

Project Name or Subdivision Name:

Bountiful Commons Subdivision Lot 5

Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only

Record Number: ESMT-2026-0012

WATER MAIN EASEMENT

THIS Easement Agreement made this 10th day of February 2026 between
Rama Group LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

2-10-2026

Attest by Chris Johnson, City Clerk 2-10-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-10-2026 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

Exhibit A
Water Easement
Bountiful Commons Subdivision Lot 5
January 12, 2026

Portions of Lots 5 and 6, Block 1, Bountiful Commons Subdivision as filed in Book 115 of Plats at Pages 17336 through 17339, records of Ada County, located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Easement 1

Commencing at the Southwest corner of said Lot 5, from which the Southeast corner of said Lot 5 bears South 89°24'41" East, 168.38 feet; thence on the south boundary line of said Lot 5, South 89°24'41" East, 14.50 feet to the easterly easement line granted by a Sanitary Sewer and Water Main Easement recorded as Instrument No. 2018-098359, records of Ada County, Idaho; thence on said easterly easement line, North 00°54'40" East, 76.32 feet to the **POINT OF BEGINNING**;

thence continuing on said easterly easement line the following five (5) courses and distances:

North 00°54'40" East, 8.37 feet;

South 89°38'04" East, 17.10 feet;

North 00°28'12" East, 10.00 feet;

North 89°38'03" West, 17.00 feet;

North 00°54'04" East, 8.04 feet;

thence leaving said easterly easement line, South 89°04'45" East, 19.49 feet;

thence South 00°55'15" West, 26.40 feet;

thence North 89°04'45" West, 19.51 feet to the **POINT OF BEGINNING**.

Containing 344 square feet, more or less.

End of Description.

Exhibit B
Water Easement
Bountiful Commons Subdivision Lot 5
January 12, 2026

