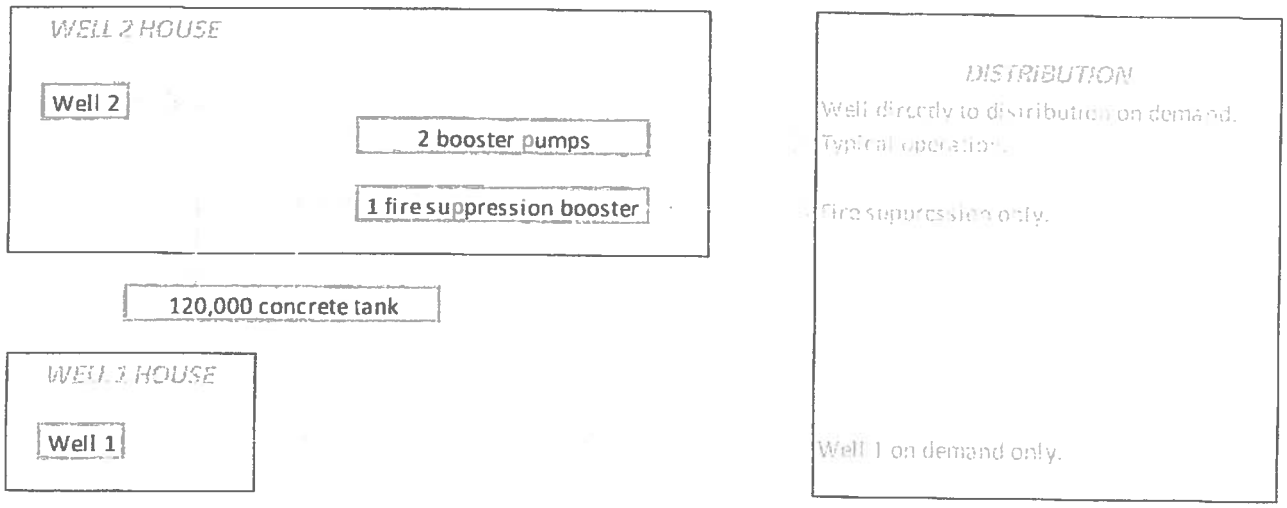
FCCCE water demand is approximately 110,000 gallons per day in the summer (that is including irrigation demand), and 28,000 gallons per day in the winter.

The storage for this system, at 120,000 gallons, would supply 2 hours of fire suppression flow, and 4 to 5 days of drinking water demand.

The following sources were used in the process of this sanitary survey.

1. DEQ drinking water system files.
2. Idaho Department of Water Resources well logs.
3. DEQ Plan and Specification files.
4. Previous DEQ Sanitary Surveys.
5. System Operator Rick Nansen of Teton Water, Inc.
6. Fox Creek Country Club Estates Property Owners Association President Robert Spoelhof.

II. SYSTEM SCHEMATIC



III. SYSTEM DETAILS

A. System Operation

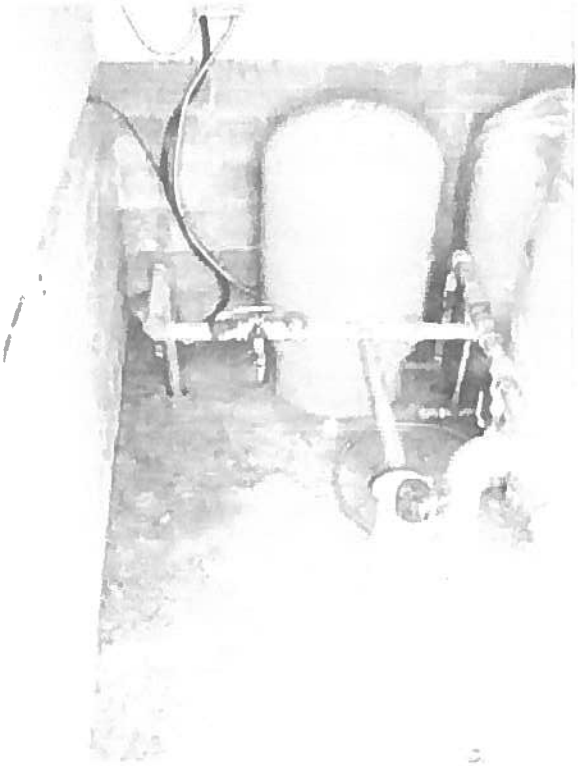
The system – under routine operations – uses Well 2 to supply the storage tank. Stored water is then boosted by two pumps to distribution. Well 1 operates only on low pressure demand, a condition which happens only occasionally. A fire booster pump connected to the storage tank is capable of supplying 1000 gallons per minute.

B. Well 1 House

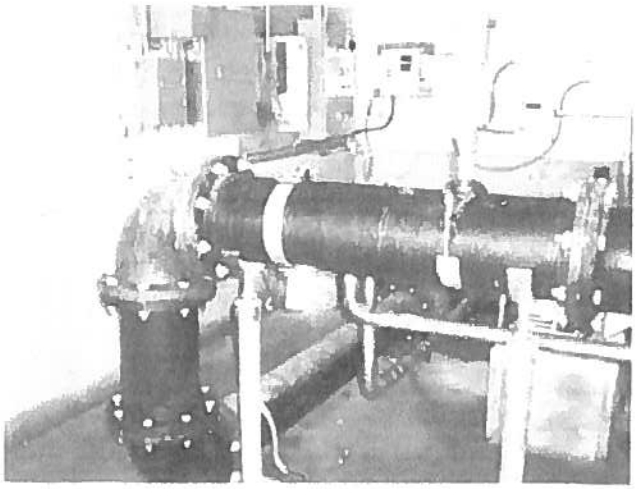
The well 1 house contains the well and distribution system appurtenances described below. The well house could use some housekeeping and insulation repair.

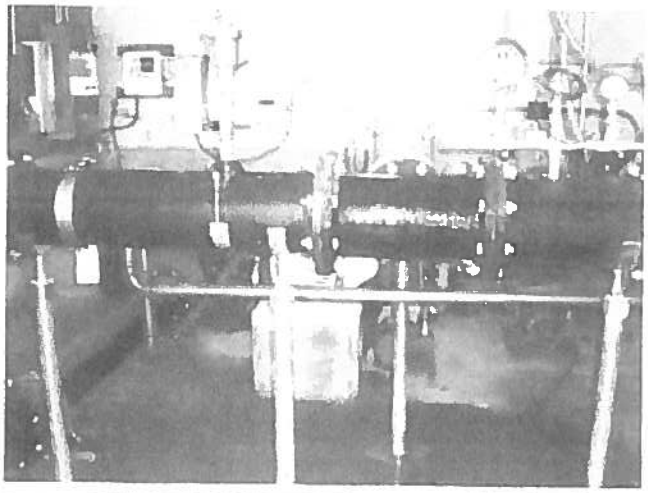
Well 1 is backup supply of water to the system, and operates automatically upon low distribution system pressure. The pump operates infrequently. No well log is available for the well, but the pump rate was verified at 70 gallons per minute (verification attached to the end of this document).

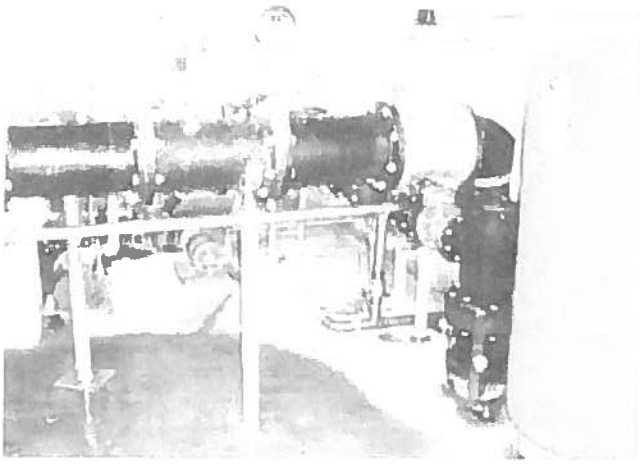
Well 1 has all the necessary appurtenances located inside the well house, including 4 hydropneumatic tanks for surge control.

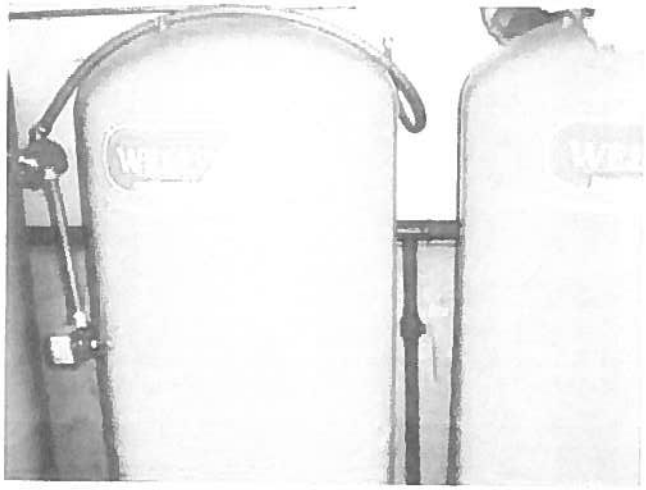


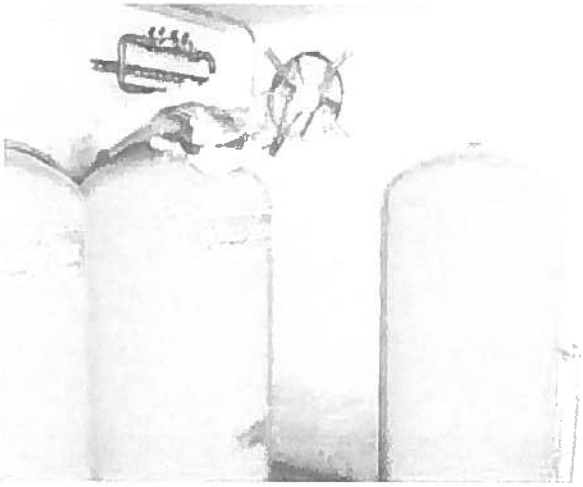
The Well 2 house contains well 2, the two drinking water distribution booster pumps, the fire pressure booster pump, and all the necessary well appurtenances. The well house could use a little housekeeping.

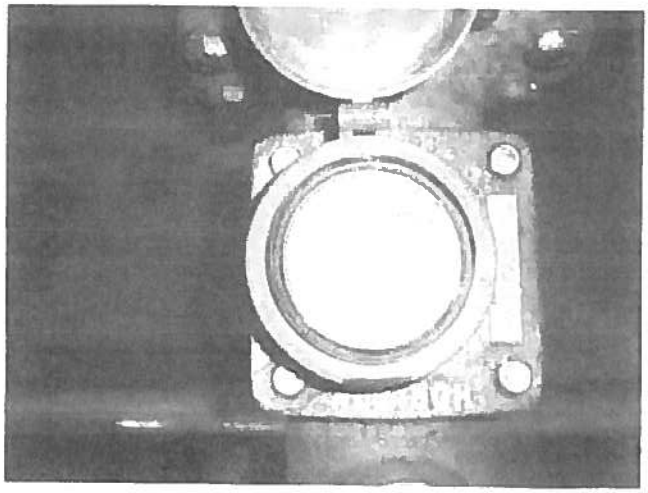


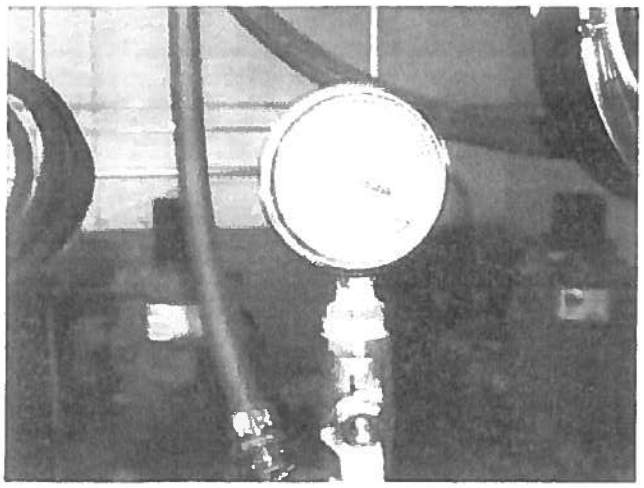




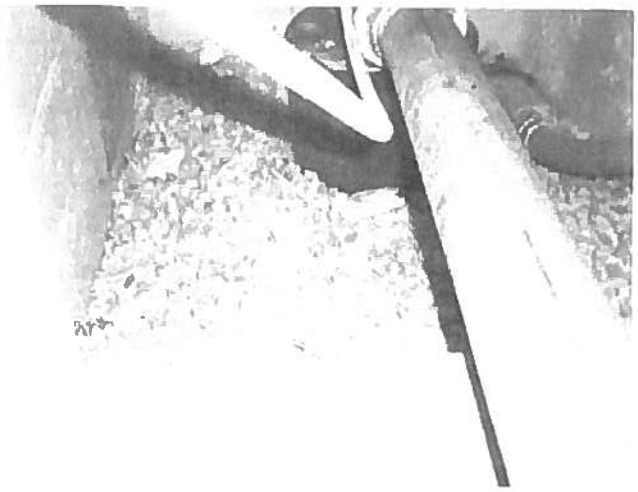








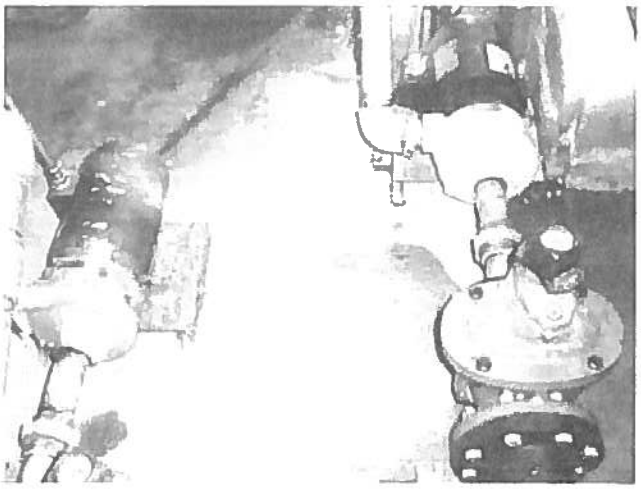
Well 1 is the primary source of water to the system, and – under routine operations – supplies water to the storage tank. The 15 horsepower submersible pump capacity is 245 gallons permit; well depth is 210 feet with static water at 108 feet at the time of drilling.



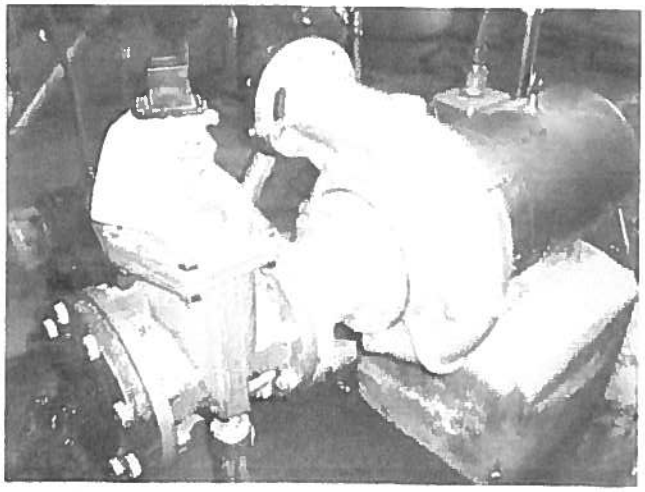
Two 7.5 horsepower booster pumps supply distribution system pressure. The pumps have all the necessary appurtenances installed.

A 30 horsepower booster pump supplies fire suppression pressure. The fire suppression system was proven to supply over 1000 gallons per minute (documentation is attached to this document). Please see the *RECOMMENDATIONS* section of this survey for problems associated with this booster pump.

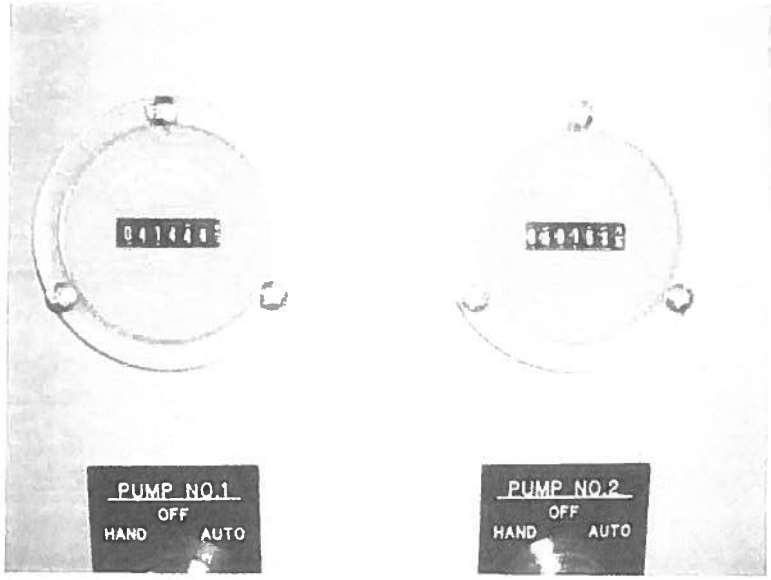
Distribution boosters:



Fire booster:



Distribution system booster pump hours meters showing equal time on the boosters:

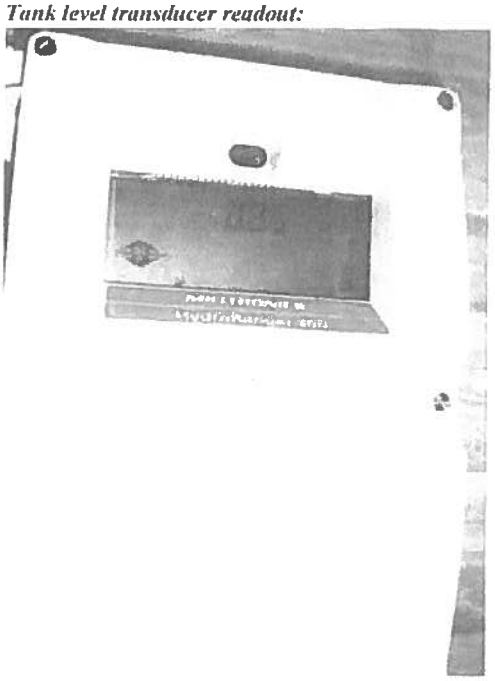


A 120,000 gallon concrete partially buried storage tank holds fire supply water and reserve drinking water supply. The tank level is controlled by pressure transducer; water is supplied by the well 2 pump according to the transducer; gravity flow to the distribution system booster pumps provides supply to the distribution system.

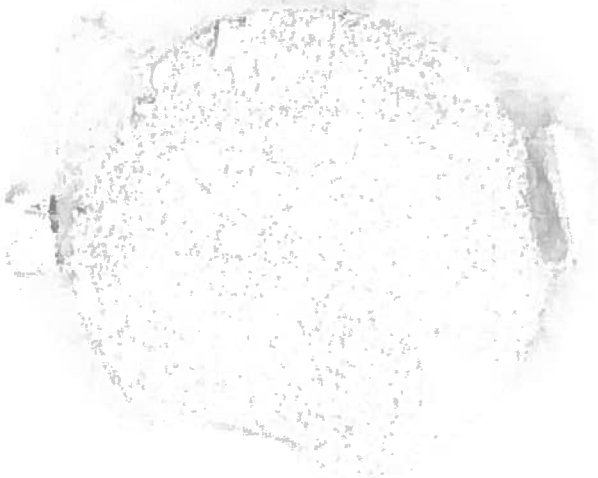
The tank has all the necessary appurtenances, and appears to be in good repair.

At the time of this survey, there appeared to be issues with the pressure transducer, the tank overflow, and prime loss to the fire pump due to the elevation level of the tank: most of the tank is below well house plumbing (booster pumps and plumbing to the distribution system). This issue is discussed in detail in the *RECOMMENDATIONS* section of this report.

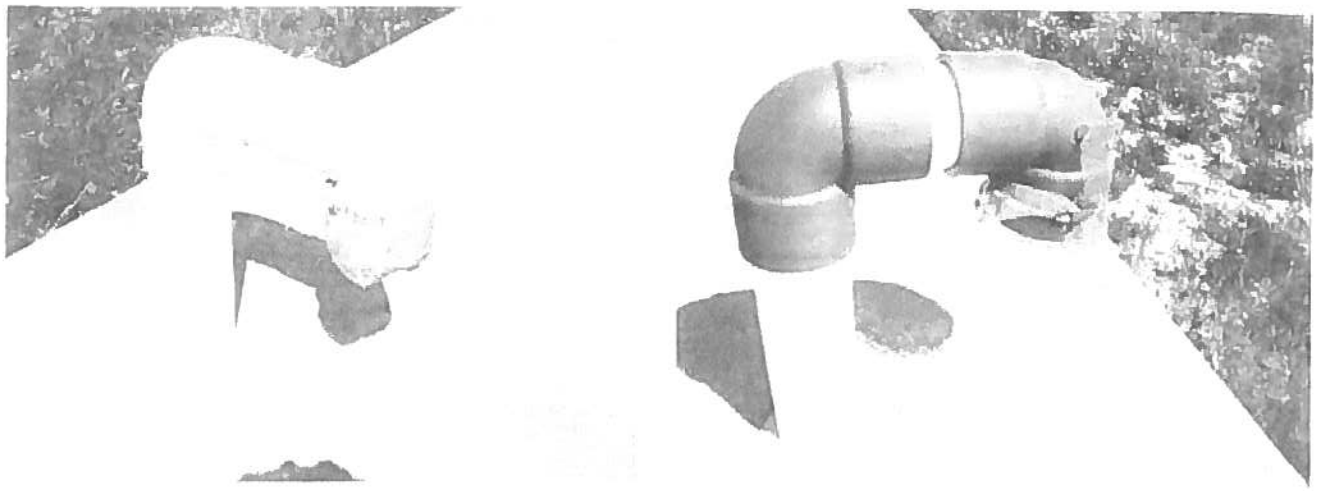
Tank level transducer readout:



French drain for tank drain, tank overflow, and well house floor drain:



Tank vents with screening:



IV. TREATMENT

There is no treatment ion the FCCCE water system.

V. DISTRIBUTION SYSTEM

Approved plans show an 8 inch water main line running through and connecting the Fox Creek Village area to Wells 1 & 2, and an 8 inch water main connecting Well 2 north and providing a perimeter to Well 1. That is the approved plans show 8 inch lines throughout Fox Creek, except for the four inch line which connects Well 1 to the south side of FCCCE, and terminates in the vicinity of Well 2. In 2010, the water system looped Well 1 into the existing FCCCE 8 inch water main with 8 inch diameter C900 PVC pipe.

Submitted plans (5/24/05) show hydrants spaced throughout all but the south end of FCCCE. The south end should not have fire hydrants attached to the main line because the 4 inch water main does not meet the IDAPA 58.01.08 *Idaho Rules for Pubic Drinking Water Systems* requirements for minimum diameter hydrant line (a minimum of 6 inch diameter line is required).

VI. MONITORING AND REPORTING

The system is current with all monitoring and reporting requirements. Operator Rick Nansen has a reputation for good communications with the DEQ, and is known to be thorough with monitoring and reporting.

The system uses IAS Envirochem in Pocatello for water sample analysis.

VII. OPERATIONS AND MAINTENANCE

The system operations and maintenance are current, though the DEQ recommends repairing the cause of the recurrent fire booster loss of prime. Operator Rick Nansen is knowledgeable and experienced in water system operations, and has a good understanding of DEQ rules.

VIII. APPRAISAL OF SANITARY HAZARDS AND SAFEGUARDS

Groundwater Under the Direct Influence of Surface Water

Under the federal Surface Water Treatment Regulations, all groundwater sources serving public drinking water systems must be evaluated to determine if they are directly influenced by surface water or at risk with respect to giardia, cryptosporidium, or other microbial contamination.

Both of the FCCE wells have been determined not to be under the influence of surface water.

The drinking water system does not appear to have any sanitary hazards, and utilizes necessary safeguards to public health.

This sanitary survey found the system to be regulatory compliant, and found no hazards which may compromise public health.

IX. RECOMMENDATIONS

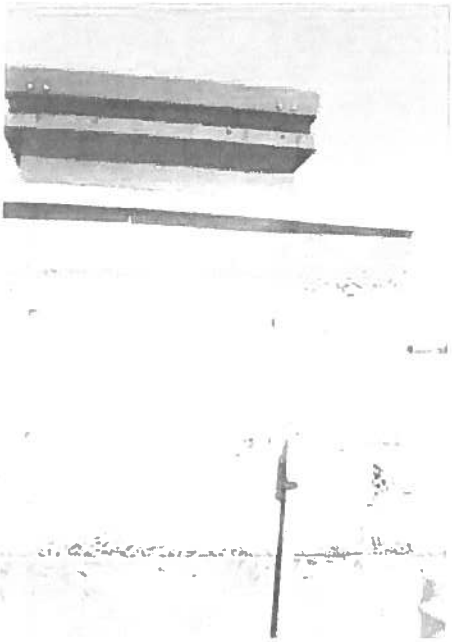
This section is intended to clarify the three recommendations for the FCCCE water system, namely:

1. The system should investigate and repair the cause of the fire booster pump's recurrent loss of prime.
2. The system should verify the proper operation of the storage tank overflow drain (the DEQ received notice on 09/07/2012 that: 1) the overflow line was scoped and appeared clean; 2) the tank drain line was opened and operated properly; and, 3) the overflow inlet from the tank to the drain line will be scoped in the near future to verify there is no blockage).
3. The system should verify proper operation of the storage tank transducer responsible for proper water level maintenance in the tank.

These items are meant as *recommendations*, and are not DEQ enforcement items because they do not violate DEQ rules or jeopardize public health. However, they do merit discussion.

The initial DEQ sanitary survey date found the Well 2 house flooded. The floor drain was adjusted to allow water to drain, and after the standing water was drained a steady stream of water was flowing from the storage tank fill level transducer conduit onto the well house floor.

Transducer conduit above tank top:



The transducer conduit exits the storage tank from the access hatch, and above the tank lid, indicating the tank overflow was not operating sufficiently. The French drain designed to accept overflow water was rusted shut, and we were unable to verify overflow into the drain.

Proper operation of the tank level transducer was not evident as the tank should not have filled above the tank top level.

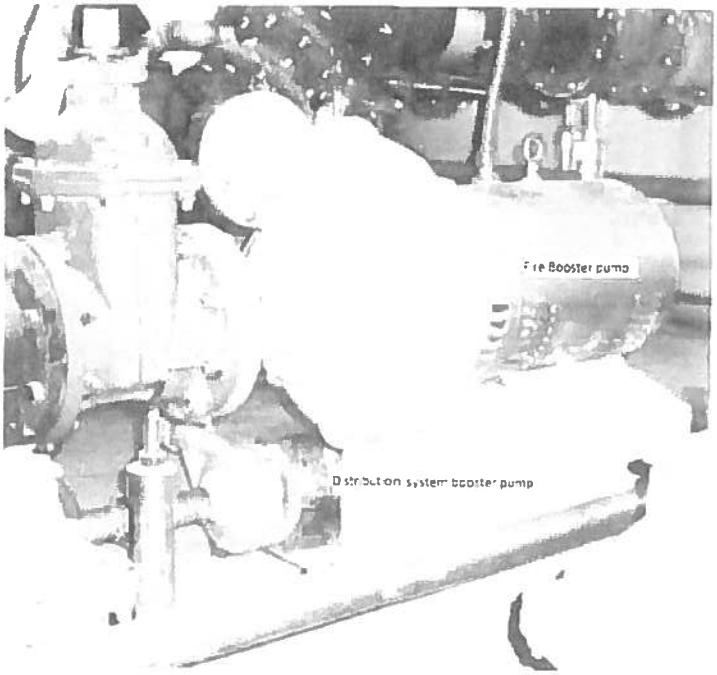
The above incidents suggest the following may not be working properly:
1. the tank level transducer;
2. the tank overflow plumbing;
3. the well house floor drain.

Further, the (DEQ approved) storage tank design holds the majority of reservoir water below the plumb level of the distribution system booster pumps, and another foot below the fire booster pump (see the plan profile in section XIII of this report). Consequently, the operator maintains the top two or three feet of tank storage as the day to day usable volume in order to avoid distribution system booster pump loss of prime.

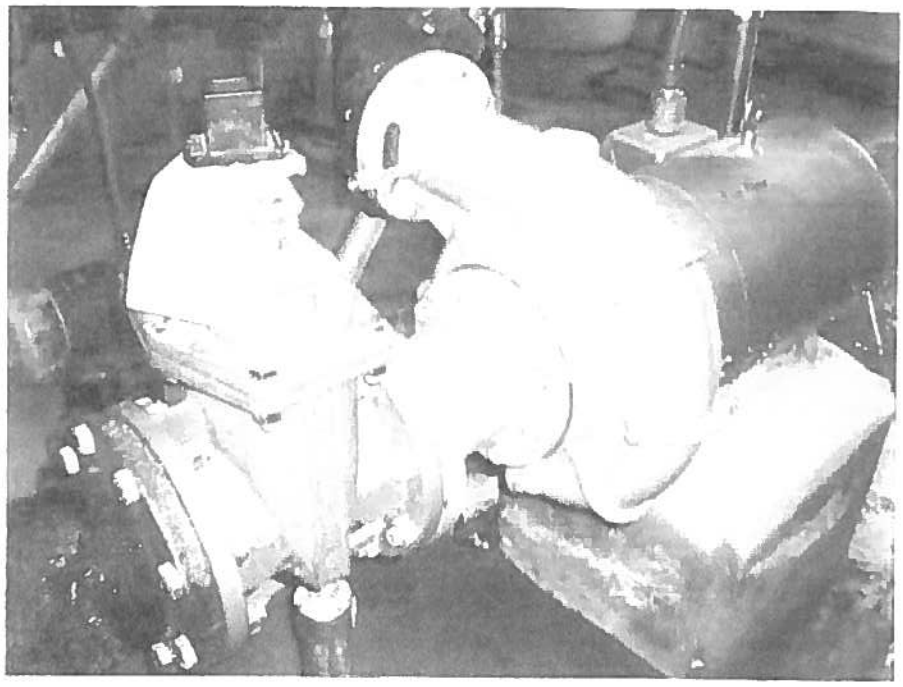
Another complication is the fire booster located at an elevation even closer to the full level of the storage tank – loses prime recurrently; therefore an operator must be present in the case of fire suppression to prime the booster to enable operation. Once primed, the booster would have access to the entire storage tank volume.

Due to the importance of the fire booster, the DEQ recommends:

1. The system should investigate and repair the cause of the fire booster pump's recurrent loss of prime.



Fire booster pump modified with a priming valve at the top of the volute:



X. WELL LOGS

No well log is available

03-18-41 WELL #2

Form 238-1 5/92

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

22

Office Use Only
Well ID No. ____
Inspected by ____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: ____ Long: ____

1. WELL TAG NO. 0 0034947
DRILLING PERMIT NO. ____
Water Right or Injection Well No. ____

2. OWNER:
Name Tom Hunter/ Teton Builders
Address Box 4310
City Jackson, State WY Zip 83001

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp 4N North ☐ or South ☐
Rge 45 East ☒ or West ☐
Sec 23 1/4 SE 1/4 SE 1/4
Gov't Lot 63 County Teton
Lat: : : Long: : :
Address of Well Site approx 475 S 40 E
City Victor
Lt. ____ Blk ____ Sub. Name Fox Creek Country Club Estates

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Neat Cement	0	60	3 yds	Temp casing filled hole & pulled 1/4"

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) casing
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
14"	+1	63	365	steel	☒	☐	☐	☐
10"	+1	200	365	steel	☒	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 8" x 10' Length of Tailpipe 8" x 5'
Packer ☒ Y ☐ N Type Triple K

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method ____
Screen Type & Method of Installation ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
200	210	.100		8"	Stainless	☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
108 ft. below ground Artesian pressure ____ lb
Depth flow encountered ____ ft. Describe access port or control devices. ____

12. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments ____
Depth first Water Encountered ____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Hole Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
14"	0	20	Boulders		x
14"	20	40	Boulders/Gravel		x
14"	40	63	Gravel		x
10"	65	80	Gravels		x
10"	80	100	Sands/Gravels		x
10"	100	120	Gravels	x	
10"	120	130	Gravels	x	
10"	130	140	Gravels	x	
10"	140	150	Sands/Sm Gravel	x	
10"	150	160	Gravels	x	
10"	160	170	Gravels	x	
10"	170	180	Gravels	x	
10"	180	190	Cemented Gravels	x	
10"	190	200	Cemented Gravels	x	
10"	200	210	Cemented Gravels	x	
10"	210	215	Cemented Gravels	x	

RECEIVED
JAN 19 2005
Department of Water Resources
Eastern Region

Completed Depth 215' (Measurable)
Date: Started October 19, 2004 Completed 12/22/2004

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Denning Drilling, Inc. Firm No 518
Principal Driller Daniel Denning Date 12/22/2004
and
Driller or Operator II [signature] Date 12/22/2004
Operator I ____ Date ____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

XI. FLOW VERIFICATIONS

AWW Engineering
Box 139, Victor Idaho 83455
208-787-2952

fax to 528-2695...

Engineer's Certification

Fox Creek Country Water System
Teton Co, Idaho
DEQ Water System # 7410034

April 14, 2010

To Charlie Mazzone;

I Arnold W Woolstenhulme an Engineer in the State of Idaho did check the flow from the backup well # (1) for the Fox Creek Country Club Water System.

The well was tested by two methods.

1- Isolated the lines to just pump to waste and read the existing water meter in 1 minute increments for 5 minutes. Showed consistent reading at = 70 gpm.

2- Measured time it took to fill 15 gallon container Took 13 Seconds = 70 gpm

Therefore I concluded that Well 1 with the is presently producing 70 gpm of water.

Sincerely,

Arnold W. Woolstenhulme P.E./L.S.

REGISTERED PROFESSIONAL ENGINEER
2860
State of Idaho
Arnold W. Woolstenhulme

AW ENGINEERING
P.O. Bx. 139 255 South Main St.
Victor, ID 83455

CERTIFICATE of FIRE FLOWS

Project Fox Creek Country Club
Public Water System
Driggs Area, Teton County, Idaho

AW Engineering (Arnold Woolstenhulme Engineer) along with the following people did observe a Fire flow test of two hydrants on the Fox Creek Country Club, Public Water System.

Arnold Woolstenhulme Idaho Engineer AW Engineering
Alan Wilder Operator Water Solutions
Robert Kincaid Project Partner
Tom Hunter Project Partner
David Driggs Driggs Plumbing
Brett Campbell Teton County Fire Marshall

The water Fire flow was tested at the two separate hydrants as shown.

Hydrant	Location	Flow Gpm	Pressure Psi	Residual At Adj Hyd	Static Press
1	Just west of Well # 2, Tank and Well house	1060 gpm	40 psi	35 psi	61 psi
2	West at hydrant near Highway	1130 gpm	45 psi	42 psi	74 psi
	In Well house		60 psi	40 psi	

These tests were made running only the 30 hp Fire Booster Pump with the other two 7.5 hp pumps turned off. The pressure in at the Well # 2 house was at 60 psi with Fire hydrants closed and 40 psi with Fire hydrant open.

I hereby certify that from these tests the system will deliver over 1000 gpm at a residual pressure of over 20 psi.

REGISTERED PROFESSIONAL ENGINEER
2860
4-29-09
State of Idaho
Arnold W. Woolstenhulme

XII. FACILITY MAP

XIII. WELL HOUSE 2 & STORAGE TANK PROFILE

State of Idaho Public Water System Enhanced Sanitary Survey

Water System Inventory Information

Survey date (m/dd/yyyy): 8/25/2012 | PWS No.: 7410034

Name of Public Water System	# of Groundwater Sources: 2	# of Storage Facilities 1	
	#of Surface Water Sources: 0	Total storage (gal) : 120,000	

Date of last survey: 03/28/2008	Health District: ☐ N/A EIPHD	DEQ Region ☐ N/A IFRO	County: Teton
Number of service connections: 49	Residential population: Estimate 49 residences * 2.5 cap/residence = 123 capita	Status: ☑ Approved ☐ Disapproved	Water purchased from: ☑ N/A PWS #: Name:
Water sold to ☑ N/A PWS #: Name:	Owner type: 2 / Legal entity: IN	Water system classification: ☑ Community Water System ☐ Nontransient Noncommunity ☐ Transient Noncommunity - NC	Combined sources? ☐ Yes ☑ No If yes, ☐ Well Field ☐ Manifold/Spring Box Sources combined
System classification: Distribution: VSWS Treatment: ☑ N/A	Seasonal operation dates. ☑ N/A Date open Date closed.	Physical location of the PWS (Township, Range, Section).	

Responsible Charge Operator (DO): ☐ No DO ☐ N/A - Identify Operator for GW-NC PWS) ☑ Mr. ☐ Ms. Rick Nanson	**Legal Owner's Name:** ☑ Mr. ☐ Ms. Tom Hunter
Properly Licensed? ☑ Yes ☐ No ☐ N/A-GW-NC License type DWD2 & DWT2 ☐ N/A License number 15125 &15124	Mailing address: PO Box 760 Driggs, ID 83422 & 1575 Crooked Creek Road, Alta, WY 83414
Mailing address: Teton Water, Inc. PO Box 515 Driggs, ID 83422-0515	Telephone: 307-733-1143 Day: Night: Fax:
Telephone: 208-354-2030 Day: Night: Fax:	E-mail:
E-mail:	

Substitute Responsible Charge Operator (OP): ☐ No OP ☑ N/A for GW-NC PWS ☐ Mr. ☐ Ms.	**Individuals present during inspection:** Name: Rick Nansen, System Operator
Properly licensed? ☐ Yes ☐ No ☐ N/A GW-NC License type: ☐ N/A	Name: Robert Spoelhof, Homeowner's Assoc President
Mailing address. License number	Name: Title:
	Name: Title:
City State, Zip Code Telephone:	Name: Title:
Day:	Name: Title:
Night:	Name: Title:
E-mail: Fax:	Name: Title:

Samples taken at the time of survey by inspector? ☐ Yes ☑ No	**Survey performed by:** Name: Mazzone	Agency: ☑ IDEQ
If yes, what	Title: Staff Engineer	☐ Health Dept.
	Phone #: 280-528-2650	☐ Other:

General Information

yes	no	n/a	unk	note	
☑	☐	☐	☐	☐	1. Have previously required Significant Deficiencies & Deficiencies been addressed?
☐	☑	☐	☐	☐	2. Have modifications been made to the PWS since the last ESS?
☐	☐	☑	☐	☐	3. If yes, are the modifications considered to be significant?
☐	☐	☑	☐	☐	4. If yes, were plans and specs submitted to and approved by DEQ?
☐	☑	☐	☐	☐	5. Are there any known issues or problems with equipment or operation of the PWS that could negatively effect the quality of the water produced? *(If yes, comment)*

Comments:

Sanitary Survey Index

Modules used	#
☐ General Information	
☐ Groundwater Source	
☐ Storage	
☐ Hydropneumatic Tanks	
☐ Distribution	
☐ Pumping	
☐ Financial Capacity	
☐ Managerial Capacity	
☐ Treatment Application	
☐ Disinfection	
☐ Notes	
☐ Photo Log	
Total modules used:	0

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STORAGE

A separate storage form must be filled out for each storage unit in the PWS.

SURVEY DATE: 8/25/2012 (mm/dd/yyyy)

PWS #: 7410034

Storage structure name: Storage tank	Storage structure ID #: none
Physical location: Adjacent to well 2.	Date in service: [ ] Unk 2010
	Volume (gal): [ ] Unk 120,000

Storage type:
- [x] Reservoir/Tank
- [ ] Standpipe

Construction: [ ] Elevated
- [ ] Above Ground
- [x] Partially Below Ground
- [ ] Below Ground

Type of material:
- [ ] Plastic
- [ ] Fiberglass
- [x] Concrete
- [ ] Wood
- [ ] Metal
- [ ] Naturally Contained

Total days supply (this structure):	Date last inspected:	Cleaned:
4 to 5 days [ ] Unk	[ ] Unk 2010	[ ] Unk 2010

How is the water level measured? [ ] Unk transducer

COMMENTS: (indicate question number)
4. the tank overflow terminates in a French drain.
20. The overflow discharges inside a french drain.

ALL STORAGE STRUCTURES

yes	no	n/a	unk	note	
[x]	[ ]	[ ]	[ ]	[ ]	1. Is the storage structure safely accessible to the inspector?
[ ]	[x]	[ ]	[ ]	[ ]	2. Is the PWS storage tank located within 500 feet of any municipal or industrial wastewater treatment plant or any land which is spray irrigated with wastewater or used for sludge disposal?
[ ]	[x]	[ ]	[ ]	[ ]	3. Are any of the storage structure drains directly connected to a sewer or storm drain?
[ ]	[ ]	[x]	[ ]	[x]	4. Is an overflow provided that discharges to daylight in a way that will preclude the possibility of backflow to the reservoir and, where practical, provided with an expanded metal screen installed within the pipe that will exclude rodents and deter vandalism?
[ ]	[ ]	[x]	[ ]	[ ]	5. Are overflows brought down to an elevation between 12 and 24 inches above the ground surface? *(2X the diameter of the discharge pipe above a basin rim)*
[x]	[ ]	[ ]	[ ]	[ ]	6. Do overflows discharge over a drainage inlet structure or splash plate?(storm or sanitary)
[x]	[ ]	[ ]	[ ]	[ ]	7. Is the storage structure secure from unauthorized access?
[x]	[ ]	[ ]	[ ]	[ ]	8. Does the storage reservoir have a watertight roof or cover and is it sloped to facilitate drainage?
[x]	[ ]	[ ]	[ ]	[ ]	9. Is the storage water protected from contamination?
[x]	[ ]	[ ]	[ ]	[ ]	10. Is the storage structure structurally sound?
[ ]	[x]	[ ]	[ ]	[ ]	11. Could vegetation in the area potentially impact the storage structure? *(Recommended)*
[x]	[ ]	[ ]	[ ]	[ ]	12. Is the storage structure designed so that it can be isolated from the distribution system without necessitating loss of pressure in the distribution system?
[ ]	[x]	[ ]	[ ]	[ ]	13. Is leakage evident at time of inspection?
[ ]	[ ]	[ ]	[x]	[ ]	14. Is the storage structure interior coating or liner peeling or cracked?
[x]	[ ]	[ ]	[ ]	[ ]	15. Is the storage structure used to store finished water?
[x]	[ ]	[ ]	[ ]	[ ]	16. Are access manhole openings for the storage structure 4 inches or greater above the surface of the roof, with a cover 2 inches overlapping, water tight, hinged and locked?
[x]	[ ]	[ ]	[ ]	[ ]	17. Are all vents extended 12 inches above the roof and constructed to exclude potential sources of contamination? *(The overflow pipe shall not be considered a vent)*

ABOVE GROUND STORAGE

yes	no	n/a	unk	note	
[x]	[ ]	[ ]	[ ]	[ ]	18. Do all vents open downward and are they fitted with a 4 mesh non-corrodible screen?

GROUND-LEVEL, PARTIALLY BURIED, or BELOW-GROUND STORAGE

yes	no	n/a	unk	note	
[x]	[ ]	[ ]	[ ]	[ ]	19. Does the overflow for the storage structure have a vertical section of pipe at least 2 pipe diameters in length?
[ ]	[x]	[ ]	[ ]	[x]	20. Is the overflow for the storage structure provided with either a 24 mesh non-corrodible screen installed within the pipe when practical, or an expanded metal screen installed within the pipe plus a weighted flapper or check?
[x]	[ ]	[ ]	[ ]	[ ]	21. Is the area surrounding the storage structure graded in a manner that will prevent surface water from standing within 50 feet of it?
[x]	[ ]	[ ]	[ ]	[ ]	22. Are all vents for the storage structure open downward with the opening at least 24 inches above the roof or the ground level and covered with 24 mesh non-corrodible screen to exclude potential contamination?

PARTIALLY BURIED OR BELOW-GROUND STORAGE

yes	no	n/a	unk	note	
[x]	[ ]	[ ]	[ ]	[ ]	23. Are "ALL" manholes elevated 24 inches above the surface of the roof or the ground level, which ever is higher?
[x]	[ ]	[ ]	[ ]	[ ]	24. Is there a minimum distance of 50 feet between the storage structure and any non-potable main, standing water, or other possible source of contamination?

GROUNDWATER SOURCE page 1. A separate sources form must be filled out for each groundwater source in the PWS

SURVEY DATE 8/25/2012 PWS No 7410034

Tag #:	Common name of source:	Source:	Is this source treated?
unknown	Well 1	☑ Well → ☐ Manifold ☐ Spring → ☐ Spring Box	☐ Yes ☑ No Treatment objective: ☑ N/A

Physical location:

The well is located west of the well house on the southwest corner of the southeast end of County Club drve; west of truck service garages.

Treatment types: ☑ N/A (identify the treatment train in *Comments*)

Is there a well log for the groundwater source? ☐ Yes ☑ No ☐ N/A ☐ Unk

Pump capacity (gpm)	Casing size (in.)	Date drilled:	Well depth (ft)	Casing depth (ft)	Grout depth(ft)	Static water depth (ft)
70 gpm ☐ Unk	8 ☐ Unk	☑ Unk	☑ Unk	☑ Unk	☑ Unk	☑ Unk

Is the casing screened?	Screen depth (ft):	Is the casing perforated?	Perforation depth (ft):
☐ Yes ☐ No ☑ Unk ☐ N/A	☐ N/A ☑ Unk From: To:	☐ Yes ☑ No ☑ Unk ☐ N/A	☐ N/A From: ☑ Unk To:

Latitude (Decimal):

Longitude (Decimal):

All Sources

yes no n/a unk note

1. This source is:
   ☑ Active ☐ Proposed
   ☐ Inactive ☐ Emergency (<60 days per year)
2. Has there been a Source Water Assessment conducted for the source? Date:
3. Has a final GWUDI determination been done for this source? Date

Well Information

yes no n/a unk note

4. Is the well on a separate lot that is large enough to provide a minimum distance of 50 feet between the well and the nearest property line? (applicable if constructed after 11/1/77) ☐ Significant ☐ Deficiency
5. Are the following minimum distances from the PWS well being met?
   - Gravity sewer line. . . 50 ft
   - Pressure sewer line . .. 100 ft
   - Individual home septic tank. 100 ft
   - Individual home disposal field 100 ft
   - Individual home seepage pit 100 ft
   - Privies 100 ft
   - Livestock. 50 ft
   - Canals, streams, ditches, lakes, ponds and tanks used to store nonpotable substances. . . 50 ft
6. Are pesticides, herbicides fertilizers, portable containers of petroleum products, or other toxic or hazardous materials stored on the well lot?
7. Are pesticides herbicides or fertilizers applied to the well lot?
8. Is the well in a pit? If yes, Date constructed
9. Was the well that is located in a pit installed after 11/5/64?
10. If pit was installed prior to 11/5/64 – Has DEQ granted an exception and does the pit have water tight construction of pit walls and floor, a floor drain and an acceptable pit cover?

yes no n/a unk note

11. Is the well protected from unauthorized entry? *(Recommended)*
12. Does the casing extend a minimum of 18 inches above the final ground surface and/ or 12 inches above the pump house floor? ☐ Significant ☐ Deficiency
13. Is the well vented with the open end of the vent screened and terminated downward at least 18 inches above the final ground surface?
14. Is the well provided with a sanitary cap that prevents surface water entry?
15. Is the well cased and sealed in such a manner that surface water cannot enter the well?

Comments

(Indicate the question number)

1 There is an easement for this well

Page _____ Of _____

GROUNDWATER SOURCE page 2	Common Name	SURVEY DATE	PWS #
	Well 1	8/25/2012	7410034

Well Information (continued)

yes	no	n/a	unk	note		
☑	☐	☐	☐	☐	16.	Is there a smooth nosed sample tap provided on the well discharge pipe prior to treatment? (Threaded tap is approved with backflow preventer)
☑	☐	☐	☐	☐	17.	Is an instantaneous and totalizing flow meter equipped with nonvolatile memory installed on the pump distribution line of the well and is it maintained and working properly? ____ gallons (☐ Unnecessary)
☑	☐	☐	☐	☐	18.	Is a pressure gauge provided at all installations and is it maintained and working properly? ____ psi
☑	☐	☐	☐	☐	19.	Can the well be pumped to waste at the design capacity of the well via an approved air gap at a location prior to the first service connection?

Pump House *(any structure containing important water system components)*

yes	no	n/a	unk	note		
☐	☑	☐	☐	☐	20.	Is the source located in a pump house?
☑	☐	☐	☐	☐	21.	Is the pump house kept clean and in good repair? *(i.e. - floor cracks)*
☑	☐	☐	☐	☐	22.	Is the pump house protected from unauthorized personnel?
☑	☐	☐	☐	☐	23.	Does the pump house have adequate lighting throughout? *(recommended)*
☑	☐	☐	☐	☐	24.	Are all non-sample taps installed in the pump house equipped with an appropriate backflow prevention device?
☑	☐	☐	☐	☐	25.	Is adequate ventilation provided in the pump house for dissipation of excess heat and moisture from the equipment? (☐ Significant ☐ Deficiency)
☑	☐	☐	☐	☐	26.	Is adequate heating provided in the pump house to provided safe and efficient operation of equipment to prevent freezing ? (☐ Significant ☐ Deficiency)
☐	☑	☐	☐	☑	27.	Is the pump house protected from flooding, have adequate drainage, is the floor surface at least six (6) inches above the final ground surface, and is the ground surface graded so as to lead surface water away from the pump house?
☐	☐	☑	☐	☑	28.	Is the sump for pump house floor drains closer than 30 feet from the well?
☐	☐	☑	☐	☑	29.	Is the floor drain connected to sewer, storm drains, chlorination room drains, or any other source of contamination?

Spring Information

yes	no	n/a	unk	note		
☐	☐	☑	☐	☐	30.	Is the entire area within a one hundred (100) foot radius of the spring box fenced to prevent trespassing of livestock and void of buildings, dwellings and sources of contamination?
☐	☐	☐	☐	☐	31.	Is surface water diverted from the 100 foot protection zone around the spring?
☐	☐	☐	☐	☐	32.	Is the spring housed in a permanent structure and protected from contamination including the entry of surface water, animals and dust?
☐	☐	☐	☐	☐	33.	Is there a smooth nosed sample tap provided on the spring discharge pipe prior to treatment? (Threaded tap is approved with backflow preventer)
☐	☐	☐	☐	☐	34.	Is a flow meter or other flow measuring device provided?

Spring Box Information *(not all existing springs have a spring box)*

yes	no	n/a	unk	note		
☐	☐	☑	☐	☐	35.	Is the spring box equipped with a screened overflow?
☐	☐	☐	☐	☐	36.	Is the supply intake located above the floor of the collection chamber?
☐	☐	☐	☐	☐	37.	Is the spring box protected from contamination including the entry of surface water, animals, and dust?
☐	☐	☐	☐	☐	38.	Is the access port fitted with a solid water tight cover which overlaps a framed opening and extended down around the frame at least 2 inches?
☐	☐	☐	☐	☐	39.	Is the access port a framed opening that is at least 4 inches high with a locking device?
☐	☐	☐	☐	☐	40.	Is the access port elevated at least twenty-four (24) inches above the top of the box or ground level, whichever is higher?

Comments

(Please indicate the question number)

27. The well house has a below ground floor (about 6 feet); all appurtenances are below ground level.

28 & 29. there is no floor drain.

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GROUNDWATER SOURCE page 1. A separate sources form must be filled out for each groundwater source in the PWS.

SURVEY DATE: 8/25/2012 PWS No 7410034

Tag #:	Common name of source:	Source:	Is this source treated?
D0034947	Well 2	☑ Well → ☐ Manifo'd ☐ Spring → ☐ Spring Box	☐ Yes ☑ No Treatment objective: ☑ N/A

Physical location:

The well is located on lot 63 of Fox Creek Country Club Estates, on the northwest corner of the Country Club Drive and Billage Way intersection.

Treatment types: ☑ N/A
(identify the treatment train in *Comments*)

Is there a well log for the groundwater source? ☑ Yes ☐ No ☐ N/A ☐ Unk

Pump capacity (gpm)	Casing size (in.)	Date drilled	Well depth (ft)	Casing depth (ft)	Grout depth(ft)	Static water depth (ft)
245 ☐ Unk	10 ☐ Unk	12/22/2004 ☐ Unk	210 ☐ Unk	200 ☐ Unk	60 ☐ Unk	108 ☐ Unk

Is the casing screened?	Screen depth (ft):	Is the casing perforated?	Perforation depth (ft):
☑ Yes ☐ No ☐ Unk ☐ N/A	☐ N/A ☐ Unk From: 200 To: 210	☐ Yes ☑ No ☐ Unk ☐ N/A	☑ N/A From: ☐ Unk To:

Latitude (Decimal)

Longitude (Decimal):

All Sources

yes	no	n/a	unk	note	
					1 This source is ☑ Active ☐ Proposed ☐ Inactive ☐ Emergency (<60 days per year)
☐	☑	☐	☐	☐	2. Has there been a Source Water Assessment conducted for the source? Date:
☑	☐	☐	☐	☐	3. Has a final GWUDI determination been done for this source? Date:

Well Information

yes	no	n/a	unk	note	
☑	☐		☐	☐	4. Is the well on a separate lot that is large enough to provide a min mum distance of 50 feet between the well and the nearest property line? (applicable if constructed after 11/1/77) ☐ Significant ☐ Deficiency
					5. Are the following minimum distances from the PWS well being met?
☑	☐		☐	☐	- Gravity sewer line ..... 50 ft
☑	☐		☐	☐	- Pressure sewer line ..... 100 ft
☑	☐		☐	☐	- Individual home septic tank ..... 100 ft
☑	☐		☐	☐	- Individual home disposal field ..... 100 ft
☑	☐		☐	☐	- Individual home seepage pit ..... 100 ft
☑	☐		☐	☐	- Privies ..... 100 ft
☐	☐		☐	☐	- Livestock ..... 50 ft
☑	☐		☐	☐	- Canals, streams, ditches, lakes, ponds and tanks used to store nonpotable substances ..... 50 ft
☐	☑		☐	☐	6. Are pesticides, herbicides, fertilizers, portable containers of petroleum products, or other toxic or hazardous materials stored on the well lot?
☐	☐		☑	☐	7. Are pesticides, herbicides, or fertilizers applied to the well lot?
☐	☑		☐	☐	8. Is the well in a pit? If yes, Date constructed:
☐	☐	☑	☐	☐	9. Was the well that is located in a pit installed after 11/5/64?
☐	☐	☑	☐	☐	10. If pit was installed prior to 11/5/64 – Has DEQ granted an exception and does the pit have water tight construction of pit walls and floor, a floor drain and an acceptable pit cover?
yes	no	n/a	unk	note	
☑	☐	☐	☐	☐	11. Is the well protected from unauthorized entry? *(Recommended)*
☑	☐	☐	☐	☐	12. Does the casing extend a minimum of 18 inches above the final ground surface and/ or 12 inches above the pump house floor? ☐ Significant ☐ Deficiency
☑	☐	☐	☐	☐	13. Is the well vented with the open end of the vent screened and terminated downward at least 18 inches above the final ground surface?
☑	☐		☐	☐	14. Is the well provided with a sanitary cap that prevents surface water entry?
☑	☐		☐	☐	15. Is the well cased and sealed in such a manner that surface water cannot enter the well?

Comments:
(ndicate the question number)

Page _____ Of _____

GROUNDWATER SOURCE page 2	Common Name	SURVEY DATE	PWS #
	Well 2	8/25/2012	7410034

Well Information (continued)

yes	no	n/a	unk	note		
☑	☐	☐	☐	☐	16.	Is there a smooth nosed sample tap provided on the well discharge pipe prior to treatment? (Threaded tap is approved with backflow preventer)
☑	☐	☐	☐	☐	17.	Is an instantaneous and totalizing flow meter equipped with nonvolatile memory installed on the pump distribution line of the well and is it maintained and working properly? ☐ gallons ☐ Unnecessary
☑	☐	☐	☐	☐	18	Is a pressure gauge provided at all installations and is it maintained and working properly? ☐ psi
☑	☐	☐	☐	☐	19	Can the well be pumped to waste at the design capacity of the well via an approved air gap at a location prior to the first service connection?

Pump House *(any structure containing important water system components)*

yes	no	n/a	unk	note		
☑	☐	☐	☐	☐	20	Is the source located in a pump house?
☑	☐	☐	☐	☐	21	Is the pump house kept clean and in good repair? *(i e - floor cracks)*
☑	☐	☐	☐	☐	22	Is the pump house protected from unauthorized personnel?
☑	☐	☐	☐	☐	23.	Does the pump house have adequate lighting throughout? *(recommended)*
☑	☐	☐	☐	☐	24	Are all non-sample taps installed in the pump house equipped with an appropriate backflow prevention device?
☑	☐	☐	☐	☐	25	Is adequate ventilation provided in the pump house for dissipation of excess heat and moisture from the equipment? ☐ Significant ☐ Deficiency
☑	☐	☐	☐	☐	26.	Is adequate heating provided in the pump house to provided safe and efficient operation of equipment to prevent freezing ? ☐ Significant ☐ Deficiency
☑	☐	☐	☐	☐	27	Is the pump house protected from flooding, have adequate drainage, is the floor surface at least six (6) inches above the final ground surface, and is the ground surface graded so as to lead surface water away from the pump house?
☐	☑	☐	☐	☐	28.	Is the sump for pump house floor drains closer than 30 feet from the well?
☐	☑	☐	☐	☐	29.	Is the floor drain connected to sewer, storm drains, chlorination room drains, or any other source of contamination?

Spring Information

yes	no	n/a	unk	note		
☐	☐	☑	☐	☐	30.	Is the entire area within a one hundred (100) foot radius of the spring box fenced to prevent trespassing of livestock and void of buildings, dwellings and sources of contamination?
☐	☐	☐	☐	☐	31.	Is surface water diverted from the 100 foot protection zone around the spring?
☐	☐	☐	☐	☐	32.	Is the spring housed in a permanent structure and protected from contamination including the entry of surface water, animals and dust?
☐	☐	☐	☐	☐	33.	Is there a smooth nosed sample tap provided on the spring discharge pipe prior to treatment? (Threaded tap is approved with backflow preventer)
☐	☐	☐	☐	☐	34.	Is a flow meter or other flow measuring device provided?

Spring Box Information *(not all existing springs have a spring box)*

yes	no	n/a	unk	note		
☐	☐	☑	☐	☐	35.	Is the spring box equipped with a screened overflow?
☐	☐	☐	☐	☐	36.	Is the supply intake located above the floor of the collection chamber?
☐	☐	☐	☐	☐	37.	Is the spring box protected from contamination including the entry of surface water, animals, and dust?
☐	☐	☐	☐	☐	38.	Is the access port fitted with a solid water tight cover which overlaps a framed opening and extended down around the frame at least 2 inches?
☐	☐	☐	☐	☐	39	Is the access port a framed opening that is at least 4 inches high with a locking device?
☐	☐	☐	☐	☐	40	Is the access port elevated at least twenty-four (24) inches above the top of the box or ground level, whichever is higher?

Comments

(Please indicate the question number)

27 The well house has a below ground floor (about 6 feet); all appurtenances are below ground level.

28 & 29 there is no floor drain

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HYDROPNEUMATIC TANKS

One form for all Hydropneumatic Tanks

SURVEY DATE 8/25/2012 (mm/dd/yyyy)

PWS # 7410034

Tank ID#	Physical Location	Brand	Model	Bladder (yes/no)	Size (gal.)	Installation Date
Well house 1						
1	Inside the well house	Xtrol	Unknown	yes	100	Unkown
2						
3					85	
4						
Well house 2						
1	Inside the well house	State	Unknown	yes	100	After 2005
2						
3		Xtrol				After 2008
4						

yes	no	n/a	unk	note	ALL HYDROPNEUMATIC TANKS
☐	☐	☐	☐	☑	1. Do the tank(s) maintain adequate distribution system pressures?
☑	☑	☐	☐	☑	2. Is the tank(s) located above normal ground surface and completely housed? ☐ Significant ☐ Deficiency
☐	☐	☐	☐	☐	3. Can the hydropneumatic tank(s) be isolated from the system, permitting operation of the system?
☑	☐	☐	☐	☐	4. Are the interior and/or exterior surfaces in good condition?
☑	☐	☐	☐	☐	5. Are tank supports structurally sound and adequate?
☐	☑	☐	☐	☑	6. Is there a pressure gauge and pressure operated start-stop controls?
☐	☑	☐	☐	☑	7. Does the PWS using the hydropneumatic (pressure) tank(s) serve less than 150 homes?

yes	no	n/a	unk	note	Non-bladder Tanks Only
☐	☐	☑	☐	☐	8. Is the recharge air free of pollutants such as oil from an air compressor?
☐	☐	☐	☐	☐	9. Do all non-bladder hydropneumatic tank(s) have the following?
☐	☐	☐	☐	☐	- A drain?
☐	☐	☐	☐	☐	- Means to add air?
☐	☐	☐	☐	☐	- Automatic or manual air blow-off?
☐	☐	☐	☐	☐	- An access manhole (24 inches in diameter where practical)?
☐	☐	☐	☐	☐	- Water sight glass?
☐	☐	☐	☐	☐	10. Has the non-bladder pressure tank(s) been tested for structural integrity in the past 5 years? *(Recommended)*

COMMENTS:
(indicate the question number)

1. The tanks serve as pressure surge suppressants.

2. The well house 1 tanks are on the floor, about 6 feet below ground surface.

6. The tanks are always online and serve to moderate pressure surges; they do not store water so do not need on/off controls.

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DISTRIBUTION

One form for all distribution systems in the PWS

SURVEY DATE 8/25/2012 (mm/dd/yyyy)

PWS # 7410034

Water lines materials:	Size(s): ☐ Unk
☐ Unk ☐ Steel ☐ HDPE (black) ☐ Asbestos/Cement ☑ PVC ☐ Ductile Iron ☐ Copper ☐ Other:	4, 6, and 8 inch. No fire hydrants are connected to the 4 inch line.
How many services are metered? 0 out of 49	Number of fire hydrants: unknown

COMMENTS: (indicate the question number)

8. Operator Rick Nansen claims a leak would be obvious.

yes	no	n/a	unk	note	DISTRIBUTION
☐	☑	☐	☐	☐	1. Have there been any interruptions in service during the past year? (including pressure loss)
☐	☐	☑	☐	☐	2. If a loss of pressure occurred (>20 psi), did the PWS provide public notice and disinfect the system? *(Reminder)*
☑	☐	☐	☐	☐	3. Is the PWS able to maintain a minimum pressure of twenty (20) psi throughout the distribution system (including fire flow), or forty (40) psi for PWSs constructed after 7/1/1985 (excluding fire flow), during maximum hourly demand conditions?
☐	☑	☐	☐	☐	4. Was the pressure observed at a service connection?
					5. If yes ☐ psi Location. Time: ☐ ☐ a.m. ☐ p.m.
yes	no	n/a	unk	note	
☑	☐	☐	☐	☐	6. Do all water mains that provide fire flow have a diameter of at least 6 inches?
☐	☐	☐	☑	☐	7. Are valves exercised regularly? *(Recommended)* If yes, how often? ☐
☐	☑	☐	☐	☑	8. Is there a leak detection program? *(Recommended)*
☐	☑	☐	☐	☐	9. Is 15% or more of the water unaccounted for?
☐	☑	☐	☐	☐	10. Is a water conservation program in effect? *(Recommended)*
☐	☐	☐	☑	☐	11. Is an adequate map of the distribution system maintained? *(Recommended)*
☐	☐	☐	☑	☐	12. Does the system flush all main lines annually? *(Recommended)*
☑	☐	☐	☐	☐	13. Are all dead end water mains equipped with a means to flush?
☐	☐	☐	☑	☐	14. If yes, are the deadends flushed at least semiannually?
☐	☑	☐	☐	☐	15. Are there any distribution materials used that should not be in contact with the drinking water? *If yes, explain in comments section*
☑	☐	☐	☐	☐	16. Is the system adequately protected from freezing?
☐	☐	☐	☑	☐	17. Is there a cross connection control program? *(Community PWSs Only)*
☐	☐	☐	☑	☐	18. Is the operator trained in cross connection control? *(Recommended)*
☐	☑	☐	☐	☐	19. Is the operator aware of any cross connections or were any cross connections observed during the course of the survey?
☐	☐	☑	☐	☐	20. If a separate non-potable irrigation system is provided for the consumer, are all mains, hydrants, and appurtenances easily identified as non-potable? (Purple Tape or other) *(Recommended)*
yes	no	n/a	unk	note	**Air/Vacuum Relief Valves** placed at high points in water mains
☐	☐	☑	☐	☐	21. Are all automatic air relief valves equipped with a means of backflow protection?

PUMPING page 1

One form for all pumps.

SURVEY DATE 8/25/2012 (mm/dd/yyyy)

PWS # 7410034

PUMPS, PUMPHOUSES, AND CONTROLS

Pump ID#	Physical Location	Type of Pump	Brand	Model	Horsepower	Purpose
Well 1	Outside of well 1 house	submersible	unknown; may be 5 horsepower			secondary water supply
Well house 2:						
Well 2	Inside Well 2 house	submersible			15	Primary water supply
DW booster					15	Drinking water pressure
DW booster					15	
Fire booster					30	Fire suppression pressure

yes	no	n/a	unk	note	ALL PUMPS
☑	☐	☐	☐	☑	1. Are all pumps capable of the maximum pumping demand of the system?
☐	☐	☐	☑	☐	2. Does the pump(s) cycle excessively? *(Recommended)*
☐	☐	☐	☑	☐	3. Are all pumps provided with readily available spare parts and tools?
☑	☐	☐	☐	☐	4. Is a water pressure relief valve installed where the pump is directly connected to the distribution system?
☑	☐	☐	☐	☐	5. Is a standard pressure gauge installed on the discharge line?

yes	no	n/a	unk	note	WELL PUMPS
☑	☐	☐	☐	☐	6. Is there an accessible check valve installed in the discharge line of each well between the pump and the shut-off valve?
☐	☐	☑	☐	☐	7. If the system has a vertical turbine motor driven pump(s), is an air release-vacuum relief valve located upstream from the check valve, with exhaust/relief piping terminating in a down-turned position at least 18 inches above the floor and covered with a 24 mesh corrosion resistant screen?
☐	☐	☑	☐	☐	8. If the pump(s) is "oil lubricated", is the oil NSF approved and suitable for human consumption?

yes	no	n/a	unk	note	WATER PUMPS *(not well pumps)*
☑	☐	☐	☐	☐	9. Is an accessible check valve on the discharge side between the pump and the shut-off valve?

yes	no	n/a	unk	note	AUXILIARY POWER
☐	☑		☐	☑	10. Is there auxiliary power on-site? ☐ Significant ☐ Deficiency
☐	☐	☑	☐	☐	11. Is auxiliary power tested? *(Recommended)*
☐	☐	☑	☐	☐	12. If a diesel or gasoline fueled engine is used on the well lot, is the fuel tank and connecting piping double walled?
☐	☐	☑	☐	☐	13. Is the fuel tank above ground?
☐	☐	☑	☐	☐	14. Is a certified operator present during the filling of the fuel tank?
					If the engine is in the well house
☐	☐	☑	☐	☐	15. Is the engine exhaust directly discharged outside the well house?
☐	☐	☑	☐	☐	16. Is a spill containment structure surrounding all fuel tanks adequate? *(Secondary containment - 110% fuel tank volume)*
					Community Systems Only
☐	☐	☑	☐	☐	17. *(Community Systems built after 4/15/07 only)* Is on-site power or standby storage provided so water can be treated and supplied to pressurize the entire distribution system during a power outage for a minimum of 8 hours?
☐	☐	☑	☐	☐	18. *(Community Systems built after 4/15/07 only)* If standby power is provided, is there a minimum of 8 hours of fuel stored and located on site?

COMMENTS:
(indicate the question number)

1. Max demand:
(100 gal/cap*d) * estimated 123 capita = 12,300 gpd = 512.5 gph = 8.54 gpm.
Well 1 was proven to 70 gpm.

10. A storage tank was constructed in leiu of auxillary power.

Page _____ Of _____

PUMPING page 2

SURVEY DATE 1/0/1900 (mm/dd/yyyy)

PWS # 7410034

BOOSTER PUMPS

yes	no	n/a	unk	note		
☑	☐	☐	☐	☐	19.	Is an instantaneous and totalizing flow meter installed where the booster pump is directly connected to the distribution system? ☐ Unnecessary
☐	☐	☐	☑	☐	20.	Are all in-line booster pumps supplied with an automatic cutoff that activates when intake pressure is less than or equal to 5 psi?
☑	☐	☐	☐	☐	21.	Is the booster pump located on a suction line that is directly connected to any storage reservoir?
☐	☐	☐	☑	☐	22.	If yes, are all booster pumps protected by an automatic cutoff to prevent pump damage and avoid excessive reservoir drawdown?

PUMP HOUSE *(only pump houses that don't contain a groundwater source)*

yes	no	n/a	unk	note		
☑	☐	☐	☐	☑	23.	Is the pump house kept clean and in good repair? *(floor cracks?)*
☑	☐	☐	☐	☐	24.	Is the pump house protected from unauthorized personnel?
☑	☐	☐	☐	☐	25.	Does the pump house have adequate lighting throughout? *(Recommended)*
☑	☐	☐	☐	☐	26.	Are all non-sample taps installed in the pump house equipped with an appropriate backflow prevention device?
☑	☐	☐	☐	☐	27.	Is adequate ventilation provided in the pump house for dissipation of excess heat and moisture from the equipment? ☐ Significant ☐ Deficiency
☑	☐	☐	☐	☐	28.	Is adequate heating provided in the pump house to provided safe and efficient operation of equipment *(prevent moisture buildup and/or freezing)*? ☐ Significant ☐ Deficiency
☑	☐	☐	☐	☑	29.	Is the pump house protected from flooding, have adequate drainage, is the floor surface at least six (6) inches above the final ground surface, and is the ground surface graded so as to lead surface water away from the pump house?
☐	☑	☐	☐	☐	30.	Is the sump for pump house floor drains closer than 30 feet from the well?
☐	☑	☐	☐	☐	31.	Is the floor drain connected to sewer, storm drains, chlorination room drains, or any other source of contamination?

COMMENTS:
(indicate the question number)

23. Pump house could afford a little housekeeping

29. the floor drain was not operating two days before the survey; the 'fines' trap on the drain needed adjustment.

Page ____ Of ____

FINANCIAL CAPACITY

SURVEY DATE: 8/25/2012 (mm/dd/yyyy)

PWS #: 7410034

yes	no	n/a	unk	note	FINANCIAL CAPACITY
	✓				1. Is the PWS current with the payment of drinking water fees?
✓					2. Does the PWS charge a drinking water fee to the user? If yes, what is the fee: $
					3. Is the PWS in the business of selling water?
			✓		4. Does the PWS provide and use an annual budget? *(Recommended)*
			✓		5. If applicable, is the PWS fund separate from the waste water/sewer utility fund? *(Recommended)*
			✓		6. Do water system revenues exceed expenditures? *(Recommended)*
			✓		7. Are controls established to prevent expenditures from exceeding revenues?
	✓				8. Has an independent financial audit been completed? *(Recommended)*
		✓			9. If yes, is a copy of the most recent balance sheet for the water system available? *(Recommended)*
			✓		10. Does the water system include a cash budget within its annual budget for cash flow? *(Recommended)*
			✓		11. Does the water system management review the user fee, user charge, or rate system at least annually? *(Recommended)*
					12. When was the last user fee, user charge, or rate system adjustment? *mm/dd/yyyy*
			✓		13. Does the water system management review financial reports at least monthly? *(Recommended)*
			✓		14. Does the PWS provide and use a capital budget? *(Recommended)*
			✓		15. Has this PWS produced and does it currently utilize a capital improvements plan? *(Recommended)*
					16. If yes, when was the capital improvements budget produced? *mm/dd/yyyy*
			✓		17. Has the capital improvement budget been updated in the last 18 months? *(Recommended)*
			✓		18. Does the water system budget provide funding for depreciation of existing plant in service and/or for the funding of reserves for system replacement?
			✓		19. Are there sufficient funds for training personnel?

#3 Note: → **If no, identify why in the comments section and mark "N/A" on questions 4 - 19.**

COMMENTS:
(indicate the question number)

Page _____ Of _____

MANAGERIAL CAPACITY

SURVEY DATE 08/25/2012 (mm/dd/yyyy)

PWS # 7410034

COMMENTS: (indicate the question number)

MANAGERIAL CAPACITY

yes	no	n/a	unk	note	
☑	☐	☐	☐	☐	1. Is a properly licensed operator available at all times? (N/A for GW-NC PWS)
☐	☑	☐	☐	☐	2. Is there a Drinking Water Source Protection Plan developed for this system? Date ____
☐	☑	☐	☐	☐	3. Does this PWS have a governing body or board of directors?

If no, please indicate:
- ☑ Sole Proprietorship
- ☐ Partnership
- ☐ Limited Liability Corp.
- ☐ Other ____

4. How often does the board meet? ☑ N/A
- ☐ weekly ☐ semi-annually ☐ never
- ☐ monthly ☐ annually ☐ unknown
- ☐ bimonthly ☐ as necessary ☐ other: ____

yes	no	n/a	unk	note	5. Are the following records maintained onsite or located near by?
☑	☐	☐	☐	☐	- Bacteriological Analysis - **5 years retention.**
☑	☐	☐	☐	☐	- Chemical Analysis - **10 years retention.**
☑	☐	☐	☐	☐	- Records of actions taken to correct violations - **3 years retention.**
☑	☐	☐	☐	☐	- Copies of reports, summaries or communication related to sanitary surveys - **10 years retention.**
☑	☐	☐	☐	☐	- Reports concerning variances or exemptions - **5 years retention.**
☑	☐	☐	☐	☐	- Copies of public notices issued - **3 years retention.**
☐	☐	☑	☐	☐	- Daily free chlorine residuals *(required disinfection)* - **1 year retention.**
☑	☐	☐	☑	☐	6. Are routine maintenance schedules established? *(Recommended)*
☐	☐	☐	☐	☐	7. Is an operation and maintenance manual(s) provided for the PWS and does it include, daily operating instructions, operator safety procedures, location of valves and other key system features, parts list and parts order form, and information for contacting the water system operator?
☐	☐	☐	☑	☐	8. Is there a clear plan of organization and control among the people responsible for management and operations of the water system? *(Recommended)*

yes	no	n/a	unk	note	9. Are any samples of the following parameters past due?
☐	☑	☐	☐	☐	Coliform
☐	☑	☐	☐	☐	Nitrates
☐	☑	☐	☐	☐	Nitrites
☐	☑	☐	☐	☐	Lead and Copper
☐	☑	☐	☐	☐	IOCs
☐	☑	☐	☐	☐	VOCs
☐	☑	☐	☐	☐	SOCs
☐	☑	☐	☐	☐	Disinfection Byproducts
☐	☑	☐	☐	☐	Radionuclide

☐	☐	☐	☑	☐	10. Is a written total coliform rule (TCR) sample site plan available for review?
☐	☐	☐	☑	☐	11. Does the (TCR) sample site plan meet the minimum requirements?
☐	☐	☐	☑	☐	12. Does the system have a sufficient supply of approved sampling bottles properly stored? *(Recommended)*
☑	☐	☐	☐	☐	13. Does the PWS provide stairways, ladders and handrails where needed?
☑	☐	☐	☐	☐	14. Are treads of non-slip material provided where needed?
☐	☐	☐	☑	☐	15. Is a health concern produced from inadequately protected electrical wiring?
☐	☐	☐	☑	☐	16. Are all confined space entry requirements considered? *(Recommended)*
☐	☑	☐	☐	☐	17. Are there any unused subsurface water storage tanks that need to be abandoned?
☐	☑	☐	☐	☐	18. Are there any water supply wells that are no longer being used that need to be abandoned?

Page ____ Of ____

QUESTION 11

Question #11 pg 1

IDAHO DEPARTMENT OF WATER RESOURCES

Water Permit Report 22-13306

WATER RIGHT NUMBER: 22-13306

Owner Type	Name and Address
Original Owner	FOX CREEK COUNTRY CLUB ESTATES HOMEOWNERS ASSOC C/O TOM HUNTER PO BOX 4310 JACKSON, WY 83001 307 690 2041
Previous Owner	TOM HUNTER 1575 CROOKED CREEK ALTA, WY 83414 (307) 353-2236
Current Owner	FOX CREEK COUNTRY CLUB ESTATES POA INC PO BOX 1088 VICTOR, ID 83455
Current Owner	FOX CREEK VILLAGE HOA PO BOX 836 DRIGGS, ID 83422

Priority Date: 09/10/2004

Basis:

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Annual Volume
DOMESTIC	01/01	12/31	1.420 CFS	
		Total Diversion:	1.420 CFS	

Location of Point(s) of Diversion

GROUND WATER TETON County	SE1/4SE1/4	Sec. 23,	Twp 04N,	Rge 45E, B.M.
GROUND WATER TETON County	NE1/4SE1/4	Sec. 23,	Twp 04N,	Rge 45E, B.M.

Place of Use

DOMESTIC

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	45E	23													X	X		X	

Conditions of Approval:

Question #11 pg 2

IDAHO DEPARTMENT OF WATER RESOURCES

Water Permit Report 22-13306

1. 26A Project construction shall commence within one year from the date of permit issuance and shall proceed diligently to completion unless it can be shown to the satisfaction of the Director of the Department of Water Resources that delays were due to circumstances over which the permit holder had no control.
2. X01 Domestic use is for 97 homes.
3. 071 The domestic use authorized under this right shall not exceed 13,000 gallons per day per home.
4. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
5. X60 Place of use is located within Lots 4 - 27 and 29 - 72, Fox Creek Country Club Estates Subdivision and Lots A1 - A25, Fox Creek Village Subdivision.
6. X59 Points of diversion are located within Lot 63 and Lot 46, Fox Creek Country Club Estates Subdivision.
7. 070 The irrigation occurring under this domestic use shall not exceed 1/2 acre within each platted subdivision lot upon which a home has been constructed. This right does not provide for irrigation of common areas or for irrigation of lots upon which homes have not been constructed.
8. 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
9. 048 The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.

Remarks:

Comments:

1. segbert 12/30/2010 11:33:44 AM POD
Comment: PODID 628789 correlated from SpatialDataID 355426 to SpatialDataID 426421

2. segbert 12/30/2010 11:35:03 AM POD
Comment: PODID 628790 correlated from SpatialDataID 355427 to SpatialDataID 426422

3. jcefalo 11/21/2012 2:23:34 PM POU
Comment: Updated Shape

4. jcefalo 11/21/2012 Permit Revision
Comment: Pursuant to a written request from the current permit holders, permil 22-13306 was revised to removed the SWSE of Section 23, T04N, R45E from the place of use description. A condition was also changed to correctly describe the name of the subdivision containing lots A1-A25.

Water Supply Bank:

QUESTION 13

Fox Creek Water & Sewer, LLC
Well Maintenance
Annual Est
May 1, 2012 through May 1, 2013

Question #13

Fall River Rural Electric				
	Bill	05/21/2012	7167021	-230.50
	Bill	05/21/2012	7167005	-48.64
	Bill	06/20/2012	7167021	-327.52
	Bill	06/20/2012	7167005	-38.91
	Bill	07/20/2012	7167021	-542.75
	Bill	07/20/2012	7167005	-36.00
	Bill	08/20/2012	7167021	-391.90
	Bill	08/20/2012	7167005	-36.00
	Bill	09/20/2012	7167021	-404.66
	Bill	09/20/2012	7167005	-36.00
	Bill	10/22/2012	7167021	-269.59
	Bill	10/22/2012	7167005	-37.63
	Bill	11/20/2012	7167021	-141.43
	Bill	11/20/2012	7167005	-39.05
	Bill	12/20/2012	7167021	-124.92
	Bill	12/20/2012	7167005	-68.23
	Bill	01/21/2013	7167021	-141.74
	Bill	01/21/2013	7167005	-64.26
	Bill	02/20/2013	7167021	-152.18
	Bill	02/20/2013	7167005	-54.82
	Bill	03/20/2013	7167005	-50.70
	Bill	03/20/2013	7167021	-144.30
	Bill	04/22/2013	7167021	-147.07
	Bill	04/22/2013	7167005	-48.07
			Electric Total	-3,576.87
Idaho DEQ				
	Bill	09/14/2012	20121950	-360.00

**Includes well maintenance items only. No legal, accounting, bookkeeping, operational or repair/upgrade costs.

Fox Creek Water & Sewer, LLC
Well Maintenance
Annual Est
May 1, 2012 through May 1, 2013

Question #13

				Annual DEQ Fee Total	-360.00
Mission Communications, LLC					
	Bill	07/24/2012	4001763		-563.40
				Well Web Interface Total	-563.40
Teton Water, Inc					
	Bill	05/28/2012	135	Monthly Operator Fee	-400.00
	Bill	06/30/2012	139	Monthly Operator Fee & CCR	-610.00
	Bill	08/01/2012	140	Monthly Operator Fee & Water Test	-440.00
	Bill	09/01/2012	240	Monthly Op Fee & DEQ Sanitory Survery-1 Year	-960.00
	Bill	09/24/2012	142	Monthly Operator Fee & Water Test	-440.00
	Bill	10/29/2012	142	Monthly Operator Fee & Water Test	-420.00
	Bill	11/28/2012	143	Monthly Operator Fee & Water Test	-420.00
	Bill	01/01/2013	145	Monthly Operator Fee, Water Test, Plow	-420.00
	Bill	01/29/2013	147	Monthly Operator Fee, Water Test, Plow	-425.00
	Bill	02/26/2013	150	Monthly Op Fee, Test, Plow & CCR	-710.00
	Bill	04/01/2013	153	Monthly Operator Fee, Water Test, Plow	-450.00
	Bill	05/01/2013	155	Monthly Operator Fee & Water Test	-425.00
				Total Well Operator	-6,120.00
				Total Well Maintenance	**-10,620.27**

**Includes well maintenance items only. No legal, accounting, bookkeeping, operational or repair/upgrade costs.

QUESTION 17

Daily Runtime Summary
Minutes and Gallons

Device : Fox Creek Pump House

Time	Pump 1		Pump 2		Total	
	Minutes	Gallons	Minutes	Gallons	Minutes	Gallons
6/5/2013 0:00	310.7	34181	532.6	58586	843.3	92767
6/4/2013 0:00	247.4	27209	382.7	42093	630.0	69302
6/3/2013 0:00	193.8	21314	318.8	35072	512.6	56386
6/2/2013 0:00	208.7	22957	307.4	33816	516.1	56773
6/1/2013 0:00	191.8	21094	275.9	30344	467.6	51438
5/31/2013 0:00	158.3	17408	217.0	23868	375.2	41276
5/30/2013 0:00	151.4	16654	220.1	24215	371.5	40869
5/29/2013 0:00	162.0	17816	245.9	27044	407.8	44860
5/28/2013 0:00	171.9	18909	363.6	39994	535.5	58903
5/27/2013 0:00	287.7	31647	319.7	35165	607.4	66812
5/26/2013 0:00	225.4	24789	375.6	41320	601.0	66108
5/25/2013 0:00	218.7	24057	314.9	34634	533.6	58691
5/24/2013 0:00	231.9	25509	367.4	40409	599.3	65918
5/23/2013 0:00	137.0	15074	187.9	20669	324.9	35743
5/22/2013 0:00	105.6	11611	133.4	14674	239.0	26285
5/21/2013 0:00	116.8	12852	159.9	17593	276.8	30444
5/20/2013 0:00	115.6	12720	145.1	15965	260.8	28684
5/19/2013 0:00	137.4	15112	180.2	19820	317.6	34932
5/18/2013 0:00	152.9	16819	210.2	23117	363.1	39936
5/17/2013 0:00	184.5	20291	276.1	30369	460.6	50661
5/16/2013 0:00	211.1	23217	338.9	37274	549.9	60491
5/15/2013 0:00	216.0	23762	359.1	39499	575.1	63261
5/14/2013 0:00	229.9	25287	419.3	46119	649.2	71407
5/13/2013 0:00	248.2	27300	485.8	53442	734.0	80742
5/12/2013 0:00	282.6	31084	464.7	51117	747.3	82201
5/11/2013 0:00	208.6	22946	291.0	32006	499.6	54952
5/10/2013 0:00	161.5	17767	217.8	23962	379.4	41729
5/9/2013 0:00	139.1	15299	187.4	20610	326.5	35910
5/8/2013 0:00	147.6	16238	200.9	22103	348.6	38341
5/7/2013 0:00	116.4	12806	156.0	17160	272.4	29966
5/6/2013 0:00	116.9	12854	151.3	16647	268.2	29500
5/5/2013 0:00	116.6	12830	152.8	16812	269.5	29641
5/4/2013 0:00	71.8	7902	93.9	10325	165.7	18227
5/3/2013 0:00	73.2	8056	90.9	9997	164.1	18053
5/2/2013 0:00	75.2	8274	101.0	11110	176.2	19384
5/1/2013 0:00	58.5	6437	75.6	8320	134.2	14757
4/30/2013 0:00	55.1	6059	70.5	7757	125.6	13816
4/29/2013 0:00	61.6	6776	76.5	8415	138.1	15191
4/28/2013 0:00	79.5	8749	102.5	11273	182.0	20022
4/27/2013 0:00	99.1	10897	132.4	14564	231.5	25461
4/26/2013 0:00	74.9	8239	96.2	10580	171.1	18819
4/25/2013 0:00	98.2	10802	95.0	10448	193.2	21250
4/24/2013 0:00	72.8	8010	98.3	10809	171.1	18819
4/23/2013 0:00	62.7	6892	80.1	8805	142.7	15697
4/22/2013 0:00	56.3	6193	69.6	7654	125.9	13847
4/21/2013 0:00	59.4	6534	76.1	8371	135.5	14905
4/20/2013 0:00	54.4	5984	70.0	7695	124.4	13679
4/19/2013 0:00	53.0	5834	71.4	7858	124.5	13691
4/18/2013 0:00	53.3	5859	65.1	7163	118.4	13022
4/17/2013 0:00	52.4	5768	65.3	7185	117.8	12953

Daily Runtime Summary
Minutes and Gallons

Device : Fox Creek Pump House

Time	Pump 1		Pump 2		Total	
	Minutes	Gallons	Minutes	Gallons	Minutes	Gallons
4/16/2013 0:00	51.5	5663	67.2	7396	118.7	13059
4/15/2013 0:00	53.9	5929	72.8	8008	126.7	13937
4/14/2013 0:00	57.4	6312	72.4	7962	129.8	14274
4/13/2013 0:00	55.9	6151	70.8	7793	126.8	13944
4/12/2013 0:00	56.5	6217	72.6	7988	129.1	14205
4/11/2013 0:00	53.6	5894	65.3	7185	118.9	13079
4/10/2013 0:00	50.6	5570	67.6	7434	118.2	13004
4/9/2013 0:00	54.6	6002	65.2	7167	119.7	13169
4/8/2013 0:00	52.3	5755	66.8	7353	119.2	13108
4/7/2013 0:00	53.3	5858	70.2	7717	123.4	13574
4/6/2013 0:00	46.8	5150	59.9	6593	106.8	11743
4/5/2013 0:00	51.9	5713	62.5	6877	114.5	12590
4/4/2013 0:00	55.0	6045	70.6	7764	125.5	13809
4/3/2013 0:00	62.0	6816	77.7	8549	139.7	15365
4/2/2013 0:00	52.5	5770	66.1	7265	118.5	13035
4/1/2013 0:00	53.5	5881	70.8	7784	124.2	13666
3/31/2013 0:00	55.5	6100	69.2	7608	124.6	13708
3/30/2013 0:00	57.6	6330	67.0	7365	124.5	13695
3/29/2013 0:00	56.2	6186	57.1	6275	113.3	12461
3/28/2013 0:00	47.0	5172	61.1	6719	108.1	11891
3/27/2013 0:00	47.7	5243	63.4	6972	111.1	12216
3/26/2013 0:00	50.3	5528	63.0	6932	113.3	12459
3/25/2013 0:00	51.3	5647	63.3	6963	114.6	12610
3/24/2013 0:00	56.3	6195	71.9	7907	128.2	14102
3/23/2013 0:00	56.7	6241	75.6	8310	132.3	14551
3/22/2013 0:00	51.6	5676	62.8	6903	114.4	12579
3/21/2013 0:00	52.8	5803	67.4	7416	120.2	13218
3/20/2013 0:00	49.1	5399	65.4	7196	114.5	12595
3/19/2013 0:00	51.3	5645	65.6	7214	116.9	12859
3/18/2013 0:00	51.7	5691	62.8	6908	114.5	12599
3/17/2013 0:00	53.8	5922	71.2	7836	125.1	13757
3/16/2013 0:00	51.2	5632	63.5	6987	114.7	12619
3/15/2013 0:00	49.5	5440	63.7	7003	113.1	12443
3/14/2013 0:00	48.9	5383	63.1	6941	112.0	12324
3/13/2013 0:00	49.2	5416	58.7	6459	108.0	11875
3/12/2013 0:00	50.3	5533	65.7	7225	116.0	12758
3/11/2013 0:00	54.8	6023	66.8	7346	121.5	13369
3/10/2013 0:00	65.3	7188	81.1	8921	146.5	16110
3/9/2013 0:00	108.2	11902	123.5	13581	231.7	25483
3/8/2013 0:00	43.0	4734	51.9	5709	94.9	10443
3/7/2013 0:00	46.9	5161	60.8	6684	107.7	11845
3/6/2013 0:00	49.6	5456	67.7	7443	117.3	12899
3/5/2013 0:00	52.1	5725	66.4	7300	118.4	13026
3/4/2013 0:00	54.5	5991	64.4	7086	118.9	13077
3/3/2013 0:00	53.1	5837	66.5	7313	119.6	13151
3/2/2013 0:00	57.8	6354	74.0	8140	131.8	14494
3/1/2013 0:00	51.8	5693	64.1	7055	115.9	12747
2/28/2013 0:00	47.1	5175	57.6	6332	104.6	11508
2/27/2013 0:00	49.6	5456	64.7	7115	114.3	12571
2/26/2013 0:00	59.4	6532	71.2	7832	130.6	14364

Daily Runtime Summary
Minutes and Gallons

Device : Fox Creek Pump House

Time	Pump 1		Pump 2		Total	
	Minutes	Gallons	Minutes	Gallons	Minutes	Gallons
2/25/2013 0:00	47.6	5234	61.7	6789	109.3	12023
2/24/2013 0:00	54.6	6008	65.4	7190	120.0	13198
2/23/2013 0:00	52.7	5793	68.0	7480	120.7	13273
2/22/2013 0:00	51.0	5605	64.3	7077	115.3	12681
2/21/2013 0:00	41.0	4506	54.2	5960	95.2	10467
2/20/2013 0:00	50.2	5517	64.4	7088	114.6	12604
2/19/2013 0:00	51.1	5621	65.0	7154	116.1	12775
2/18/2013 0:00	52.9	5815	69.1	7601	122.0	13416
2/17/2013 0:00	52.1	5733	70.0	7696	122.1	13429
2/16/2013 0:00	46.0	5060	58.8	6473	104.9	11534
2/15/2013 0:00	52.9	5815	61.8	6800	114.7	12615
2/14/2013 0:00	38.4	4226	51.5	5665	89.9	9891
2/13/2013 0:00	44.4	4888	53.9	5925	98.3	10813
2/12/2013 0:00	40.8	4484	52.2	5737	92.9	10221
2/11/2013 0:00	42.6	4680	60.1	6605	102.6	11286
2/10/2013 0:00	50.7	5579	64.8	7128	115.5	12707
2/9/2013 0:00	45.1	4959	59.2	6508	104.3	11468
2/8/2013 0:00	41.5	4560	53.9	5933	95.4	10492
2/7/2013 0:00	43.6	4792	51.8	5703	95.4	10496
2/6/2013 0:00	51.5	5665	58.5	6435	110.0	12100
2/5/2013 0:00	41.5	4567	55.2	6076	96.8	10643
2/4/2013 0:00	50.0	5500	61.3	6741	111.3	12241
2/3/2013 0:00	47.3	5199	60.1	6607	107.3	11807
2/2/2013 0:00	47.8	5263	61.8	6793	109.6	12056
2/1/2013 0:00	44.3	4868	52.5	5773	96.7	10641
1/31/2013 0:00	41.0	4508	54.8	6023	95.7	10531
1/30/2013 0:00	45.0	4954	54.3	5973	99.3	10927
1/29/2013 0:00	40.3	4429	53.4	5874	93.7	10303
1/28/2013 0:00	44.8	4932	57.7	6349	102.6	11281
1/27/2013 0:00	44.7	4913	54.6	6010	99.3	10923
1/26/2013 0:00	47.9	5271	59.8	6574	107.7	11845
1/25/2013 0:00	40.9	4503	55.7	6122	96.6	10624
1/24/2013 0:00	42.5	4677	52.2	5742	94.7	10419
1/23/2013 0:00	40.7	4475	54.1	5945	94.7	10421
1/22/2013 0:00	41.8	4602	54.2	5958	96.0	10560
1/21/2013 0:00	43.4	4774	53.5	5885	96.9	10659
1/20/2013 0:00	45.0	4948	56.5	6213	101.5	11161
1/19/2013 0:00	46.9	5163	63.0	6925	109.9	12087
1/18/2013 0:00	43.0	4728	55.1	6059	98.1	10787
1/17/2013 0:00	40.5	4459	55.5	6107	96.1	10566
1/16/2013 0:00	44.6	4910	54.3	5971	98.9	10881
1/15/2013 0:00	40.1	4407	52.3	5753	92.4	10160
1/14/2013 0:00	49.7	5462	63.6	6994	113.2	12456
1/13/2013 0:00	47.8	5263	60.8	6690	108.7	11953
1/12/2013 0:00	41.5	4560	52.5	5775	94.0	10335
1/11/2013 0:00	40.9	4501	49.6	5460	90.6	9961
1/10/2013 0:00	38.3	4209	48.5	5337	86.8	9546
1/9/2013 0:00	45.0	4946	57.9	6371	102.9	11317
1/8/2013 0:00	38.8	4264	54.1	5947	92.8	10212
1/7/2013 0:00	52.4	5768	63.5	6985	115.9	12753

Daily Runtime Summary
Minutes and Gallons

Device : Fox Creek Pump House

Time	Pump 1		Pump 2		Total	
	Minutes	Gallons	Minutes	Gallons	Minutes	Gallons
1/6/2013 0:00	49.6	5450	60.4	6644	110.0	12095
1/5/2013 0:00	38.7	4261	51.1	5617	89.8	9878
1/4/2013 0:00	37.2	4090	45.2	4976	82.4	9066
1/3/2013 0:00	41.2	4528	52.0	5722	93.2	10250
1/2/2013 0:00	37.8	4156	53.2	5848	91.0	10005
1/1/2013 0:00	44.4	4888	54.3	5977	98.8	10864
12/31/2012 0:00	40.7	4481	51.4	5658	92.2	10138
12/30/2012 0:00	47.5	5221	61.5	6765	109.0	11986
12/29/2012 0:00	46.8	5150	58.9	6481	105.7	11631
12/28/2012 0:00	41.7	4587	51.9	5713	93.6	10300
12/27/2012 0:00	38.0	4178	52.4	5764	90.4	9942
12/26/2012 0:00	46.8	5148	50.9	5595	97.7	10743
12/25/2012 0:00	43.2	4748	52.7	5793	95.8	10542
12/24/2012 0:00	38.1	4195	49.6	5450	87.7	9645
12/23/2012 0:00	42.0	4618	53.1	5845	95.1	10463
12/22/2012 0:00	45.4	4994	60.5	6659	105.9	11653
12/21/2012 0:00	38.6	4244	50.6	5568	89.2	9812
12/20/2012 0:00	37.9	4173	44.7	4917	82.6	9090
12/19/2012 0:00	39.6	4360	53.1	5843	92.8	10203
12/18/2012 0:00	38.4	4228	48.7	5352	87.1	9579
12/17/2012 0:00	40.5	4457	53.1	5845	93.7	10302
12/16/2012 0:00	43.4	4778	56.5	6215	99.9	10993
12/15/2012 0:00	38.7	4252	48.7	5355	87.3	9607
12/14/2012 0:00	36.6	4026	44.3	4875	80.9	8901
12/13/2012 0:00	39.0	4285	48.5	5331	87.4	9616
12/12/2012 0:00	38.9	4277	49.9	5491	88.8	9768
12/11/2012 0:00	40.3	4435	50.1	5505	90.4	9940
12/10/2012 0:00	40.5	4453	53.7	5907	94.2	10360
12/9/2012 0:00	44.7	4912	55.9	6153	100.6	11064
12/8/2012 0:00	36.8	4052	50.1	5505	86.9	9557
12/7/2012 0:00	39.5	4345	47.5	5223	87.0	9568
12/6/2012 0:00	36.1	3975	49.5	5441	85.6	9416
12/5/2012 0:00	39.0	4288	49.1	5395	88.0	9684
12/4/2012 0:00	41.8	4598	48.8	5372	90.6	9970
12/3/2012 0:00	40.9	4499	48.5	5339	89.4	9838
12/2/2012 0:00	51.6	5676	63.4	6978	115.0	12654
12/1/2012 0:00	45.3	4978	58.4	6420	103.6	11398
11/30/2012 0:00	1382.2	152046	1380.0	151800	2762.2	303846
		1446149		1992956		3410821

QUESTION 20

Question # 20

10 pages

Fox Development, LLC

Profit & Loss

January through December 2010

		Jan - Dec 10
Income		
Services		42,692.57
Total Income		42,692.57
Cost of Goods Sold		
Infrastructure		19,727.25
Total COGS		19,727.25
Gross Profit		22,965.32
Expense		
Bank Charges		6.00
Licenses & Permits		150.00
Lightning Strike		11,224.90
Office Expense		70.28
Postage		365.22
Professional Fees		
Accounting Fees	4,692.60	
Legal Fees	5,644.17	
Professional Fees - Other	366.47	
Total Professional Fees		10,703.24
Utility		
Electric	3,673.33	
Sewer	14,066.66	
Total Utility		17,739.99
Well Repair & Maintenance		5,932.55
Total Expense		46,192.18
Net Income		(23,226.86)

Fox Development, LLC
Balance Sheet
As of December 31, 2010

		Dec 31, 10
ASSETS		
Current Assets		
Checking/Savings		
Key Bank...55788		6,966.56
Total Checking/Savings		6,966.56
Accounts Receivable		
11000 · Accounts Receivable		(24.93)
Total Accounts Receivable		(24.93)
Other Current Assets		
Work in Process		1,301,356.89
Total Other Current Assets		1,301,356.89
Total Current Assets		1,308,298.52
Fixed Assets		
Land		
Land Lot 8	7,000.00	
Land Lot A-1	8,898.89	
Land Lot A-2	8,898.89	
Total Land		24,797.78
Total Fixed Assets		24,797.78
TOTAL ASSETS		1,333,096.30
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable		175.64
Total Accounts Payable		175.64
Other Current Liabilities		
Construction Draws		1,178,548.56
Fox Creek Investments		(60,000.00)
N/P Hunter		38,775.55
N/P J. Montoya		(20,000.00)

Fox Development, LLC
Balance Sheet
As of December 31, 2010

	Dec 31, 10
N/P R. Kincaid	(16,982.28)
N/P Teton Builders	(80,000.00)
Total Other Current Liabilities	1,040,341.83
Total Current Liabilities	1,040,517.47
Long Term Liabilities	
Citizens Community Bank Loans	
Building Loan - #64816	(86,325.30)
Infrastructure Loan #64808	26,711.93
Total Citizens Community Bank Loa...	(59,613.37)
Total Long Term Liabilities	(59,613.37)
Total Liabilities	980,904.10
Equity	
3000 · Opening Bal Equity	50,000.00
3900 · Retained Earnings	325,419.06
Net Income	(23,226.86)
Total Equity	352,192.20
TOTAL LIABILITIES & EQUITY	1,333,096.30

Fox Development, LLC
Profit & Loss
January through October 2011

		Jan - Oct 11
Income		
Services		27,610.55
Unkn		0.00
Total Income		27,610.55
Gross Profit		27,610.55
Expense		
Licenses & Permits		86.00
Lightning Strike		3,224.90
Office Expense		120.93
Postage		187.69
Professional Fees		
Accounting Fees	1,873.63	
Legal Fees	1,620.83	
Professional Fees - Other	203.53	
Total Professional Fees		3,697.99
Repair Well		630.00
Utility		
Electric	2,333.12	
Sewer	11,585.59	
Total Utility		13,918.71
Well Repair & Maintenance		4,539.00
Total Expense		26,405.22
Net Income		1,205.33

10:54 AM

05/25/13

Cash Basis

Fox Creek Water & Sewer, LLC
Profit & Loss
August 22 through December 31, 2011

		Aug 22 - Dec 31, 11
Ordinary Income/Expense		
Income		
47900 · Services		10,909.16
Total Income		10,909.16
Gross Profit		10,909.16
Expense		
60100 · Well Operator Monthly Fee		1,200.00
60101 · Well Testing		40.00
60102 · Well Repair		3,121.37
60103 · Sewer Fee		3,484.53
60105 · Well Maintenance		583.40
64600 · Licenses & Permits		100.00
64800 · Postage		78.00
64900 · Office Supplies		41.15
66700 · Professional Fees		
bookkeeping	967.04	
Legal Fees	225.00	
Total 66700 · Professional Fees		1,192.04
68600 · Utilities		976.82
Total Expense		10,817.31
Net Ordinary Income		91.85
Net Income		**91.85**

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Fox Development, LLC

Balance Sheet

As of October 31, 2011

	Oct 31, 11
ASSETS	
Current Assets	
Accounts Receivable	
11000 · Accounts Receivable	(28.68)
Total Accounts Receivable	(28.68)
Other Current Assets	
Work in Process	1,301,356.89
Total Other Current Assets	1,301,356.89
Total Current Assets	1,301,328.21
Fixed Assets	
Land	24,797.78
Total Fixed Assets	24,797.78
TOTAL ASSETS	1,326,125.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Draws	1,178,548.56
Fox Creek Investments	(60,000.00)
N/P Hunter	38,775.55
N/P J. Montoya	(20,000.00)
N/P R. Kincaid	(24,982.28)
N/P Teton Builders	(80,000.00)
Total Other Current Liabilities	1,032,341.83
Total Current Liabilities	1,032,341.83
Long Term Liabilities	
Citizens Community Bank Loa...	(59,613.37)
Total Long Term Liabilities	(59,613.37)
Total Liabilities	972,728.46

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Fox Development, LLC

Balance Sheet

As of October 31, 2011

	Oct 31, 11
Equity	
3000 · Opening Bal Equity	50,000.00
3900 · Retained Earnings	302,192.20
Net Income	1,205.33
Total Equity	353,397.53
TOTAL LIABILITIES & EQUITY	1,326,125.99

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10:36 AM

05/25/13

Cash Basis

Fox Creek Water & Sewer, LLC
Balance Sheet
As of December 31, 2011

	Dec 31, 11
ASSETS	
Current Assets	
Checking/Savings	
Fox Creek Water & Sewer, LLC	124.24
Total Checking/Savings	124.24
Accounts Receivable	
11000 · Accounts Receivable	-32.39
Total Accounts Receivable	-32.39
Total Current Assets	91.85
TOTAL ASSETS	91.85
LIABILITIES & EQUITY	
Equity	
Net Income	91.85
Total Equity	91.85
TOTAL LIABILITIES & EQUITY	91.85

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10:34 AM
05/25/13
Cash Basis

Fox Creek Water & Sewer, LLC
Profit & Loss
January through December 2012

	Jan - Dec 12
Ordinary Income/Expense	
Income	
47900 · Services	39,030.97
Total Income	39,030.97
Gross Profit	39,030.97
Expense	
60100 · Well Operator Monthly Fee	4,800.00
60101 · Well Testing	120.00
60102 · Well Repair	4,027.53
60103 · Sewer Fee	13,928.00
60104 · Owner Management Fee	3,920.00
60105 · Well Maintenance	2,273.40
60400 · Bank Service Charges	0.00
64800 · Postage	311.45
66700 · Professional Fees	
bookkeeping	3,452.21
Legal Fees	945.00
Total 66700 · Professional Fees	4,397.21
68600 · Utilities	3,693.45
Total Expense	37,471.04
Net Ordinary Income	1,559.93
Net Income	1,559.93

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10:36 AM

05/25/13

Cash Basis

Fox Creek Water & Sewer, LLC
Balance Sheet
As of December 31, 2012

	Dec 31, 12
ASSETS	
Current Assets	
Checking/Savings	
Fox Creek Water & Sewer, LLC	1,656.79
Total Checking/Savings	1,656.79
Accounts Receivable	
11000 · Accounts Receivable	-5.01
Total Accounts Receivable	-5.01
Total Current Assets	1,651.78
TOTAL ASSETS	1,651.78
LIABILITIES & EQUITY	
Equity	
32000 · Members Equity	91.85
Net Income	1,559.93
Total Equity	1,651.78
TOTAL LIABILITIES & EQUITY	1,651.78

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ON FILE

QUESTION 21

QUESTION 22

Question #22

Dear Water Customer,

This notice is to inform you that Fox Creek Water & Sewer, LLC has submitted an Application for a Certificate of Public Convenience and Necessity to the Idaho Public Utilities Commission for the community well system. The unmetered water system has 49 water users with the ability for 97 users. The current monthly water rate is $32.39 with a$5.00 management fee. In addition, per the Shared Well Agreement, water customers are responsible for sharing well associated costs.

Contact information is as follows:
Commission's phone number (208) 334-0300
Commission Secretary, Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho 83720-0074

QUESTON 23

Question # 23 - Final Notice

[DATE]

Utility Account Number:
Service Address:

DELINQUENT AMOUNT: Due

CURRENT BALANCE:

Due to lack of response for non-payment of fees in the amount of _____ your water will be shut off. If your water is shut off, there will be a disconnect fee of $65.00 & reconnect fee of $65 assessed to you. In addition to paying the delinquent amount, there will be a required deposit of _____ your past due amount in order to reconnect your services. This amount _____ will be held for 12 months following reconnection of services. If your shut off valve has been moved from the street and out of the water easement, a new shut off valve will be installed at the street at your expense in addition to the reconnect fee. Any tampering with the shut off valves or harassment of those individuals commissioned to turn off your water will be prosecuted to the fullest extent of the law.

To prevent shut off call Michelle May at 208-354-1635 to arrange immediate delivery of payment in full.

NO FURTHER NOTICE WILL BE PROVIDED.

Sincerely,

Fox Creek Water & Sewer, LLC

Question #23 Reminder Notice

YOUR WATER ACCOUNT IS

DELINQUENT

AND SCHEDULED FOR A SHUT OFF ON

[DATE]

PLEASE CONTACT MICHELLE MAY

208-354-1635

TO SCHEDULE PAYMENT IN FULL

Question 23 Annual Statement 6 pages —

181347

SHARED WELL AGREEMENT

RECEIVED
2006
TETON CO., ID

The parties to this agreement are:

Robert Kincaid, Member
Fox Development, LLC
1575 Crooked Creek Rd.
Alta, WY 83414

Fox Creek Country Club Estates
Property Owners Association

Victor, ID 83455

Instrument # 181347
DRIGGS, TETON, IDAHO
2006-10-16 10:44:58 No. of Pages: 6
Recorded for : TOM HUNTER
NOLAN G. BOYLE
Ex-Officio Recorder Deputy

RECITALS

WHEREAS, FOX DEVELOPMENT, LLC, (hereinafter referred to as "Developer"), owns a subdivision known as Fox Creek Village PUD (hereinafter referred to as "Village" which is described as follows:

A portion of the SE1/4 of Section 23, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the SE corner of said Section 23, thence N 89°51'56" W, 2340.58 feet along the southern section line, and thence N 0°20'51" E, 594.50 feet to the point of beginning;
Thence N 69°59'56" W, 117.87 feet to a point on the Eastern Right-of-Way Line of State Highway 33;
Thence N 0°20'57" E, 2000.06 feet along said Right-of-Way to a point;
Thence S 89°56'43" E, 777.38 feet to a point;
Thence S 0°20'46" W, 180.00 feet to a point,
Thence S 89°56'43" E, 1260.00 feet to a point;
Thence S 0°20'45" W, 922.50 feet to a point;
Thence N 89°50'02" W, 415.00 feet to a point,
Thence S 25°28'33" E, 199.56 feet to a point,
Thence S 0°10'24" E, 60.00 feet to a point;
Thence S 26°14'22" W, 200.39 feet to a point;
Thence S 89°50'01" E, 415.00 feet to a point;
Thence S 0°20'45" W, 634.78 feet to a point;
Thence S 89°57'14" W, 720.83 feet to a point;
Thence N 48°42'02" W, 27.17 feet to a point;
Thence N 51°56'54" W, 225.31 feet to the point of beginning.

Contains 87.92 acres, more or less.

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WHEREAS, FOX CREEK COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION, (hereinafter referred to as "Owner's Association"), which represents all persons, firms and corporations owning property in FOX CREEK COUNTRY CLUB ESTATES (hereinafter referred to as "Estates"), which adjoins Developer's property on the north side; and

WHEREAS, a water system and a well, located on Lot __ within the Estates, has serviced residences located within the Estates; and

WHEREAS, Developer has improved the aforementioned well, drilled a second well, and annexed the infrastructure related to the well at Developer's expense;

NOW, THEREFORE, in consideration of the promises and the mutual benefits, representations, covenants, undertakings, and agreements hereinafter contained and for good and valuable consideration received by the parties, which consideration and the sufficiency thereof is hereby acknowledged by the parties hereto, the Owner's Association and the Developer represent, covenant, undertake and agree as follows:

AGREEMENT:

Section One. Connection and Maintenance. Owner's Association agrees to allow Developer to connect residences and lots within the adjacent Fox Creek Village PUD to the aforementioned wells subject to the terms of this agreement.

The parties to this agreement will equally share costs associated with maintenance and operation. The parties further agree to split the cost of electricity to operate the well. None of the parties will take water from the well except for domestic purposes. The parties hereby grant each other reciprocal easements as might be necessary to convey the water from the well to their various lots and/or residences within the Estates or the Village.

Each party will be responsible for maintaining underground water mains from the wells to their respective properties. The expenses associated with the maintenance and repair of the pumps, wells, casings and valves located at the wells and pump heads, will be borne equally between the parties.

It is the intention of the parties to maintain the water quality produced from said wells. Any of the parties will have the authority to have the water tested. If testing reveals a significant water quality deficiency, the parties together will take corrective measures as might be necessary. The costs of maintenance as set forth above will be shared by the parties in equal proportion to the number of living units each of them might have connected with the well. Developer anticipates __ __ units are presently connected to the wells.

No sewage disposal system or other potential contaminant will be located within a hundred feet of the shared well. Nothing will be located on the well property in such a manner as would compromise the working space for the system operation, maintenance, replacement, improvement, inspection, and/or testing.

If the water system fails to deliver water upon demand, any of the parties will have the right to act to correct the situation, as an emergency measure, without the approval of the parties. All non-emergencies, such as system replacement or improvement, will require the consent of the majority of the parties.

Following is a non-exclusive list of items that will require cost sharing:

A. System maintenance, including repairs, testing, inspection and disinfection;

B. System component replacement, due to wear, obsolescence, corrosion; and

C. System improvements to increase the service life of any well component.

If the negligence of any party causes damage to the well or its systems, that party will be responsible for the cost of repair, however, each party will be responsible for their separate distribution lines from the valves located at the well head. Damage caused to the system by third parties, other than agents of the parties, will be repaired as a mutual cost item.

Section Two. Transfer. The parties agree that the Developer will be responsible for collecting money for the aforementioned costs from lot owners within the Village until such time that an owner's association is established for the Village. At such time that an owner's association is established for the Village, the parties agree that the Developer's responsibilities under this agreement will transfer to the new owner's association of the Village.

Section Three. Binding Effect and Term. This Agreement shall be binding upon and inure to the benefit of the parties, successor Developers of record of the Village, assignees, lessees and upon any successor owner's association of the Village.

Section Four. Notices. Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States certified mail, postage prepaid and return receipt requested, as follows:

Section Five. Singular and Plural. Whenever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

Section Six. Section Headings and Subheadings. All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions under the headings whether covered or relevant to such heading or not.

Section Seven. Recording. A copy of this Agreement and any amendment to this Agreement shall be recorded in the office of the County Recorders office for Teton County.

Section Eight. Authorization to Execute. The officers of Fox Development, LLC executing this Agreement warrant that they have been lawfully authorized by their respective Members to execute this Agreement on behalf of Fox Development, LLC. The Board of Directors of the Fox Creek Country Club Owner's Association warrant that they have been

lawfully authorized by the Owner's Association to execute this Agreement. Upon request, Fox Development, LLC and the Owner's Association shall deliver to each other copies of all by-laws, resolutions, operating agreements, legal opinions or other documents required to legally evidence the authority to execute this Agreement on behalf of the respective entities.

Section Nine. Entire Agreement and Amendments in Writing. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Developers and the Owner's Association relative to the subject matter of this Agreement, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than those that are set out in this Agreement. Except as otherwise provided here, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless authorized in accordance with law and reduced in writing and signed by them.

Section Ten. Curing Default. The parties to this Agreement reserve a right to cure any default under this Agreement within 30 days from written notice of the default.

Section Eleven. Conflict Between the Text and Exhibits. In the event of a conflict in the provisions of the text of this Agreement and the attached Exhibits, if any, the text of the Agreement shall control and govern

Section Twelve. Severability. If any provision of this Agreement is held invalid by a court of a competent jurisdiction or in the event a court shall determine that the Owner's Association does not have the power to perform a disputed provision, the provision shall be deemed to be excised from this Agreement and invalidity shall not affect any of the other provisions contained here, and the judgment or decree shall relieve the Owner's Association from performance under the invalid provision of this Agreement.

Section Thirteen. Execution of Agreement. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument. This date shall be the effective date of this Agreement.

IN WITNESS WEREOF, the parties hereto have executed this Agreement the date set forth below

Dated this 10 day of ~~July~~ Oct, 2006.

FOX CREEK DEVELOPMENT, LLC

ROBERT KINCAID, Member

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FOX CREEK COUNTRY CLUB
OWNER'S ASSOCIATION
BOARD OF DIRECTORS

TOM HUNTER

SALLY MOORE

ALLEN MOORE

JODI TEST

STATE OF IDAHO)
: ss
County of Teton)

On this 16 day of October, in the year 2006, before me, a Notary Public in and for said State, personally appeared before me ROBERT KINCAID, who, being by me first duly sworn, declared that she is a Member of FOX DEVELOPMENT, LLC, that he signed the foregoing document as Member of the entity, and that the statements therein contained are true.

KARIE L. MARSHALL NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing At: Victor, ID
My Commission Expires: 8-19-2010

STATE OF Idaho)
: ss.
County of Teton)

On this 17 day of October, in the year of 2006, before me, a Notary Public in and for said State, personally appeared TOM HUNTER, who, being by me first duly sworn, declared that he is a Member of the Board of Directors of FOX CREEK COUNTRY CLUB OWNER'S ASSOCIATION, that he signed the foregoing document as Director of the entity, and that the statements therein contained are true.

Notary Public for Idaho
Residing At: Driggs, ID
My Commission Expires: 2/6/10

NOTARY PUBLIC
State of Idaho
HEATHER J. STEWART

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STATE OF Idaho)
: ss
County of Teton)

On this 5 day of Oct, in the year of 2006, before me, a Notary Public in and for said State, personally appeared ALLEN MOORE, who, being by me first duly sworn, declared that he is a Member of the Board of Directors of FOX CREEK COUNTRY CLUB OWNER'S ASSOCIATION, that he signed the foregoing document as Director of the entity, and that the statements therein contained are true.

Notary Public for Idaho
Residing At: Victor, ID
My Commission Expires: 4-10-09

STATE OF Idaho)
: ss.
County of Teton)

On this 5 day of Oct, in the year of 2006, before me, a Notary Public in and for said State, personally appeared SALLY MOORE, who, being by me first duly sworn, declared that she is a Member of the Board of Directors of FOX CREEK COUNTRY CLUB OWNER'S ASSOCIATION, that she signed the foregoing document as Director of the entity, and that the statements therein contained are true.

Notary Public for Idaho
Residing At: Victor Idaho
My Commission Expires: 4-10-09

STATE OF Idaho)
: ss.
County of Teton)

On this 5 day of Oct, in the year of 2006, before me, a Notary Public in and for said State, personally appeared JODI TEST, who, being by me first duly sworn, declared that she is a Member of the Board of Directors of FOX CREEK COUNTRY CLUB OWNER'S ASSOCIATION, that she signed the foregoing document as Director of the entity, and that the statements therein contained are true.

Notary Public for Idaho
Residing At: Victor
My Commission Expires: 4-10-09

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