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Reuse Opportunities in a Planned Community

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Boise, Idaho

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Founded in 1981, the M3 Companies' principals, Bill Brownlee, Jeff Davis and W. Scott Schirmer, have forged their separate areas of expertise into a long-lasting partnership. They work together to apply ideas, address issues and make decisions as a team, ensuring the continued success of the properties.

- More than 25 years of expertise working in concert with city, state and federal agencies to entitle both small and large scale projects.
- From 2006 to 2008, M3 Companies completed land planning and entitlements for more than 10,000 acres comprised of approximately 10,000 dwelling units and 2 million-square -feet of non-residential units.
- During 2007 and 2008, M3 Companies constructed more than $55 million in master planned community infrastructure.

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PRESCOTT LAKES PROJECT OVERVIEW

Total Acres	**1,150**
Total Entitled Units	**2,718**
Total Units Sold (Sold Out)	**1,800-2,000 depending upon final platting of sold parcels**

PRESCOTT LAKES DEVELOPMENT HIGHLIGHTS

- Effluent agreement with the City of Prescott-approximately 550 acre feet per year.
- Negotiated a long-term water policy with the City of Prescott and the Arizona Department of Water Resources (ADWR).

PRESCOTT LAKES
GOLF & COUNTRY CLUB

Prescott, Arizona

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PRESCOTT AMERICAN RANCH PROJECT OVERVIEW

Total Acres	**630**
Total Entitled Units	**210**
Total Units Sold (Sold Out)	**207**

Prescott
American Ranch

PRESCOTT AMERICAN RANCH DEVELOPMENT HIGHLIGHTS

- Formed a Water and Waste Water Improvement District.
- Designed and built central sewer and water facilities; most surrounding developments are on well and septic.
- Provided for a reuse system for irrigation of open space—60 acre feet per year.
- Received approval from ADWR for a Designation of Assured Water Supply after completing an extensive hydrological study.
- Established new hydro-geological information for the aquifer in the area, at the time was contrary to ADWR.

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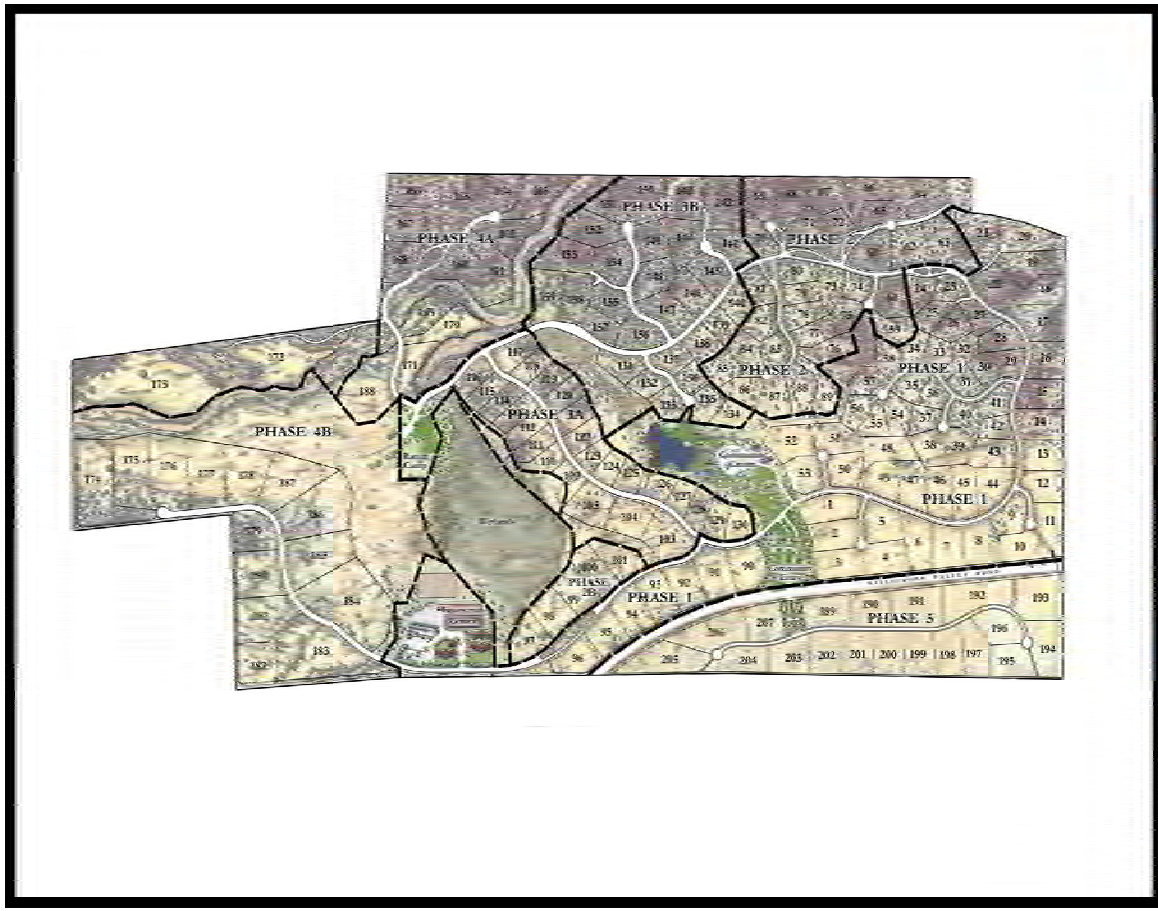
Prescott

American Ranch



Prescott, Arizona

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WICKENBURG RANCH PROJECT OVERVIEW

Total Acres	**2,160**
Total Entitled Units	**2,324**
Custom	**382 lots from ½ to 3 acre lots**
Semi-Custom	**252 lots from 9,000 square feet to 22,000 square feet on golf**
Production	**1,690 single family and attached products**
Projected Sales	**10 year sellout sales will start in 2010 depending upon market conditions.**

WICKENBURG RANCH ENTITLEMENT HIGHLIGHTS

M3, through its entitlements:

- Obtained approval for a golf course based upon providing Yavapai County with a water and reuse management plan for Yavapai County.
- Created eight acres of lakes for storage of Class A+ effluent.
- The 950,000 gpd wastewater treatment plant will produce around 600 acre feet per year of A+ effluent to be used for irrigation of common area and golf course.
- Established public utility companies for the water and sewer facilities.

WICKENBURG RANCH

Wickenburg, Arizona

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M3 EAGLE

EAGLE IDAHO

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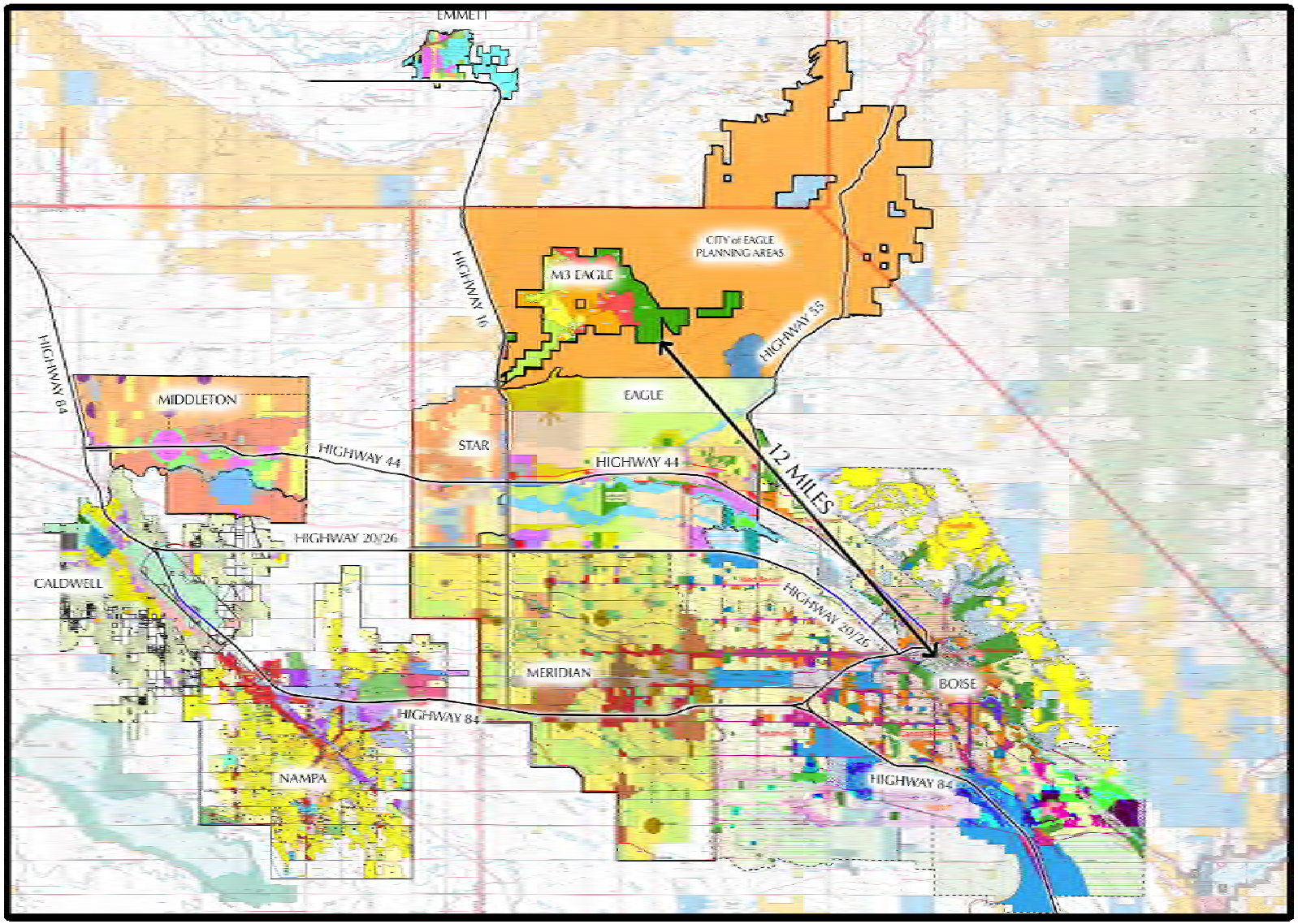

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Area Map

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M3 EAGLE PROJECT OVERVIEW

Total Acres	**6,005**
Total Entitled Units	**7,153**
Total Non-Residential Acres	**245**

LAND PARCEL ASSEMBLY

From 2005 to 2008, M3 assembled 11 separate properties totaling 6,005 acres for the development of a master planned residential community.

M3 EAGLE ENTITLEMENT HIGHLIGHTS

M3 Eagle is a proposed 6,005-acre master planned community, located in the foothills north of Eagle, Idaho, between Idaho State Highway 16 and Willow Creek Road, north of Beacon Light Road.

M3 Eagle property is located in some of the most suitable and least constrained land for development in the Eagle Foothills. Over 73% of M3 Eagle contains slopes less than 25% in grade.

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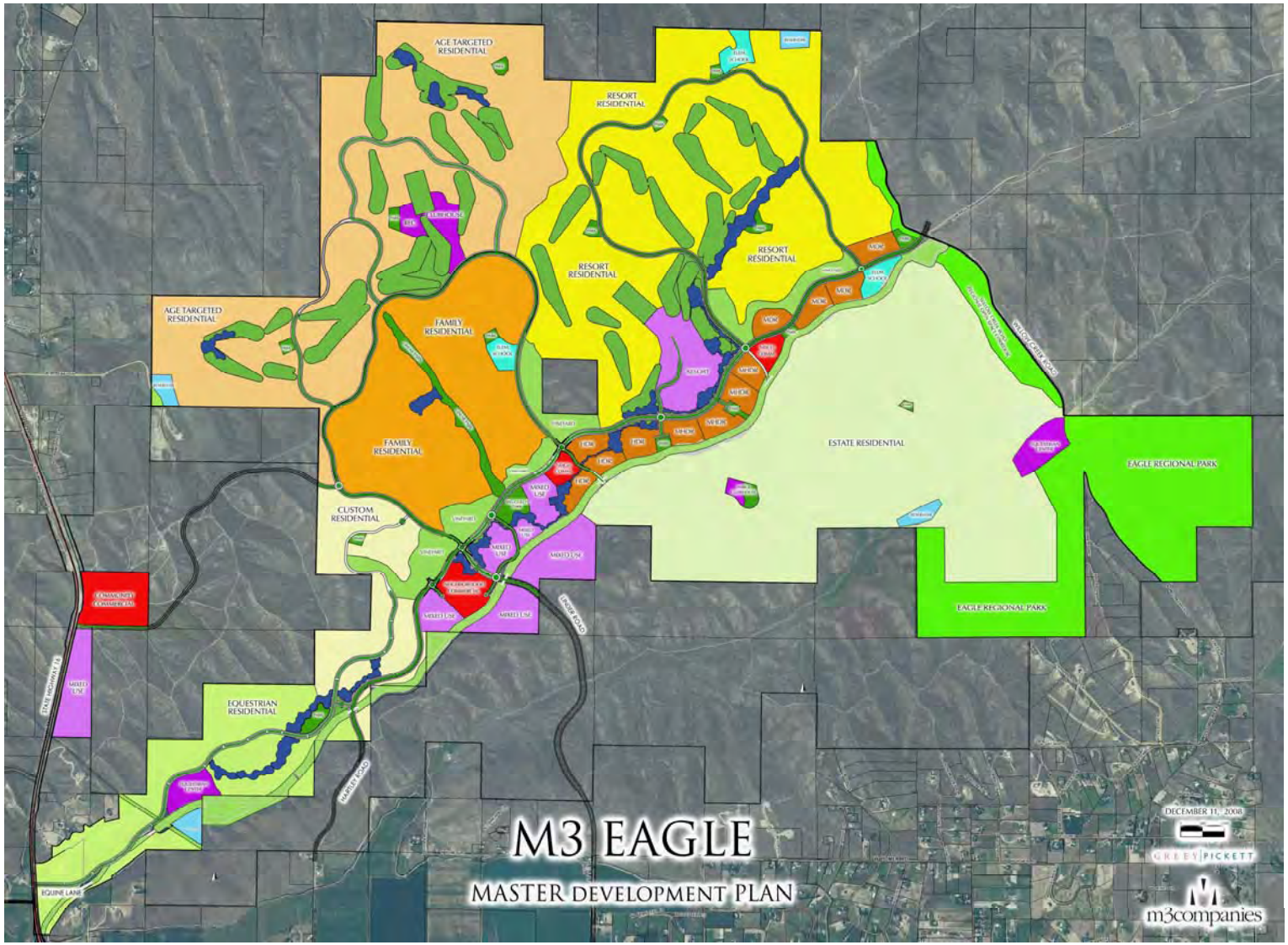

Master Land Use Plan

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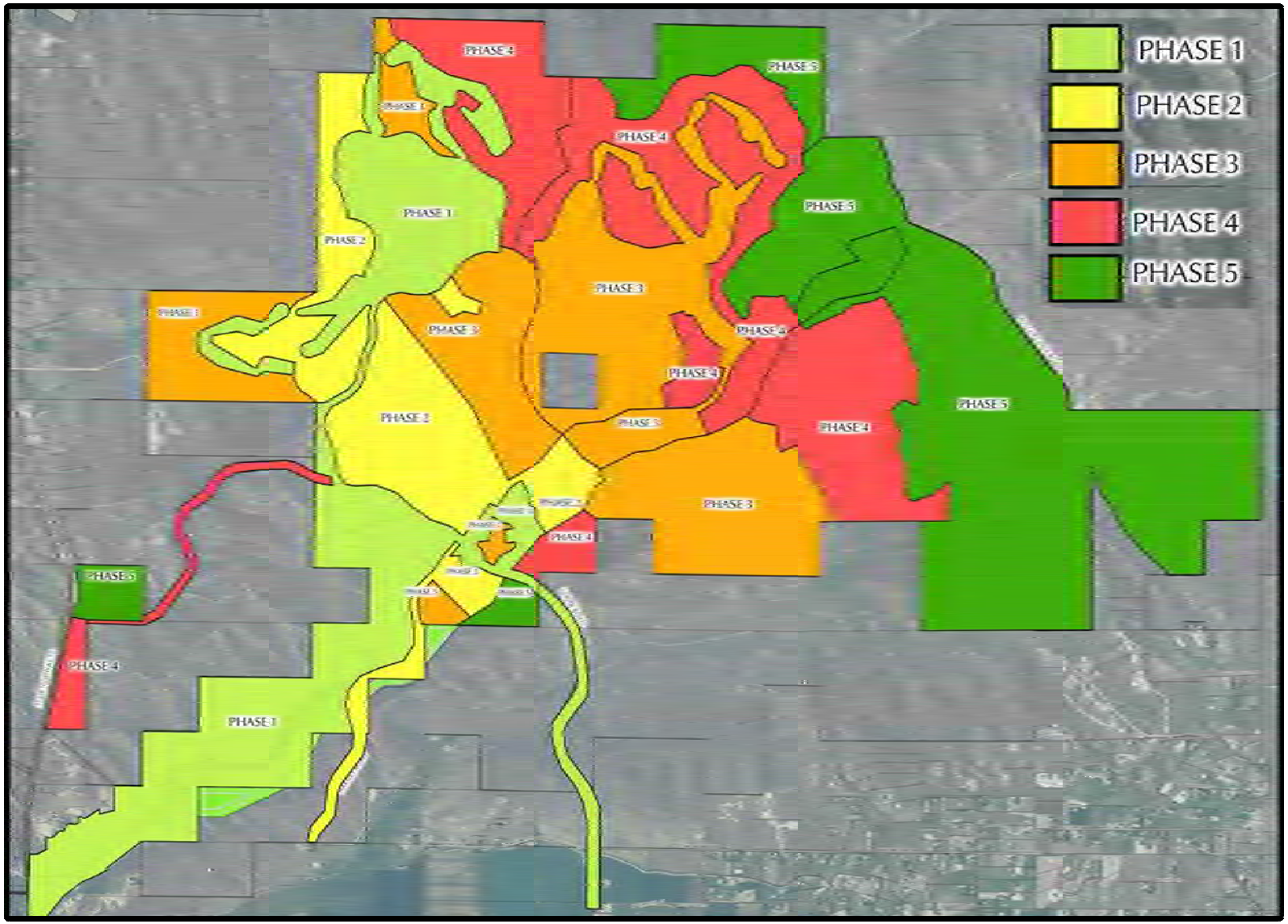

Phasing Plan

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Project Highlights Cont.

On December 18, 2007, after 34 public hearings, the Eagle City Council approved a Pre-Annexation and Development Agreement for M3 Eagle that provides for:

- A base of 3,003 dwelling units and a maximum of 7,153 dwelling units.
- A maximum of 245 acres of commercial, office and mixed-uses.
- A minimum of 20% of the project area, or 1,201 acres, as open space.

The goal of the project is to have 40% open space, or 2,400 acres.

M3 Eagle will be developed in five phases over a 20-to 30-year period. Construction of the first phase is projected to begin 2011.

M3 Eagle will construct its own sewer and water system. Parks and landscaped common areas will be irrigated with treated reuse water to promote water conservation.

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The Master Plan also calls for:

- Three elementary schools, a middle school and a high school.
- A public library and two fire stations, including one station with shared police facilities.
- One regional park, five community parks and 13 neighborhood parks.
- Public trails for walking, cycling and horseback riding.
- One or more golf courses.
- A full-service equestrian center with indoor and outdoor arenas, boarding facilities, and links to outdoor riding trails.

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M3 Eagle Water and Wastewater Systems

Water Rights

- 9 CFS
- Approximately 5.8 MG Average Daily Flow & 15 MG Peak Day Flow

Water System

- 5 Pressure zones
- Approximately 3 MG storage
- PRV to lowest pressure zone and pump to highest

Wastewater Treatment System

- 2.5 MGD Treatment Plant
- Approximately 8 lift stations
- Approximately 4.5 miles of trunk sewer lines

Reuse System

- 1,170 acre ft of winter effluent storage

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Water Conservation Opportunities in M3 Eagle

- Ensure a sustainable water supply for entire project
- Plan project based on known hydrogeologic conditions
- Incorporate reuse system into project master plan
- Efficient municipal water and wastewater infrastructure
- Scalable water and wastewater infrastructure
- Control of residential and non-residential landscaping design criteria
- Ability to control efficiency standards in plumbing and water using devices

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Conceptual Village Center

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Holly Johnson – Principle Environmental Engineer

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Factors Influencing Treatment Goals

- Water conservation is a high priority
- Effluent will be reused for irrigation
- Minimize aquifer quality impacts
- Variable depth to groundwater
- No jurisdictional waters/waters of the US

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Wastewater Treatment Goals and Effluent Quality

- Class A Effluent
  - Biochemical Oxygen Demand < 10 mg/L
  - Total Nitrogen < 10 mg/L
  - Turbidity < 2 NTU
  - Total Coliform < 2.2 per 100 mL

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Wastewater Treatment & Reuse

- Wastewater facility plan
  - Design criteria
  - Treatment alternatives
  - Recommended treatment technology
  - Proposed location
  - Project phasing
- Wastewater reuse
  - Irrigation requirements & effluent generation
  - Storage requirements

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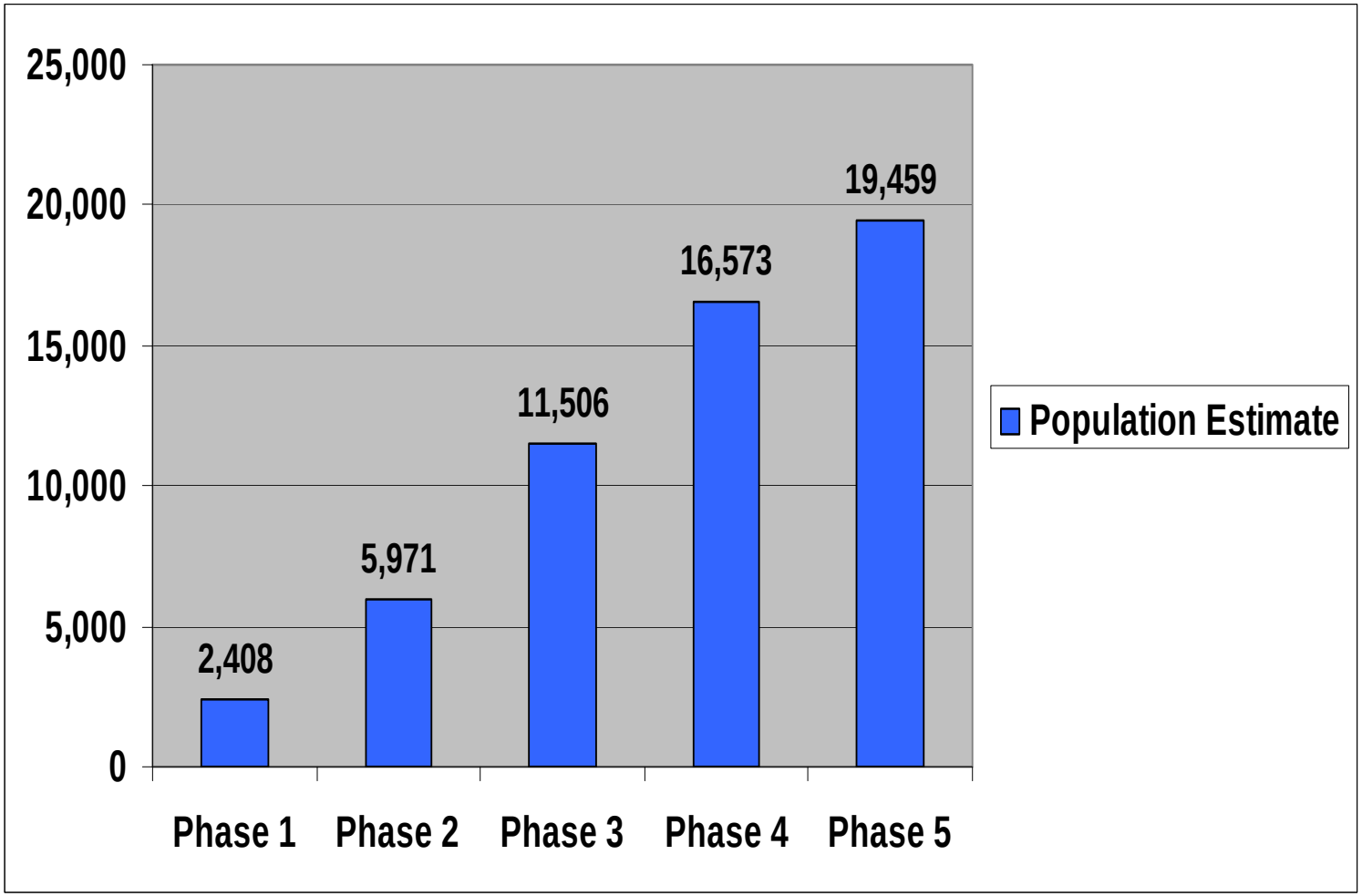
Population Estimates for Phased Development



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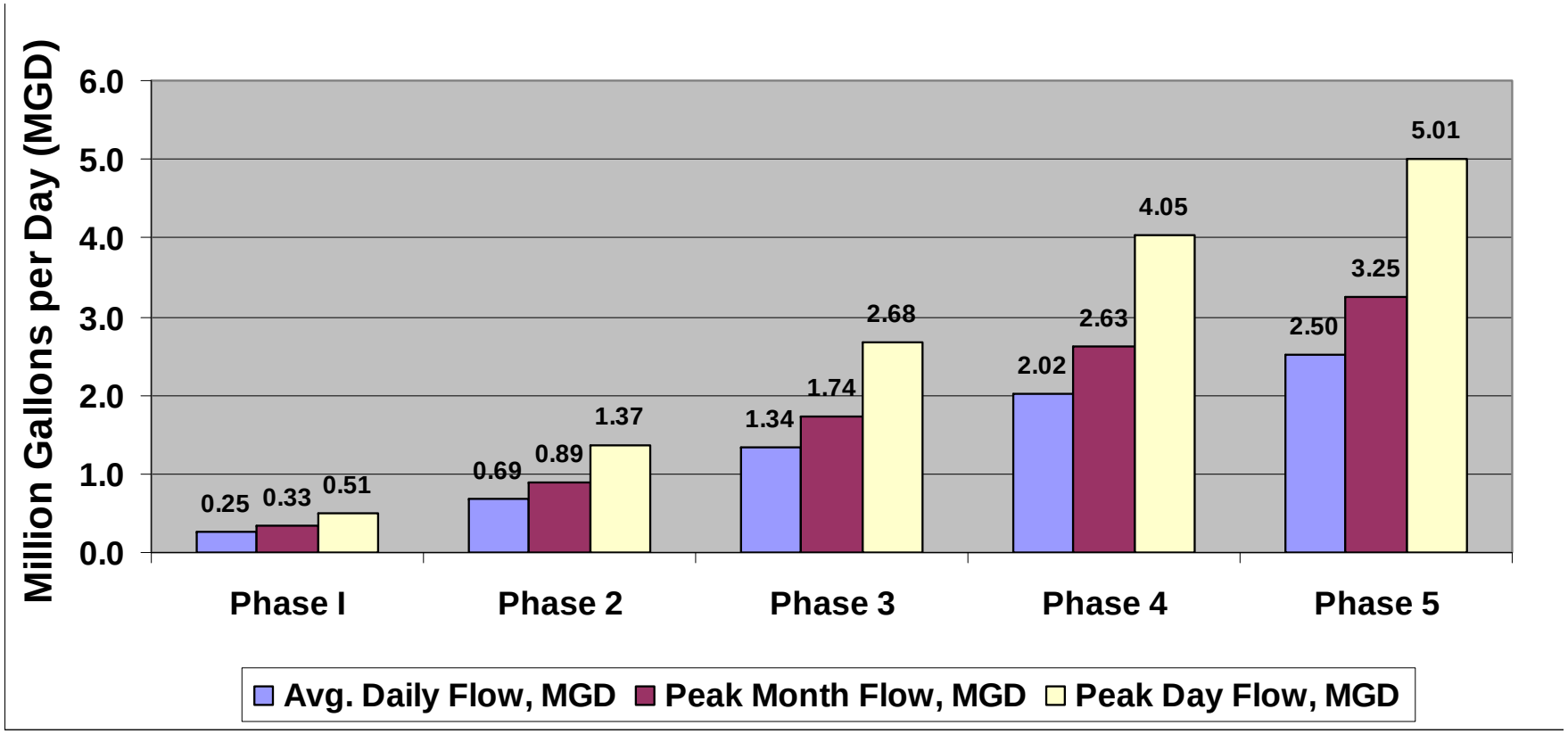
M3 Eagle Wastewater Treatment Plant Design Flows



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Treatment Process Evaluation Criteria

- Meet treatment goals
- Scalability
- Operations and maintenance cost
- Total cost to construct
- Reliability and track record
- Land requirement and aesthetics

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Wastewater Treatment Alternatives

- WesTech Integrated Fixed Film Activated Sludge (IFAS) with Cloth Disk Filters
- Aqua-Aerobic Systems' Sequencing Batch Reactor (SBR) with Cloth Disk Filters
- Enviroquip Membrane Bioreactor (MBR)

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WesTech IFAS Process

Note: Photos obtained from WesTech website.

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IFAS Process Advantages

- Low power usage
- Mixers and diffusers not required for aeration
- Simple flow-through technology

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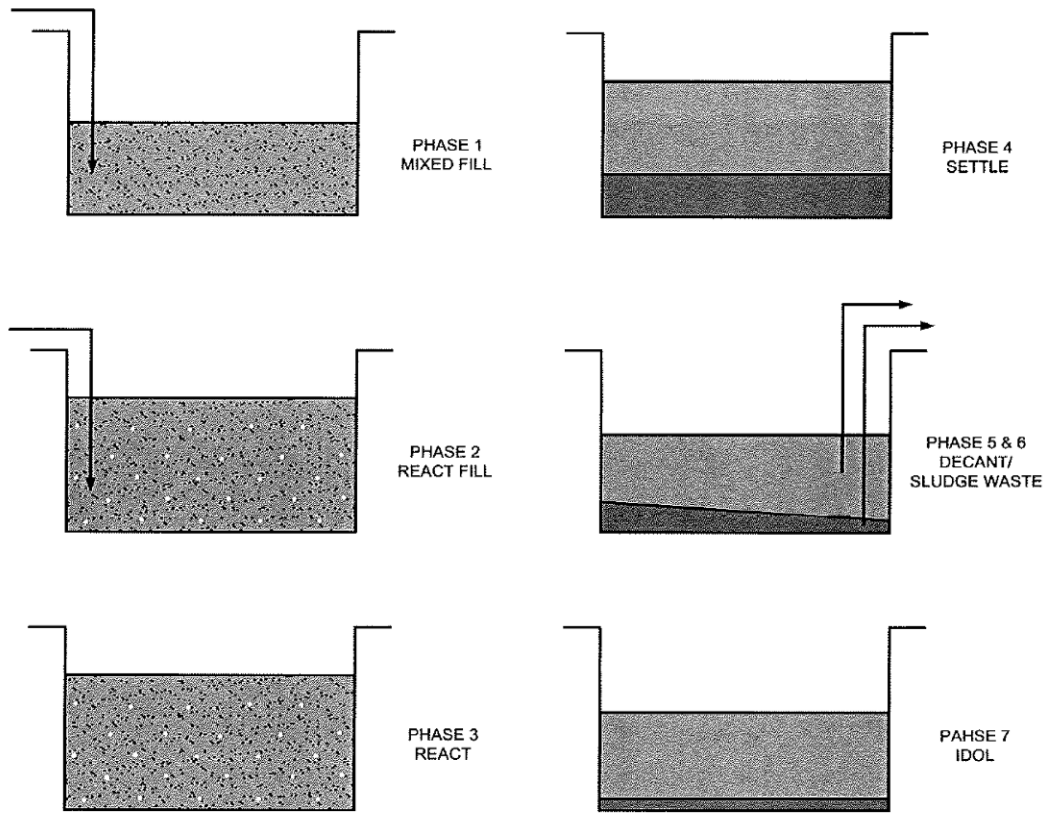
Aqua-Aerobic Systems' SBR Process



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SBR Process Advantages

- Basins equalize incoming flow to tolerate "shock loadings"
- Cycle times can be modified to optimize the treatment process
- Clarifiers are not required
- Return sludge pumping not required, only small waste pump
- Nutrient removal and settling accomplished in one tank

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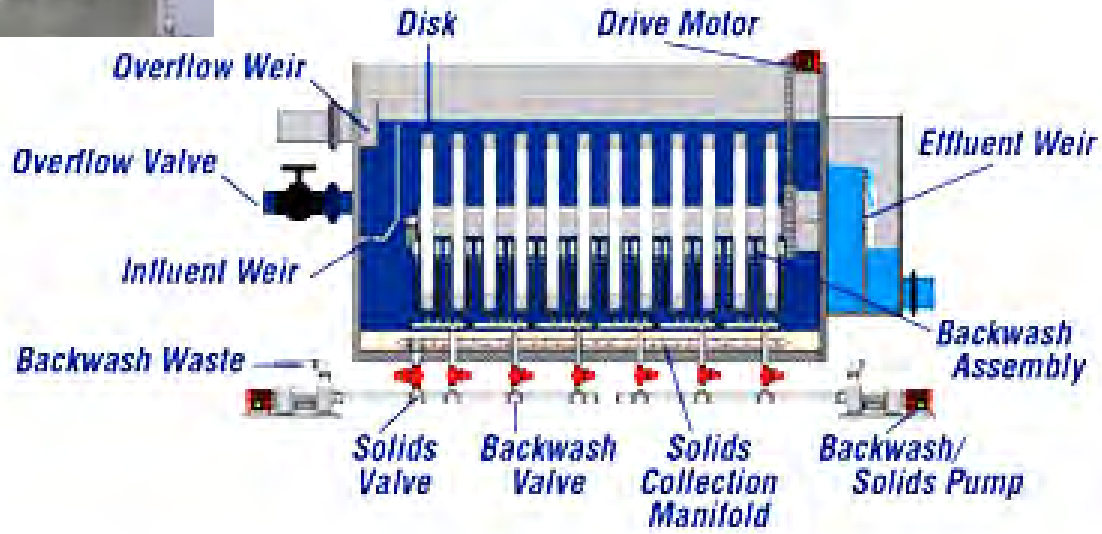
Aqua-Aerobic Systems' Cloth Disk Filters

Note: Photo and cloth disk filter illustration provided by Goble Sampson and Aqua-Aerobic Systems.



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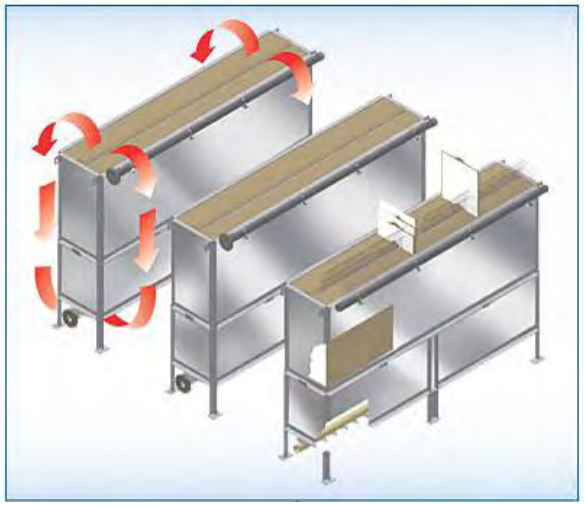
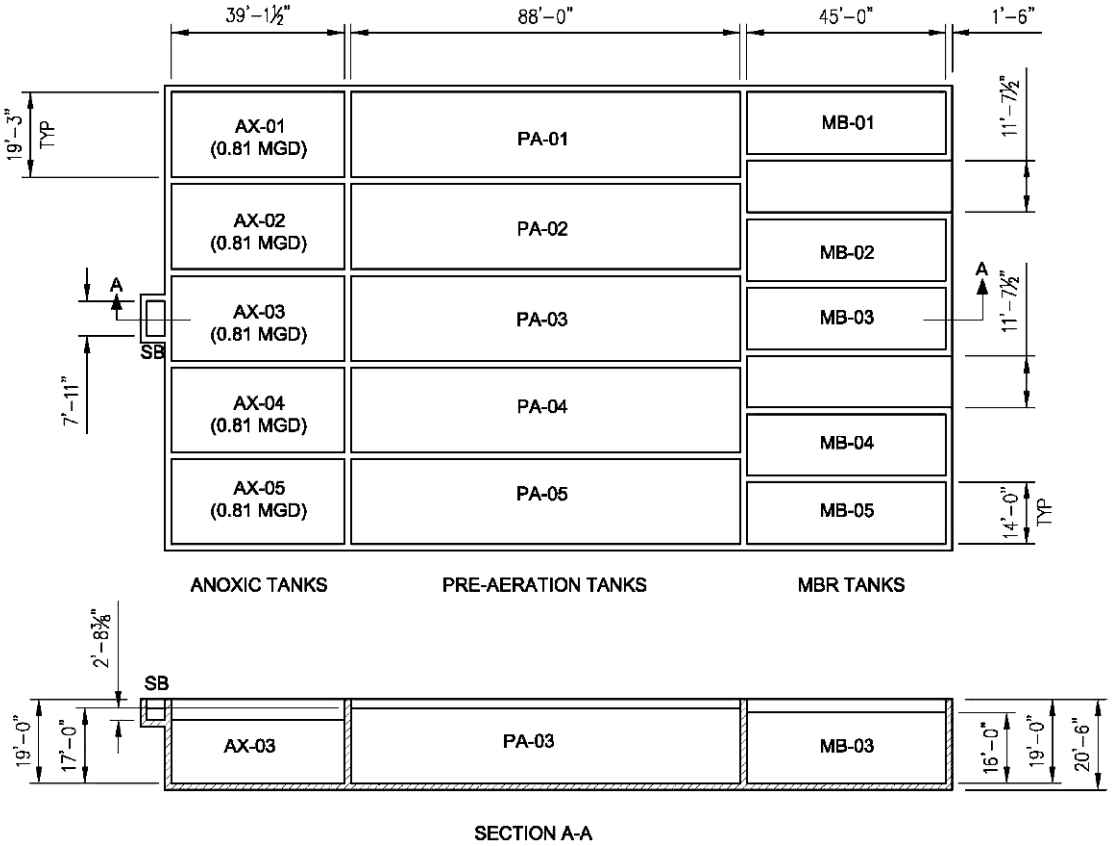
Enviroquip MBR Process



Note: Kubota membrane illustration obtained from Enviroquip website.



NOTE: TRAIN NO. 5 REDUNDANT TO MEET CLASS A REUSE REGULATIONS.

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MBR Process Advantages

- Smaller footprint due to high mixed liquor concentrations, no clarifiers, and separate filtration not required
- Lower suspended solids and turbidity
- Waste activated sludge more concentrated
- Proven technology in the State of Idaho for nutrient removal and reuse applications

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Comparison of Treatment and O&M Costs

Treatment Process	Construction Cost ($)	Cost per Gallon Treated ($)	O&M for Treatment Process Only ($/Year)
SBR	41,200,000	12.68	180,000
IFAS	43,600,000	13.42	105,000
MBR	49,800,000	15.32	343,000

Note: Cost per gallon treated based on peak month flow of 3.25 MGD at full build-out.
Engineering and contingency costs included
O&M does not include labor cost

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Recommended Wastewater Treatment Technology: SBR Process

- Meets effluent quality goals
- Second lowest operation & maintenance cost
- Lowest construction cost
- Aqua Aerobic Systems has proven nutrient removal experience with their SBR process

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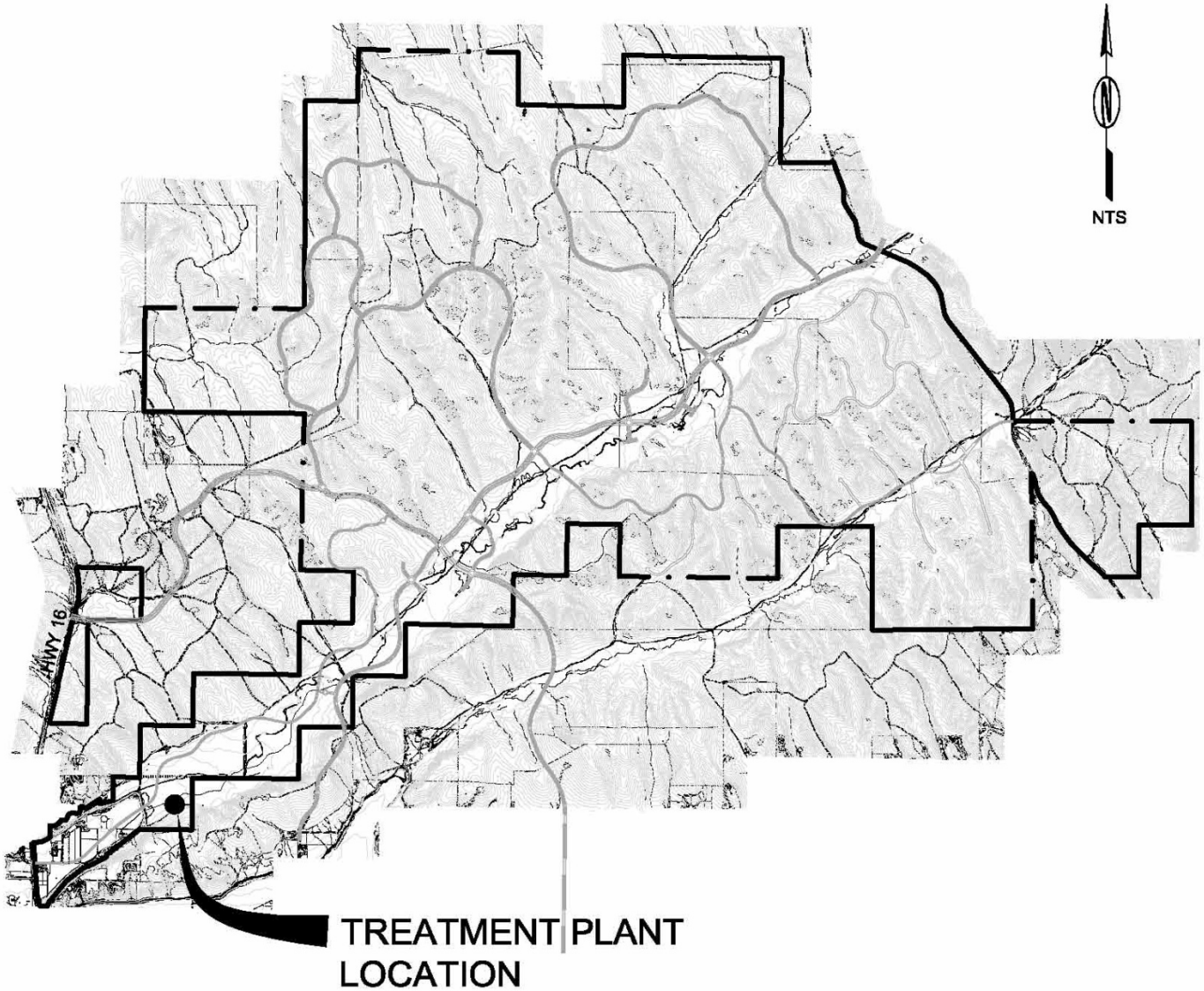

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Effluent Classification

- Class A Effluent Quality – Phases 1 through full build-out
- Class B Effluent Redundancy – Phases 1 and 2
- Class A Effluent Redundancy – Phase 3 through full build-out

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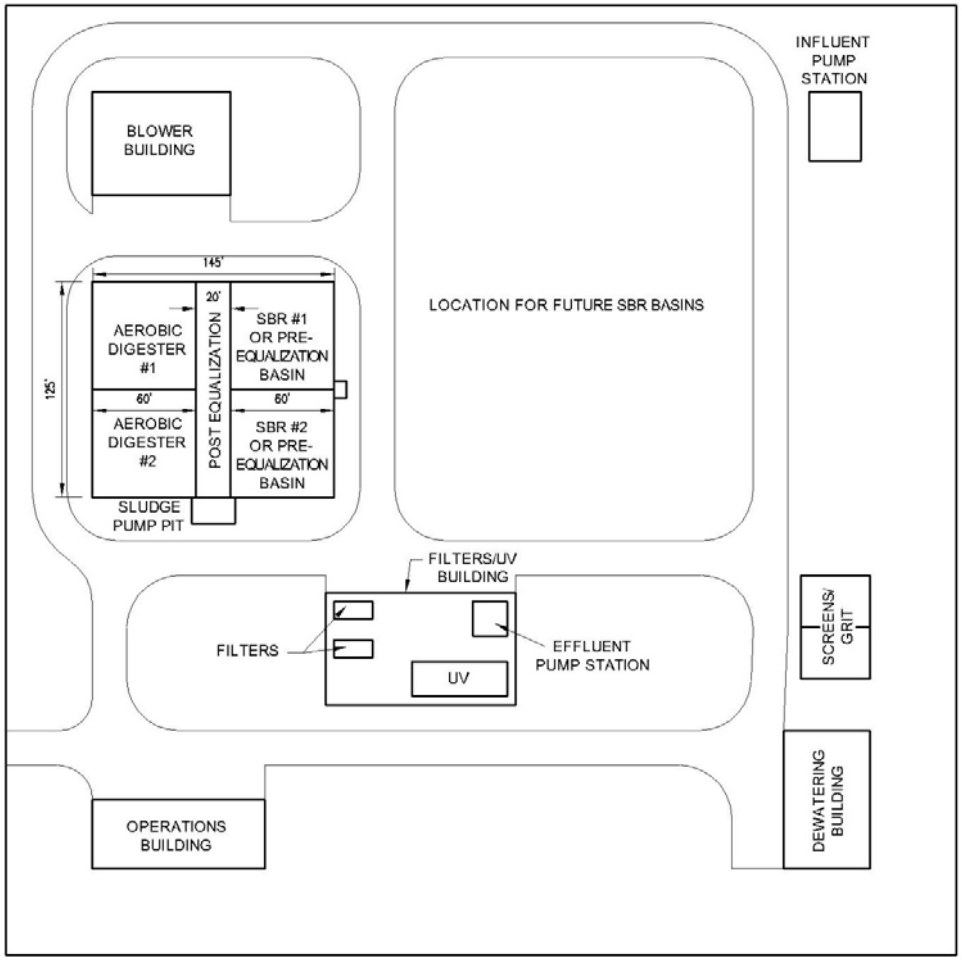
Project Phasing – Phase 1



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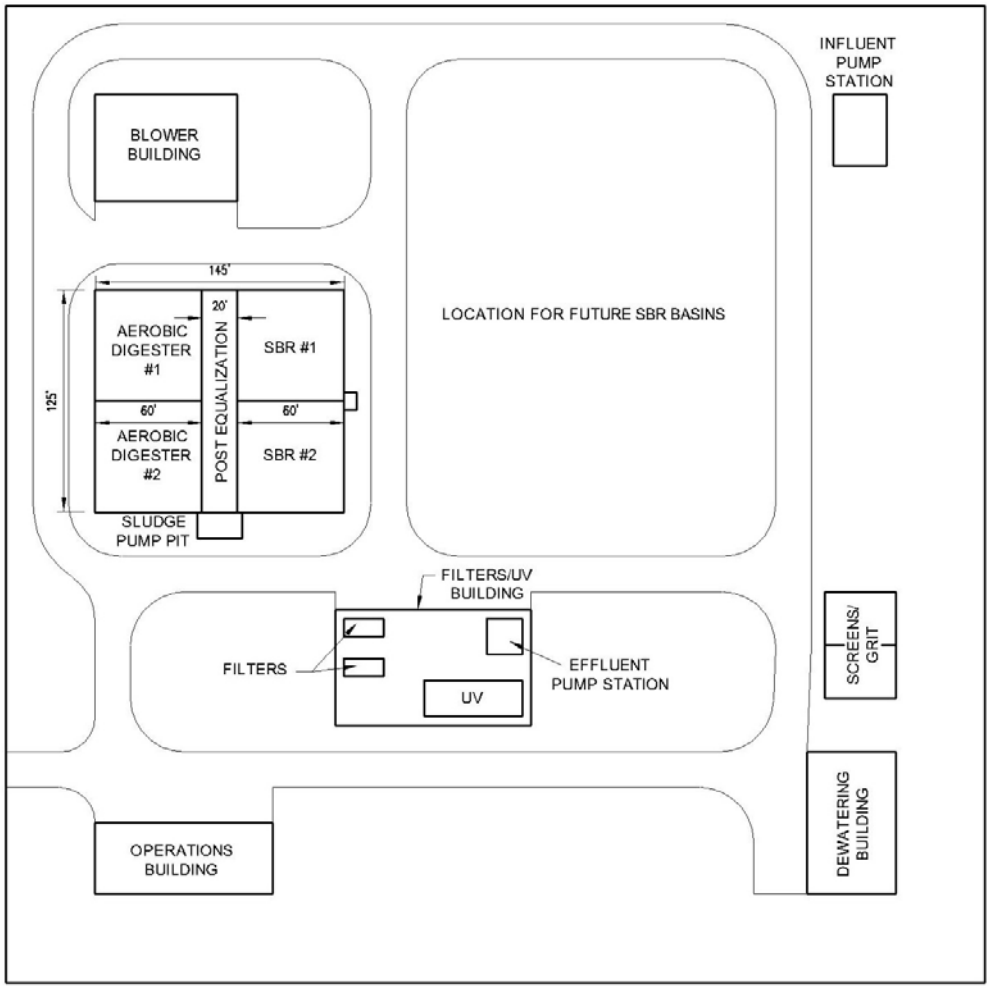
Project Phasing – Phase 2



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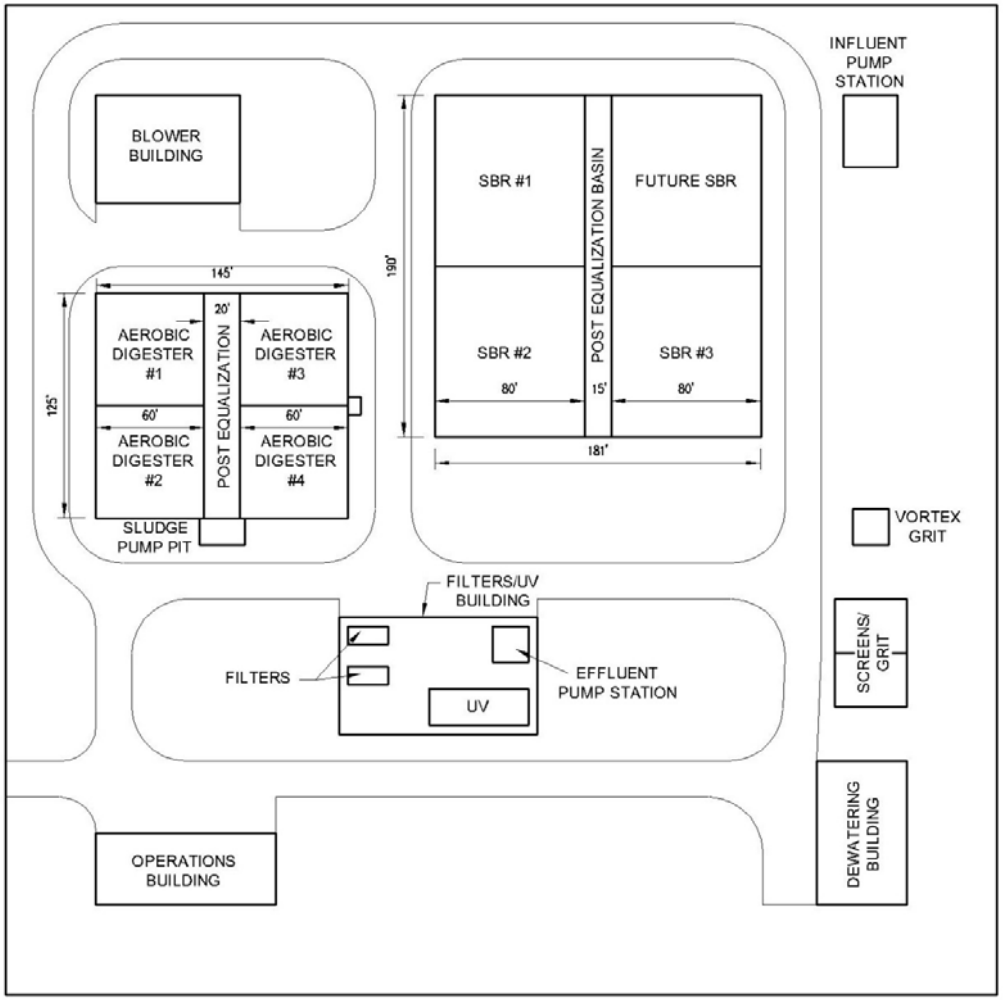
Project Phasing – Phase 3



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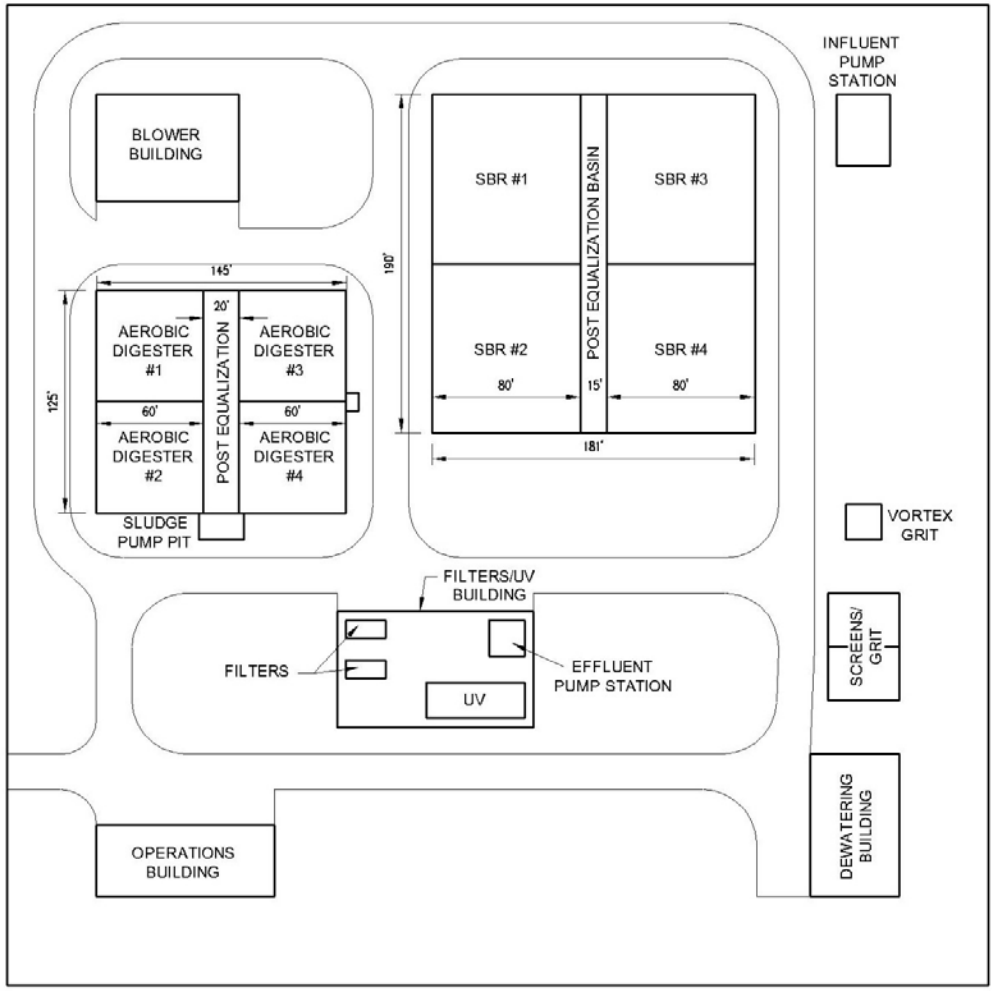
Project Phasing – Phase 4



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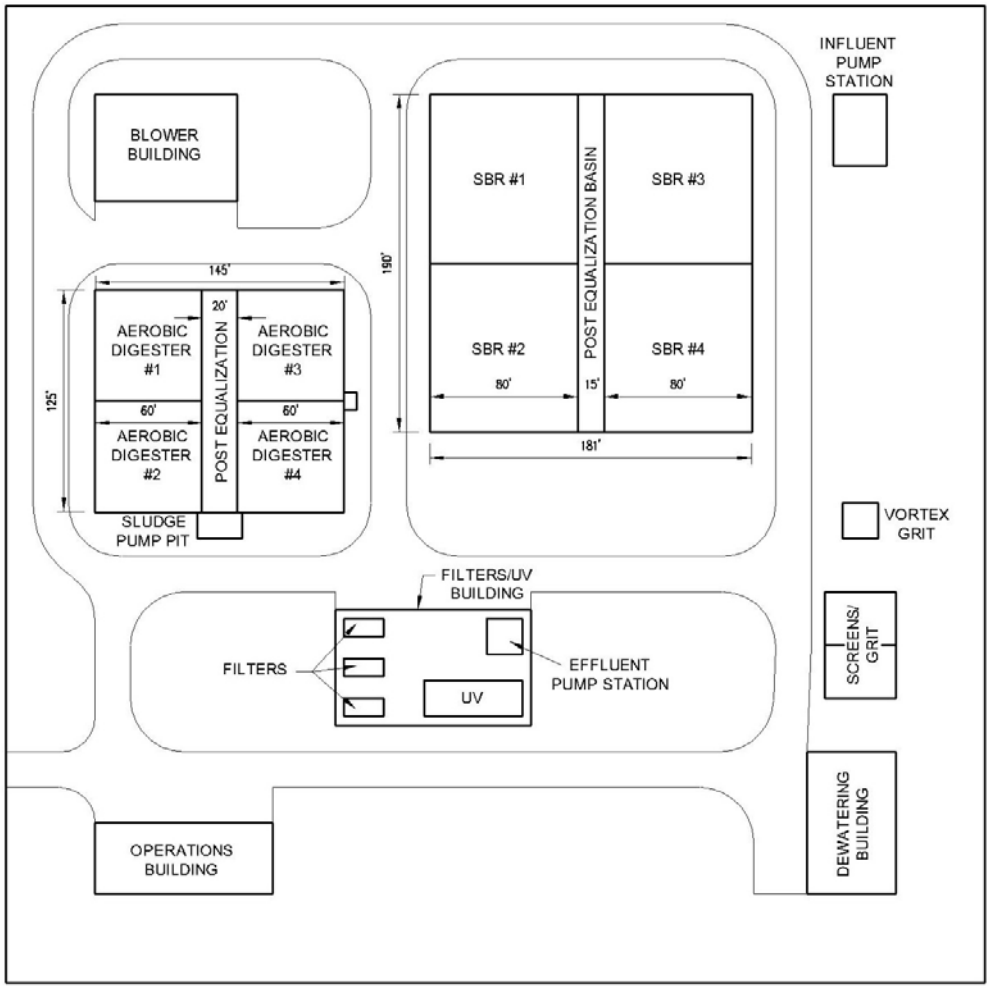
Project Phasing – Phase 5



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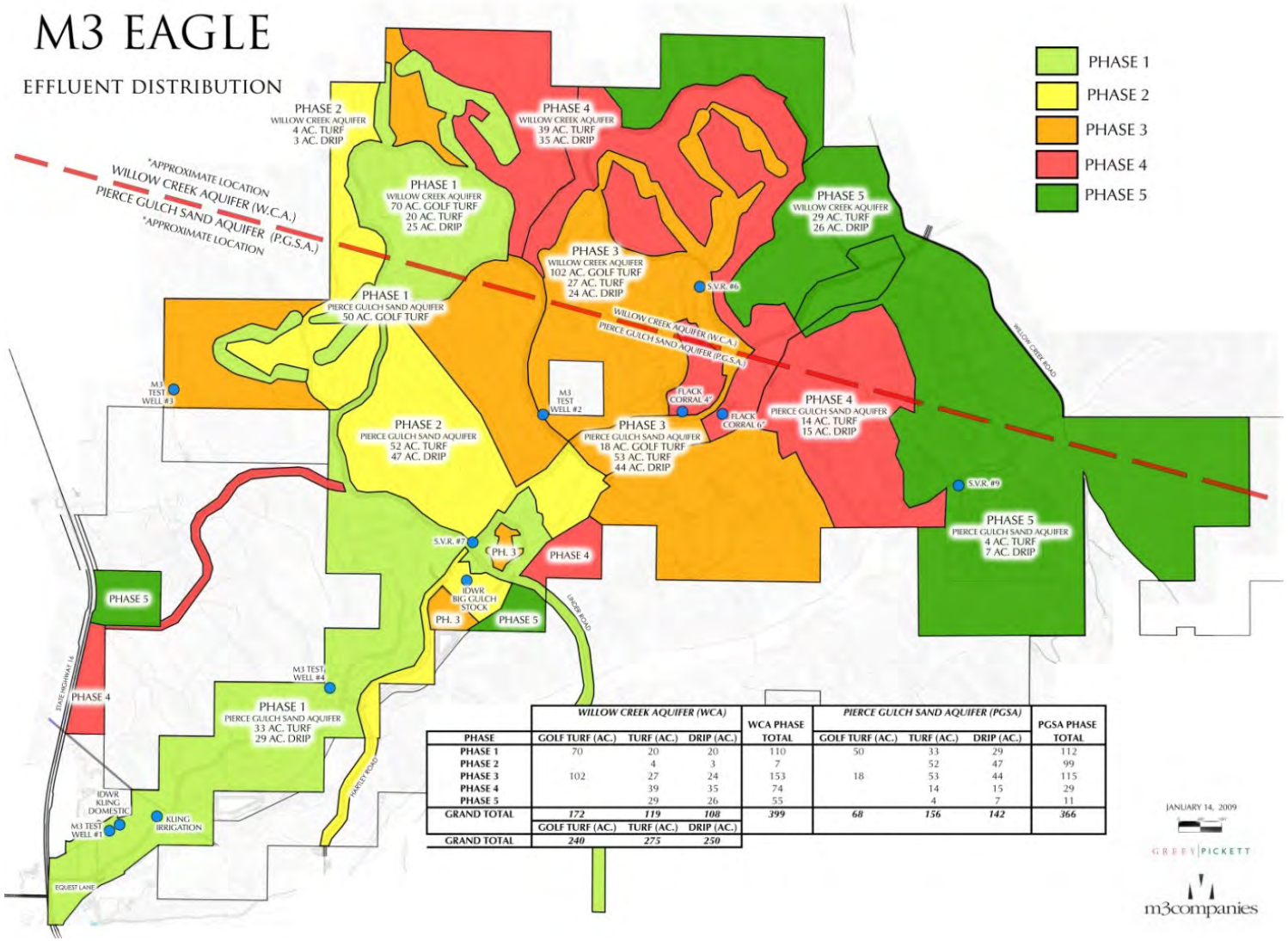
Wastewater Reuse



PHASE	WILLOW CREEK AQUIFER (WCA) GOLF TURF (AC.)	TURF (AC.)	DRIP (AC.)	WCA PHASE TOTAL	PIERCE GULCH SAND AQUIFER (PGSA) GOLF TURF (AC.)	TURF (AC.)	DRIP (AC.)	PGSA PHASE TOTAL
PHASE 1	70	20	20	110	50	33	29	112
PHASE 2		4	3	7		52	47	99
PHASE 3	102	27	24	153	18	53	44	115
PHASE 4		39	35	74		14	15	29
PHASE 5		29	26	55		4	7	11
GRAND TOTAL	*172*	*119*	*108*	*399*	*68*	*156*	*142*	*366*
	GOLF TURF (AC.)	TURF (AC.)	DRIP (AC.)					
GRAND TOTAL	*240*	*275*	*250*					

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Effluent & Surface Water Distribution

Phase	Water Right Amendment Turf & Drip Irrigation Areas (Ac)	Surface Water Rights Irrigation Area (Ac)	Total by Phase (Ac)
1	222	207	429
2	106		106
3	268		268
4	103		103
5	66		66
Total	765	207	972

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Irrigation Water Requirements

Phase	Irrigation Area, Acres	Irrigation Water Requirement, Acre-ft./Year	Reclaimed Water, Acre-ft./Year	Additional Water Required, Acre-ft./Year
1	429	1,704	236	1,468
2	535	2,108	729	1,379
3	803	3,156	1,479	1,677
4	906	3,548	2,252	1,296
5	972	3,798	2,801	997

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Estimated Nitrogen Application Rates

Phase	Irrigation Area, Acres	Total Nitrogen in Irrigation Water*, mg/L	Pounds TN Applied per 1,000 SF per Year	Pounds TN Applied per Acre per Year
1	429	1.68	< 0.5	18
2	535	3.68	< 1	40
3	803	4.87	1.2	52
4	906	6.48	1.6	69
5	972	7.47	1.8	80

***Estimated concentration based on blending plant effluent with groundwater and surface water.**

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Winter Storage Requirements for Wastewater Reuse

Phase	Reservoir Storage, Acre-feet
1	99
2	305
3	619
4	945
5	1,172

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Ed Squires - President

Hydro Logic, Inc.

Boise, Idaho

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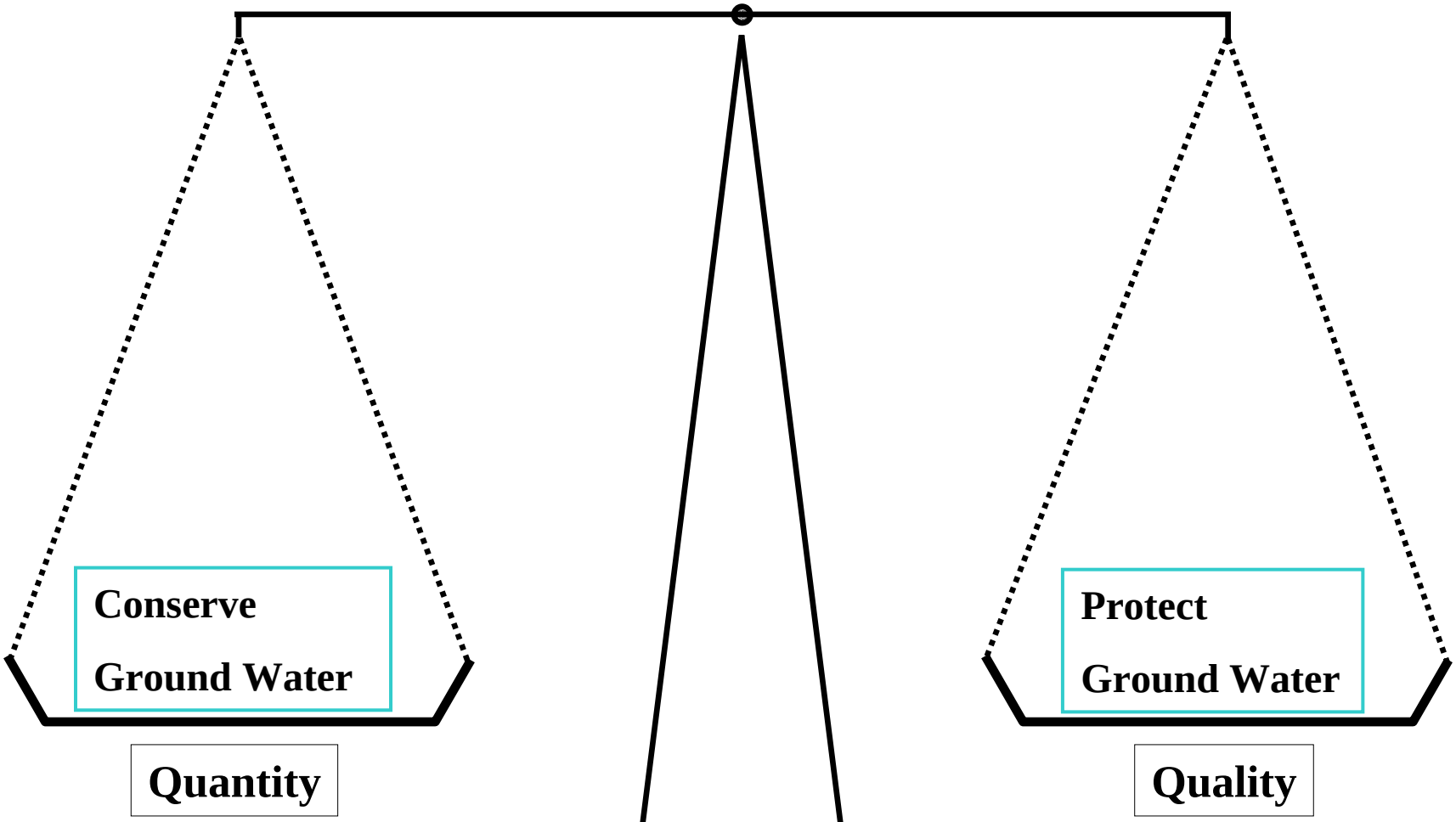
Re-Use Balance



Pump 1,552 acre-feet less

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Long-term impacts?

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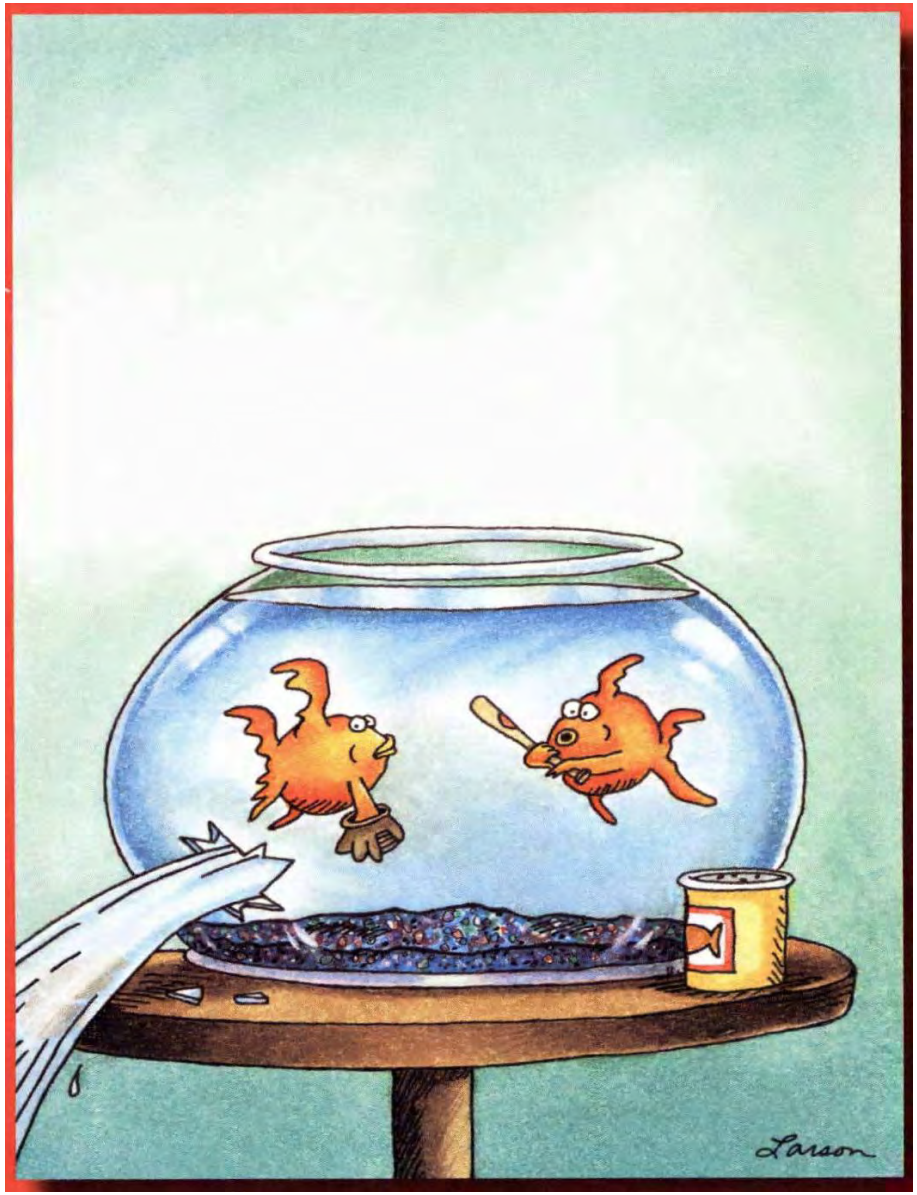
SVR #7 Aquifer Test
at 917 GPM
March 10-19, 2008
Hydro Logic, Inc.
Boise, ID



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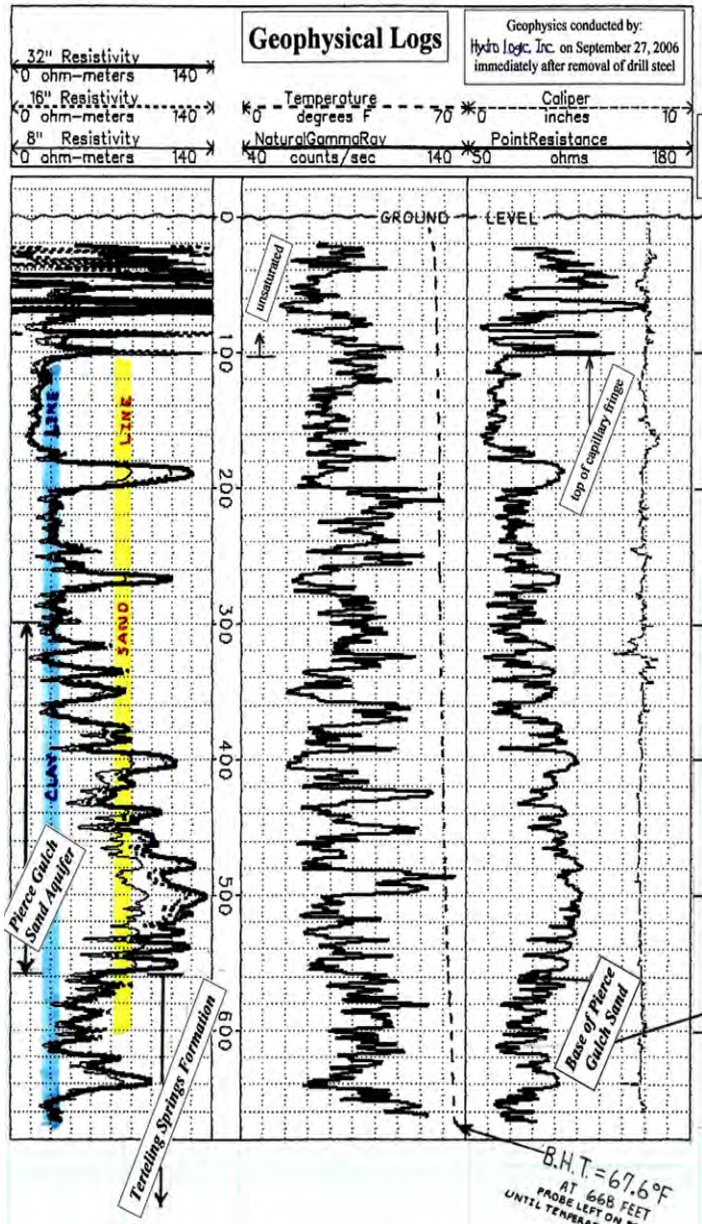
52
55
16
Eagle
W State St
Caldwell Rd
N Star Rd
26
20
N Ten Mile
N Linder Rd
N Canada Rd
W Ustick Rd
Image © 2006 DigitalGlobe
© 2006 Navteq
© 2006 Europa Technologies
Image © 2006 TerraMetrics
Google
Pointer 43°52'01.16" N 116°25'31.06" W elev 3032 ft
Streaming 100%
Eye alt 26326 ft

M3 Eagle - Test Well #4

T. 5 N., R. 1 W., Section 27, NW¼, SE¼, NE¼
Latitude 43° 44' 48.7" Longitude 116° 26' 14.6"
Well completed February 2008

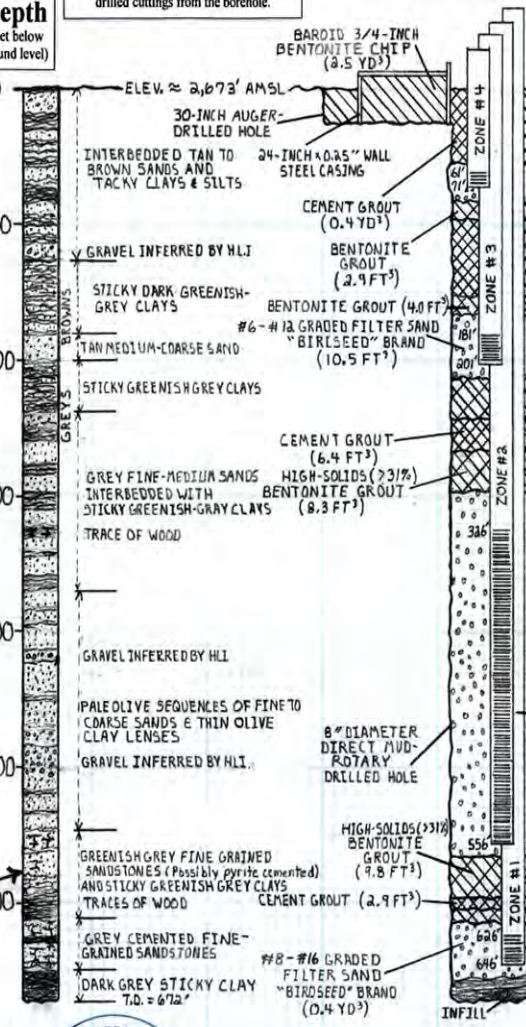
Geophysical Logs

Geophysics conducted by: Hydro Logic, Inc. on September 27, 2006 immediately after removal of drill steel



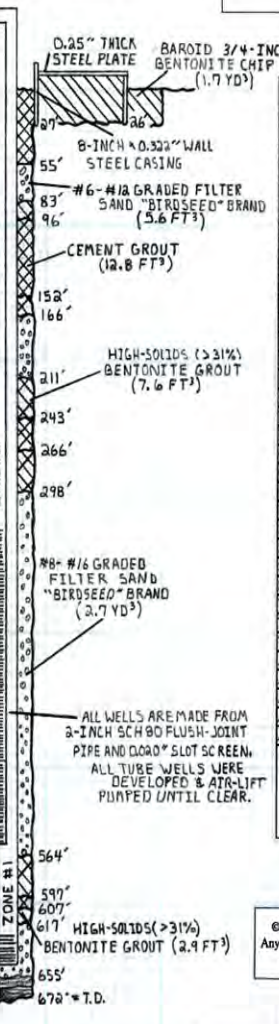
Lithology

Hydro Logic, Inc. lithologic log is interpreted and drawn from geophysical logs and drilled cuttings from the borehole.



As-Built Well Construction

(horizontal scale 0.1"=1.0")
(vertical scale 1"=100')



Ground Water Chemistry

Analysis (in mg/L unless noted)	ZONE #1 (646 - 626 ft bgl)	ZONE #2 (556 - 326 ft bgl)
Alkalinity	128.0	122.0
Ammonia as N	0.11	<0.01
Arsenic	0.0029	0.0066
Calcium as $CaCO_3$	83.9	81.0
Chloride	4.13	4.57
Color (apparent)	<1	<1
Conductivity (µS)	307.0	300.0
Corrosivity	-0.45	-0.46
Fluoride	0.48	0.43
Hardness	118.0	109.0
Iron *(total)*	0.31	0.02
Iron *(dissolved)*	0.27	0.01
Magnesium	8.33	6.81
Manganese *(dissolved)*	0.07	0.01
Nitrate as N	<0.10	0.39
Nitrite as N	<0.01	<0.01
Odor	<1	<1
Orthophosphate	0.104	0.133
pH - Lab *(S.U.)*	7.45	7.52
Potassium	2.52	2.28
Silica	37.2	32.5
Sodium	24.0	25.8
Sulfate	21.2	23.0
Sulfide	<0.05	<0.05
Total Dissolved Solids	225.0	223.0
Total Kjeldahl Nitrogen	0.11	<0.10
Total Organic Carbon	<1.0	1.00
Field Conductivity (µS)	*316 to 333*	*303 to 334*
Field Dissolved Oxygen	*0.09*	*2.26*
Field O.R.P. (mV)	*-122 to -105*	*+99 to +116*
Field pH (S.U.)	*7.48 to 7.64*	*7.53 to 7.70*
Field Temperature (°F)	*68.9*	*64.6*

Water samples and field parameters collected on April 3, 2008 by Hydro Logic, Inc.
Each field parameter (except DO) was acquired with two separate calibrated meters to validate measurements.
Analyses by Alchem Laboratories, Inc., Boise, ID

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Water Levels

(feet below measure point = 3.5 feet above ground)

Date / Time (24-hr clock)	ZONE #1 (646 - 626 ft bgl)	ZONE #2 (556 - 326 ft bgl)	ZONE #3 (201 - 181 ft bgl)	ZONE #4 (61 - 71 ft bgl)
3/07/08 18:31	130.25	130.72	134.76	unsaturated zone (installed to confirm vadose zone)
3/14/08 17:12	130.25	130.73	134.20	
3/20/08 12:27	130.32	130.79	134.49	
3/22/08 18:12	130.43	130.92	134.74	
3/31/08 14:51	130.11	130.60	134.56	

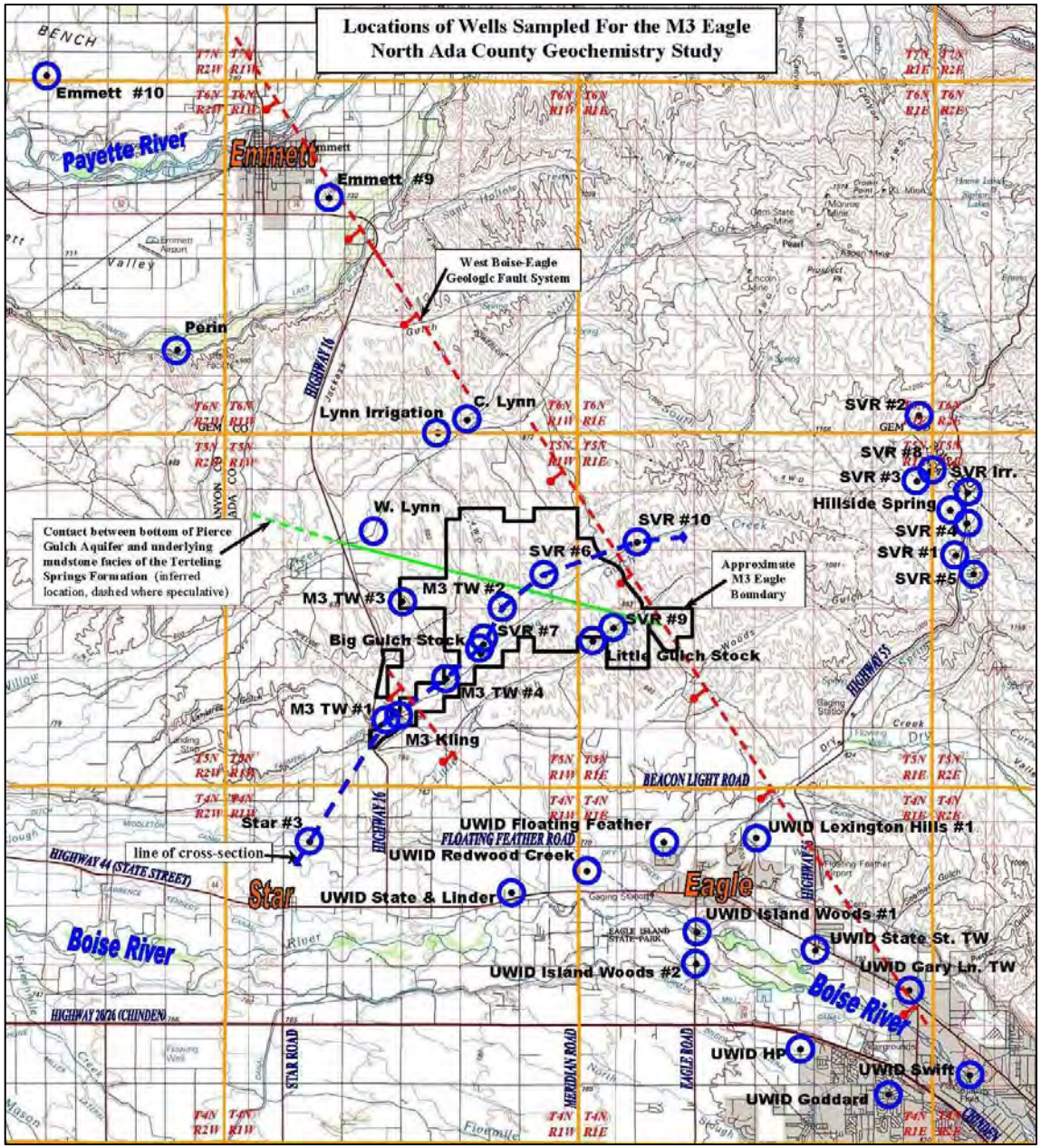
Water levels recorded by Hydro Logic, Inc.

NOTES: ALL GROUTS PUMPED FROM THE BOTTOM UP THROUGH TREMIE AND TAGGED INTO PLACE.
ALL BENTONITE GROUTS CONTAIN GREATER THAN 31% SOLIDS BY WEIGHT.
ALL CEMENT GROUTS WERE MADE WITH 6 GALLONS OF WATER MIXED WITH 94 POUNDS OF PORTLAND CEMENT.

REGISTERED PROFESSIONAL GEOLOGIST
EDWARD SQUIRES
968
STATE OF IDAHO

On site supervision, well design, pump test design, and water quality sampling by Hydro Logic, Inc., Boise, ID.
Direct mud-rotary drilling and well construction by Treasure Valley Drilling and Pump, Inc., Weiser, ID
Well development by McLeran Well Drilling, LLC, Fruitland, ID

drafted March 2008 by Loren Pearson



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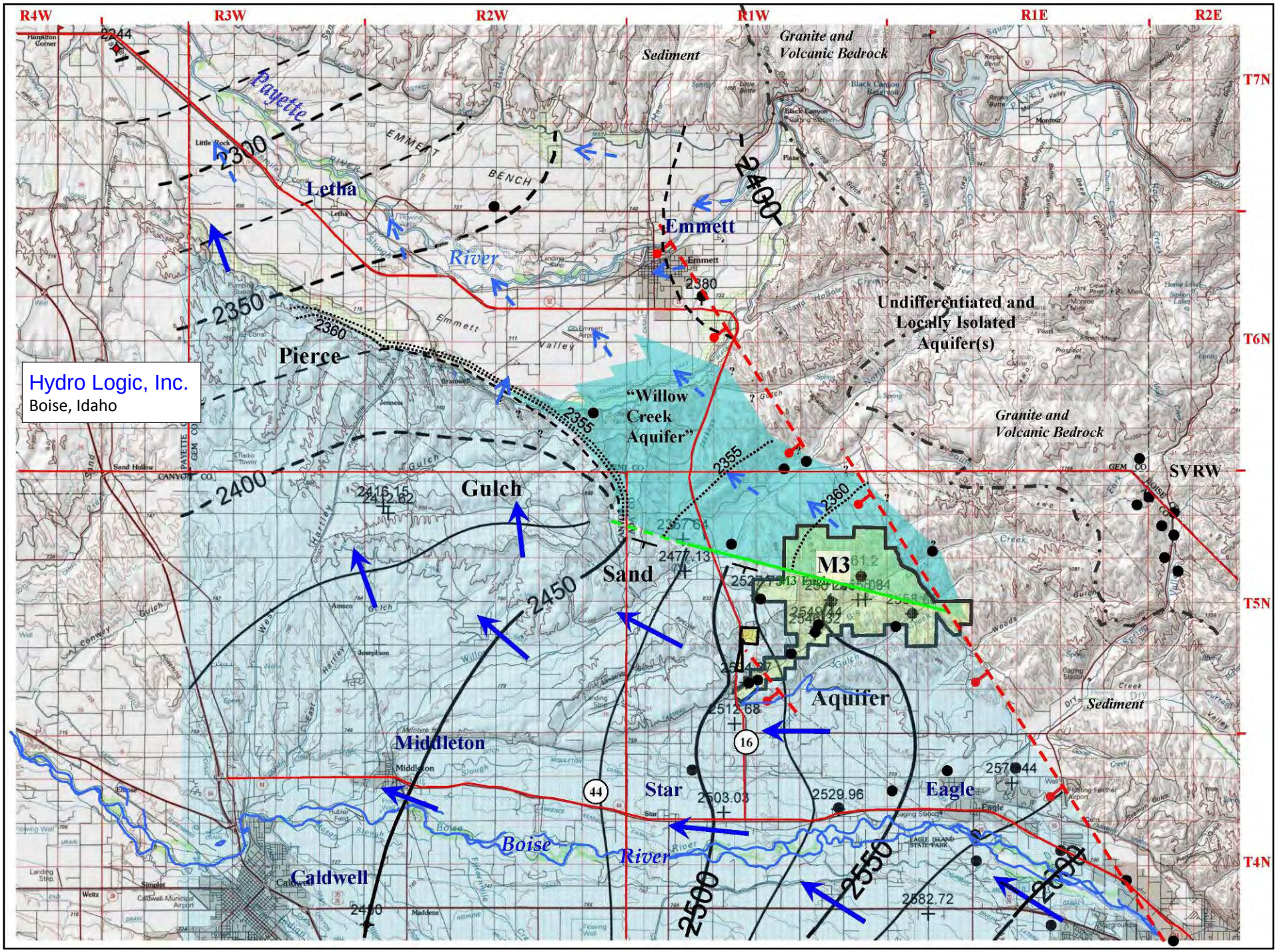
Stanley Consultants INC.

Hydro Logic, Inc.
Boise, Idaho


R4W
R3W
R2W
R1W
R1E
R2E
T7N
T6N
T5N
T4N
Hydro Logic, Inc.
Boise, Idaho
Sediment
Granite and Volcanic Bedrock
Payette
River
Letha
Emmett
Pierce
Gulch
Sand
Middleton
Star
Eagle
Caldwell
Boise
River
M3
Aquifer
"Willow Creek Aquifer"
Undifferentiated and Locally Isolated Aquifer(s)
Granite and Volcanic Bedrock
SVRW
Sediment
2300
2350
2400
2450
2500
2550
2355
2360
2380
2416.15
2412.82
2477.13
2529.96
2503.03
2582.72
2512.68
2257.44
2244

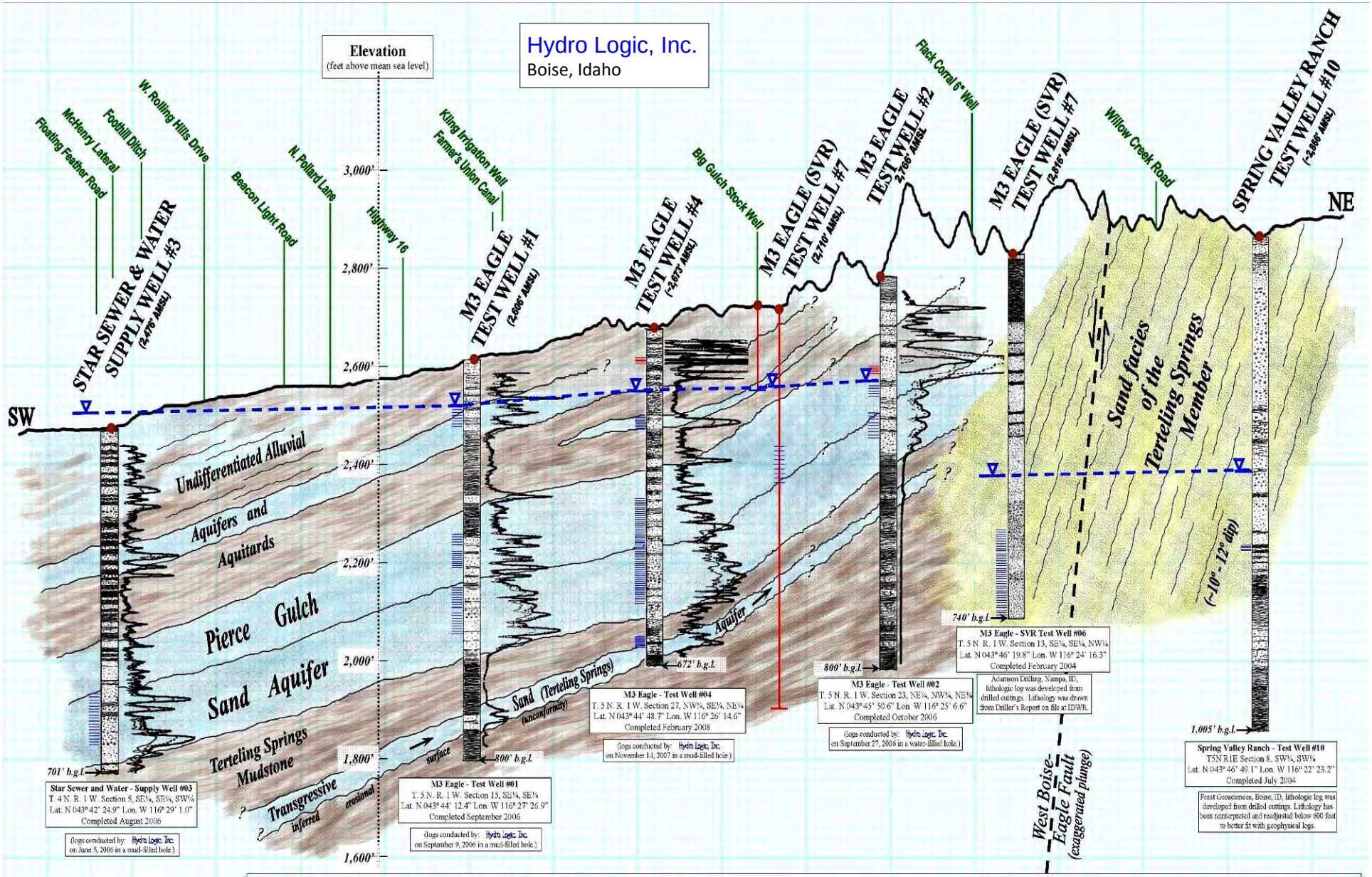


Figure XX. Cross-section in Big Gulch

DRAFT November 20, 2008

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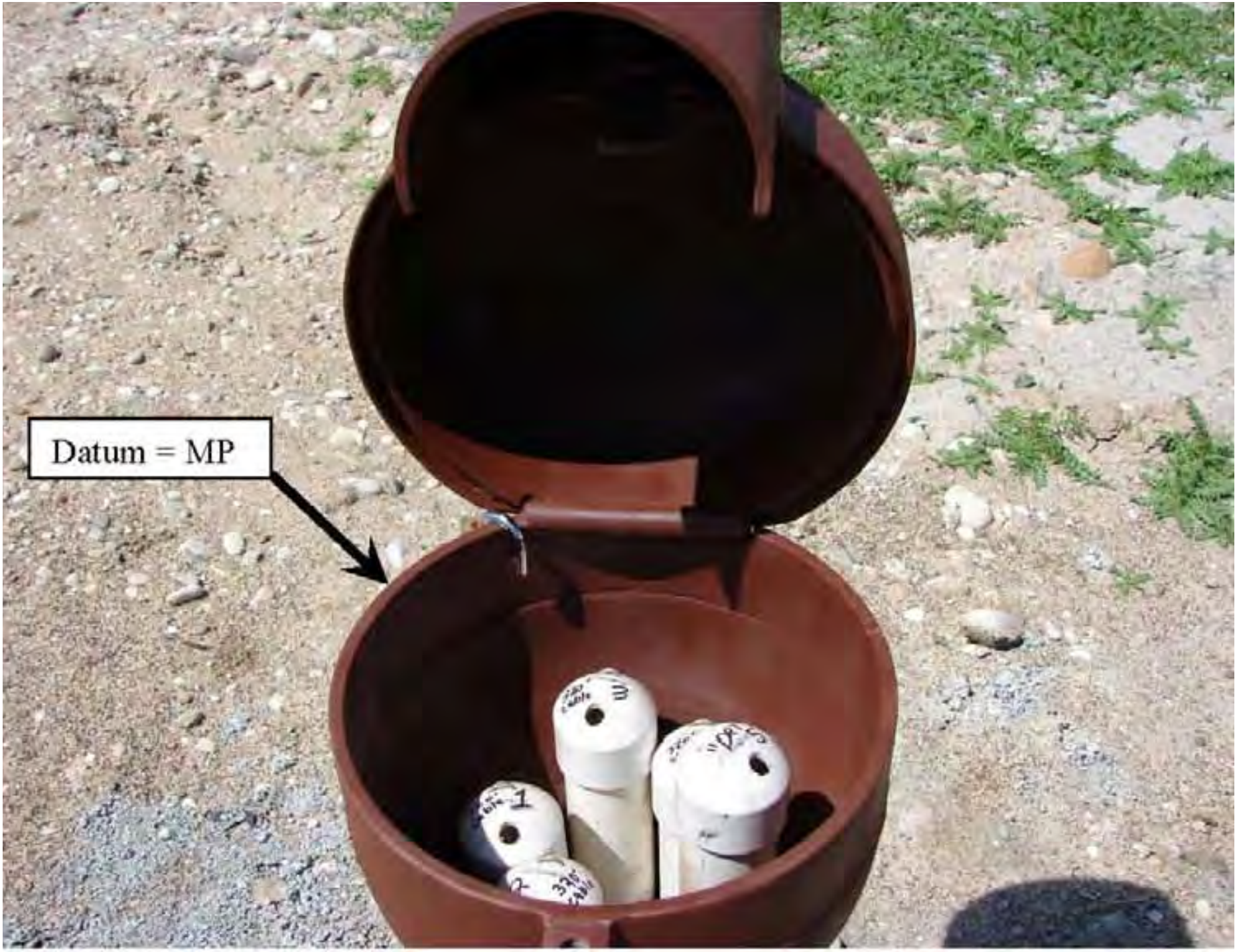
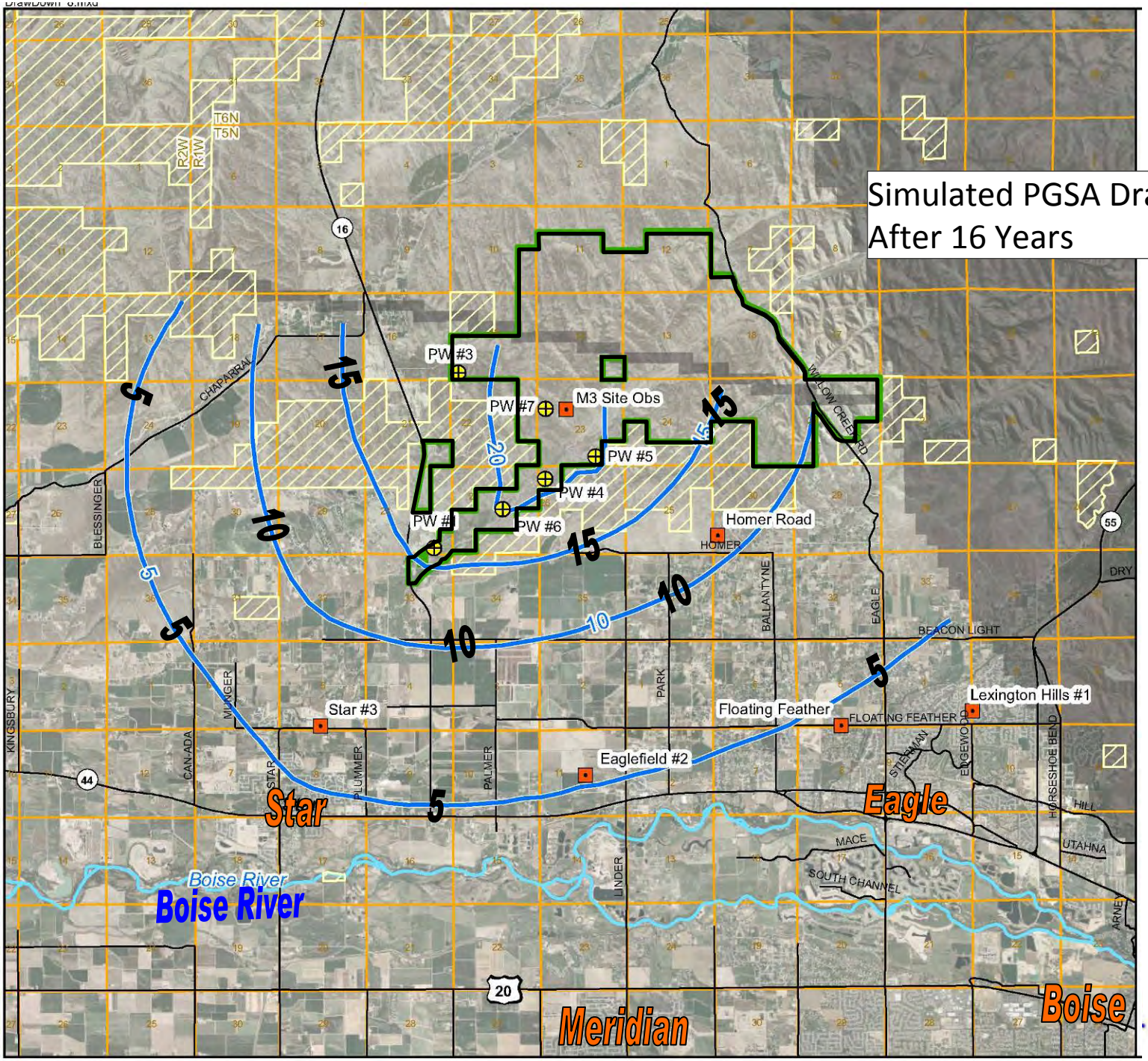
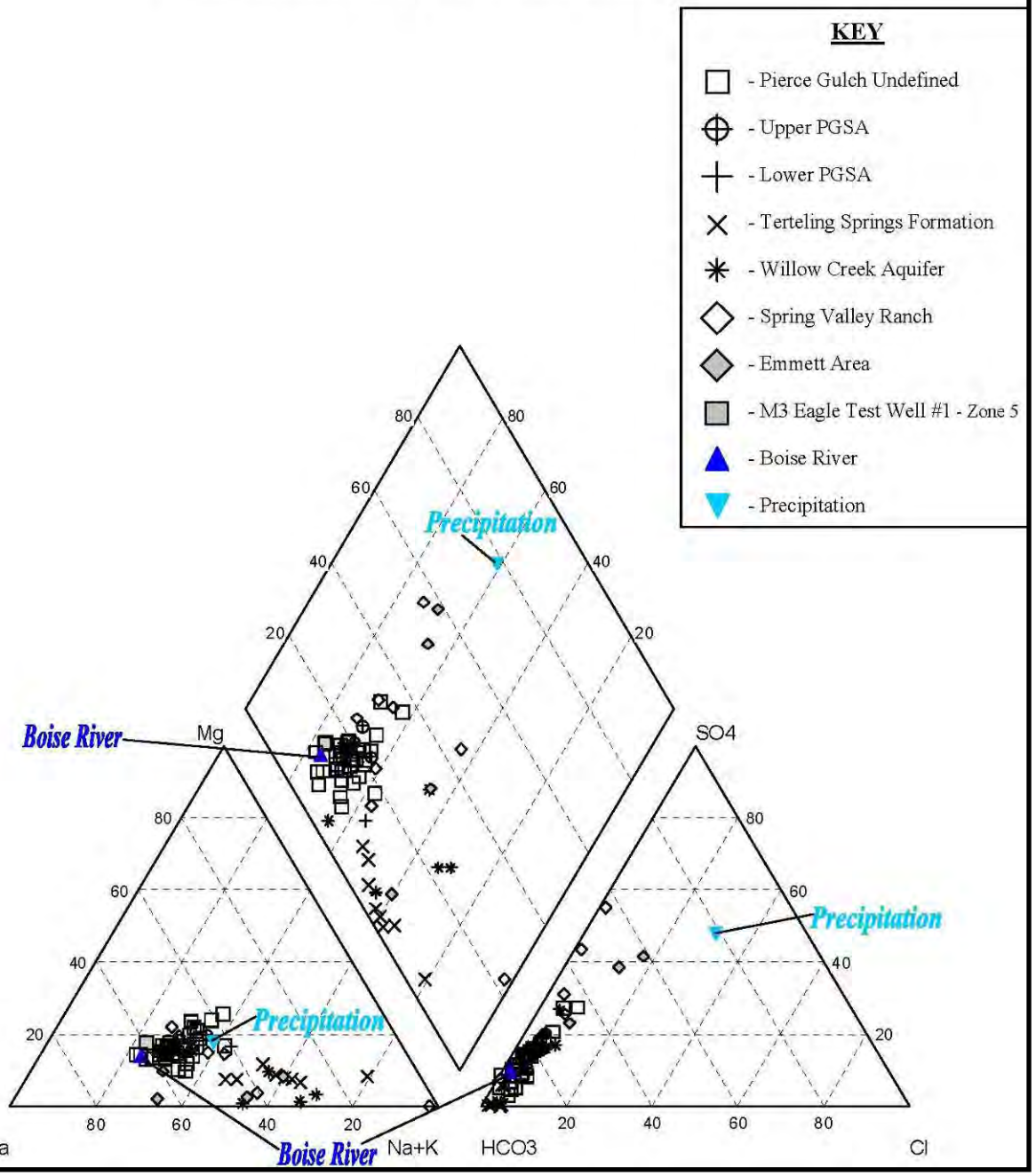

Datum = MP


Simulated PGSA Drawdown
After 16 Years
PW #3
PW #7
M3 Site Obs
PW #5
PW #4
PW #6
PW #1
Homer Road
HOMER
Star #3
Floating Feather
Eaglefield #2
Lexington Hills #1
Star
Eagle
Boise River
Boise River
Meridian
Boise
T6N
T5N
R2W
R1W
CHAPARRAL
BLESSINGER
KINGSBURY
CANADA
MINGER
STAR
PLUMMER
PALMER
PARK
BALLANTYNE
EAGLE
BEACON LIGHT
FLOATING FEATHER
STIERMAN
EDGEWOOD
HORSESHOE BEND
HILL
UTAHNA
ARNEY
MACE
SOUTH CHANNEL
LINDER
WILLOW CREEK RD
DRY
5
10
15
20

Major Ion Chemistry of Groundwater from Wells Completed in the North Ada County Area



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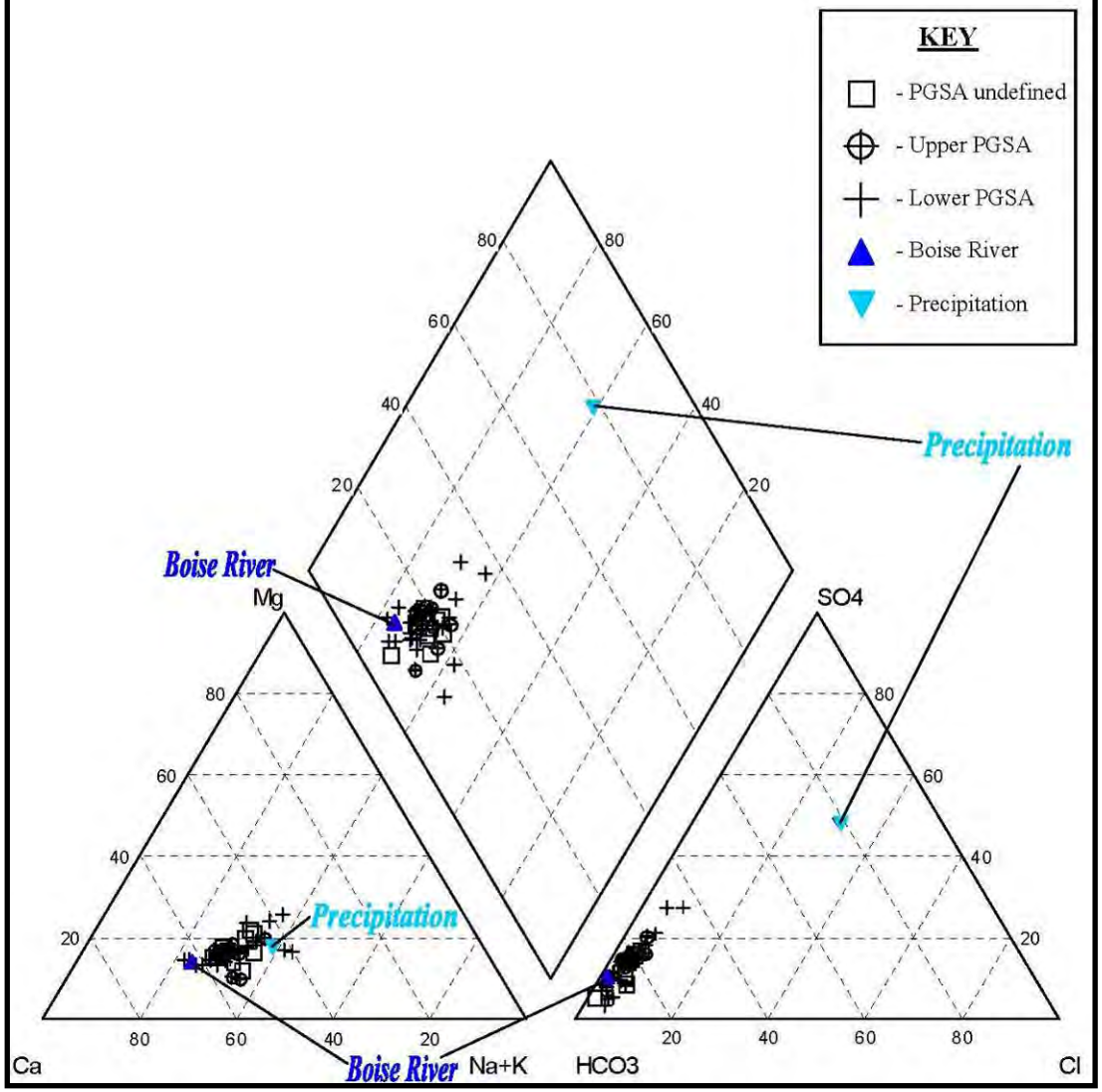
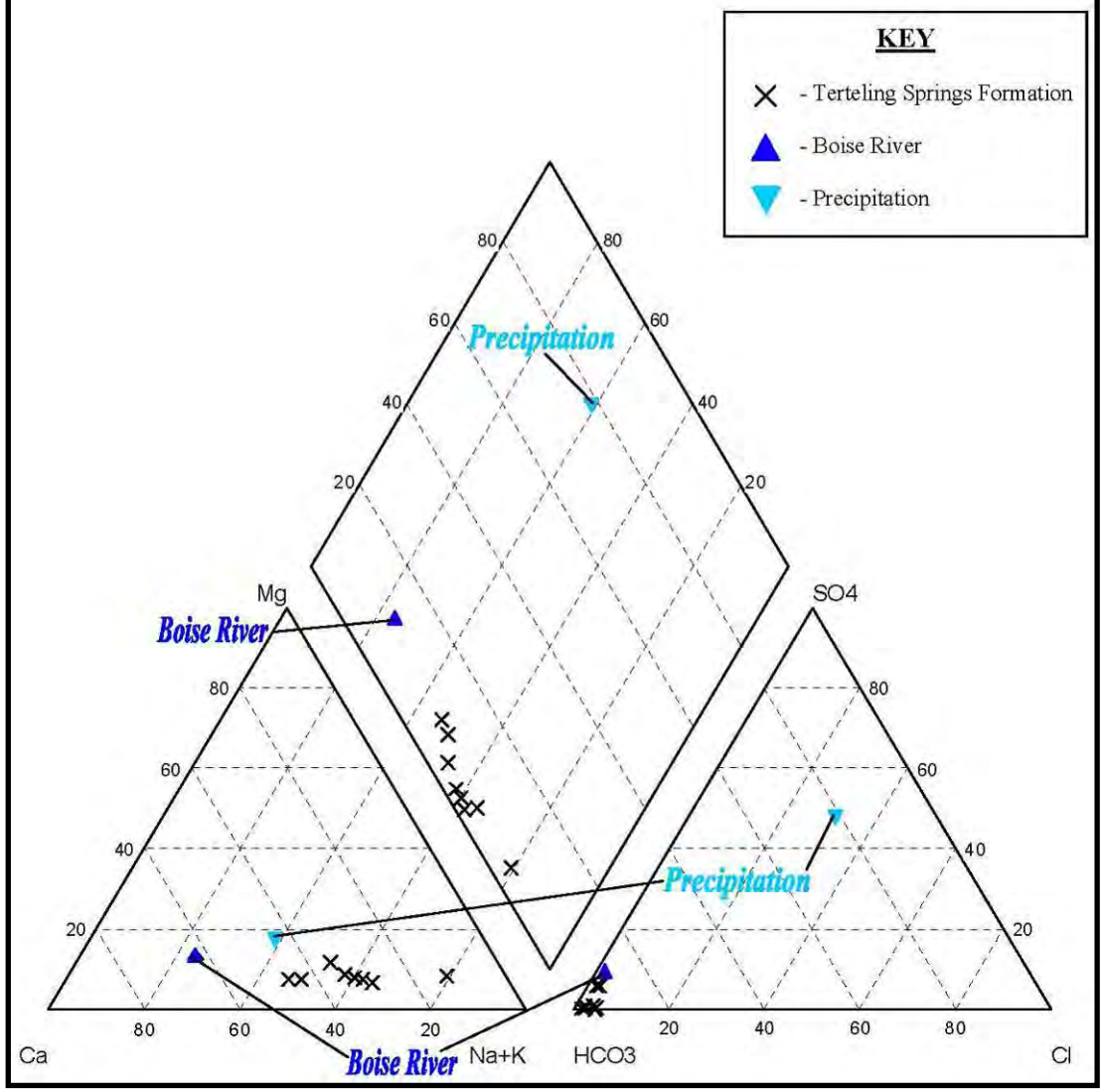
Boise, Idaho

Major Ion Chemistry of Groundwater from Wells Completed in the Pierce Gulch Sand Aquifer (PGSA)



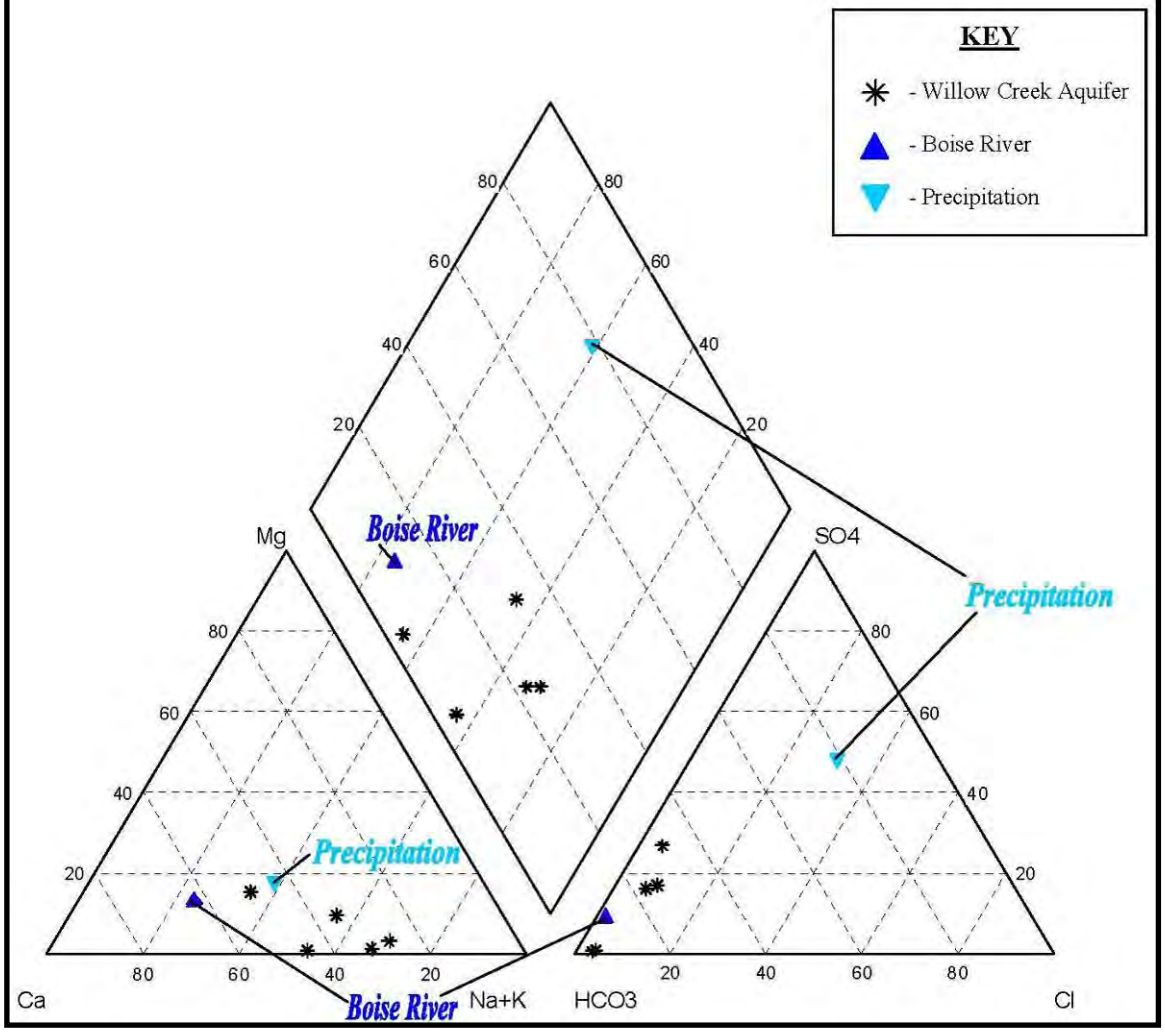
Hydro Logic, Inc.
Boise, Idaho

Major Ion Chemistry of Groundwater from Wells Completed in the Terteling Springs Formation

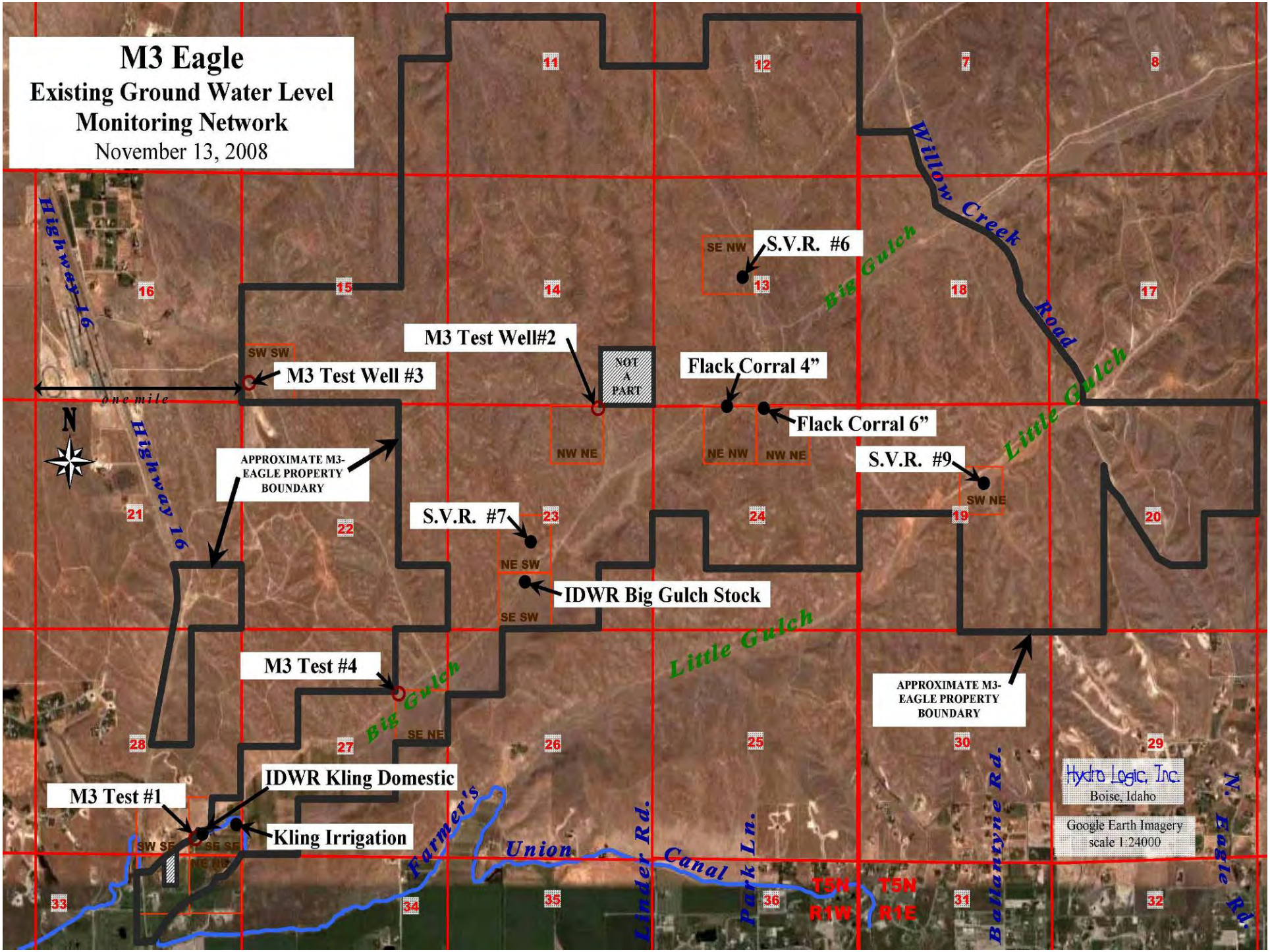


Hydro Logic, Inc.
Boise, Idaho

Major Ion Chemistry of Groundwater from Wells Completed in the "Willow Creek Aquifer" (WCA)



Hydro Logic, Inc.
Boise, Idaho


M3 Eagle
Existing Ground Water Level
Monitoring Network
November 13, 2008
Highway 16
one mile
N
Highway 16
APPROXIMATE M3-EAGLE PROPERTY BOUNDARY
SW SW
M3 Test Well #3
M3 Test Well#2
NOT A PART
NW NE
SE NW
S.V.R. #6
Big Gulch
Willow Creek Road
Flack Corral 4"
Flack Corral 6"
NE NW
NW NE
Little Gulch
S.V.R. #9
SW NE
S.V.R. #7
NE SW
SE SW
IDWR Big Gulch Stock
Little Gulch
M3 Test #4
Big Gulch
SE NE
APPROXIMATE M3-EAGLE PROPERTY BOUNDARY
IDWR Kling Domestic
M3 Test #1
Kling Irrigation
SW SE
SE SE
NE NE
Farmer's Union Canal
Linder Rd.
Park Ln.
T5N R1W
T5N R1E
Ballantyne Rd.
N. Eagle Rd.
Hydro Logic, Inc.
Boise, Idaho
Google Earth Imagery
scale 1:24000
11
12
7
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16
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14
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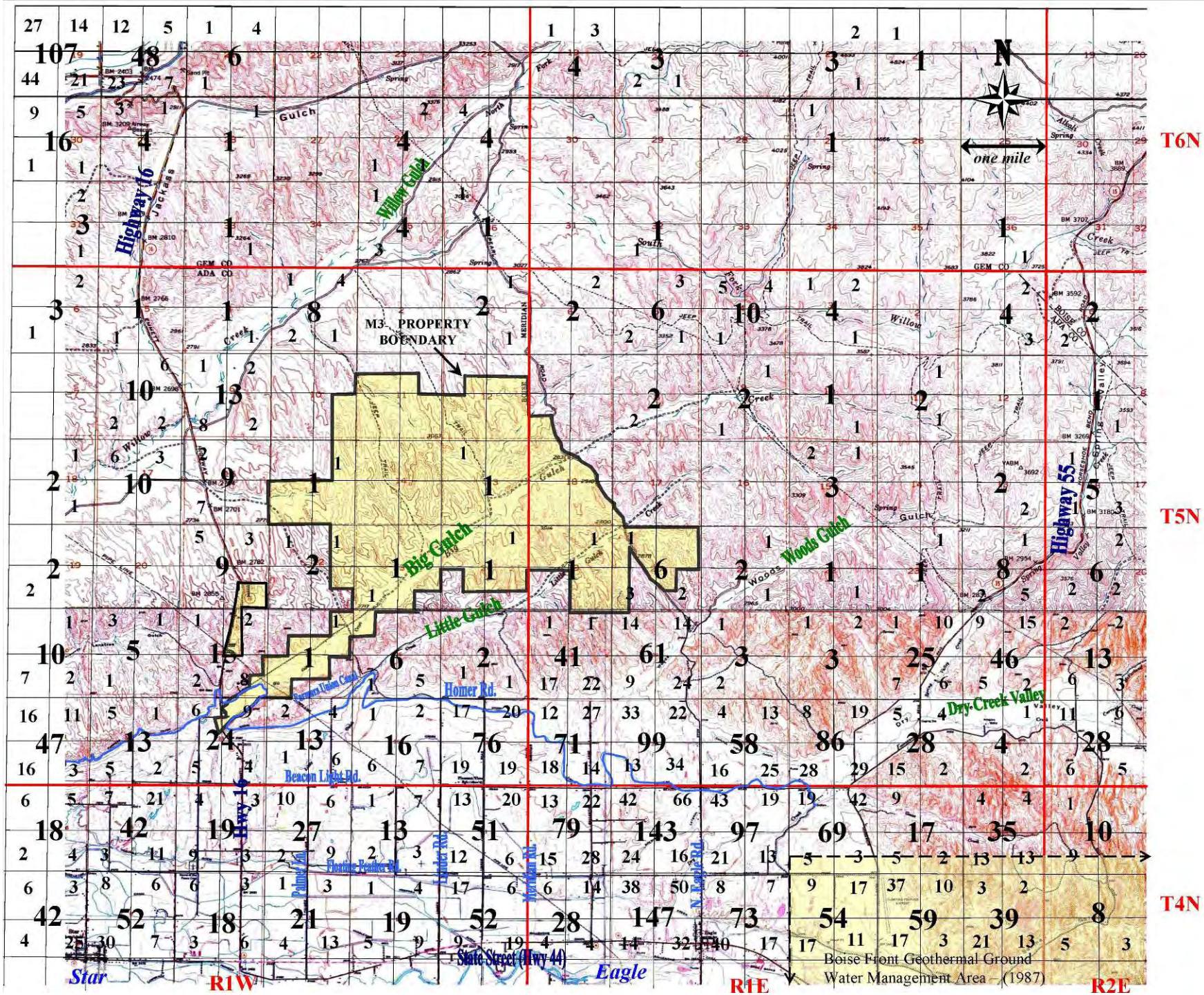
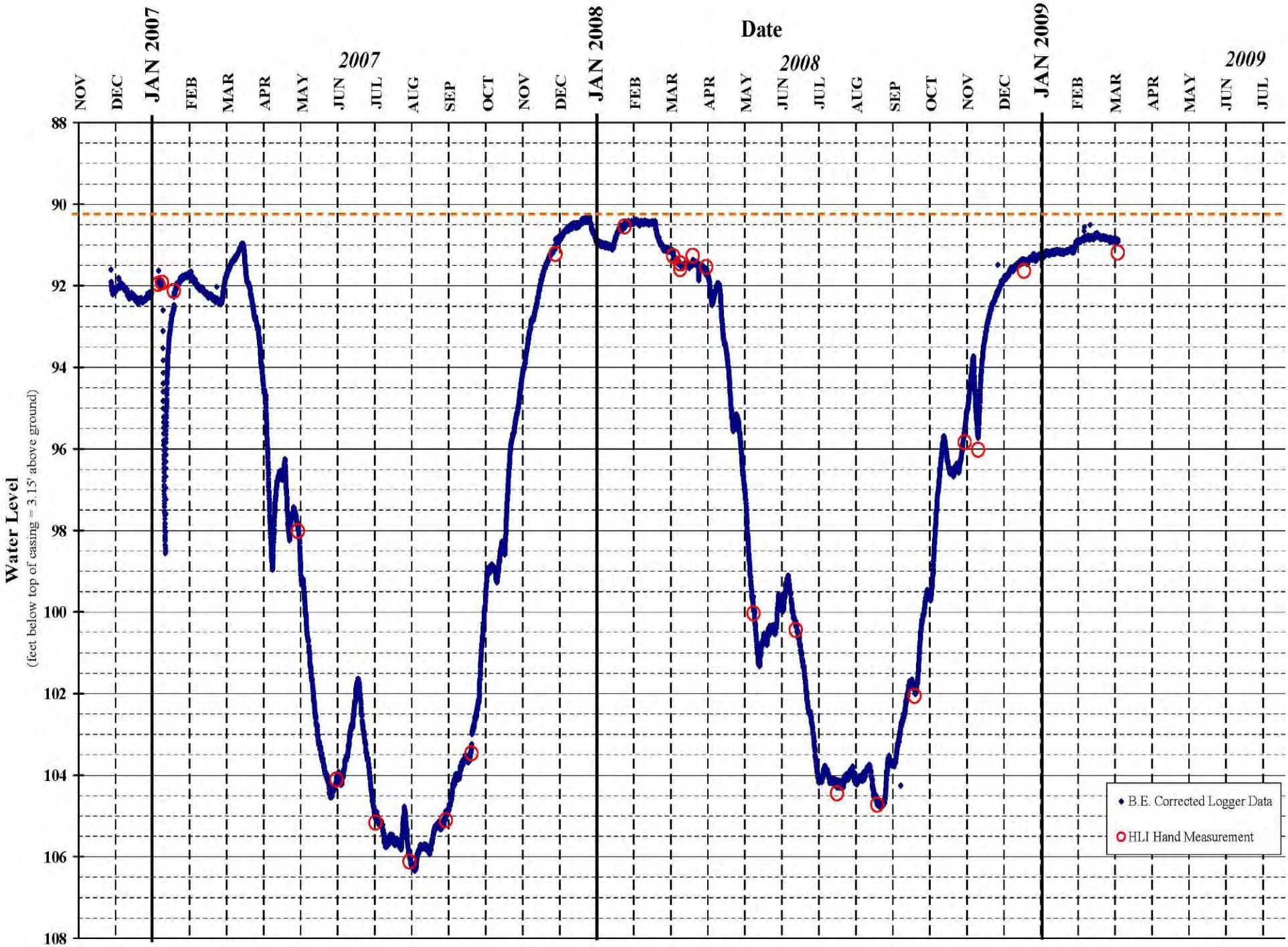
31
32



Boise Front Geothermal Ground Water Management Area – (1987)


Date
2007
2008
2009
NOV
DEC
JAN 2007
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
JAN 2008
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
JAN 2009
FEB
MAR
APR
MAY
JUN
JUL
Water Level
(feet below top of casing = 3.15' above ground)
88
90
92
94
96
98
100
102
104
106
108
B.E. Corrected Logger Data
HLI Hand Measurement