

Project Name or Subdivision Name:

Life Time Meridian

Sanitary Sewer & 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-2026-0084

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day of April 2026 between LTF Real Estate Company, Inc., a Minnesota Corp. ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

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

WHEREAS, the sanitary sewer and water 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 sanitary sewer and 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 sanitary sewer and 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.

T O HAVE AND T O 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on _____ (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

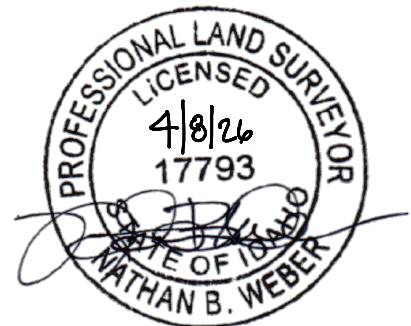
LEGAL DESCRIPTION

A SEWER AND WATER EASEMENT LOCATED IN A PORTION OF PARCEL R8956280600, SAID PARCEL ALSO BEING KNOWN AS LOT 6, BLOCK 1, VANGUARD VILLAGE SUBDIVISION NO. 1, IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15 AS DESCRIBED BY INSTRUMENT 111022595 ON THE RECORDS OF SAID COUNTY AND RUNNING THENCE SOUTH 0°29'57" WEST 275.74 FEET, ALONG THE EAST SECTION LINE OF SAID SECTION 15; THENCE NORTH 89°30'03" WEST 1957.19 FEET TO THE WESTERLY RIGHT-OF-WAY FOR S. UMBRIA HILLS WAY, AND THE POINT OF BEGINNING;

THENCE SOUTH 00°36'37" WEST 30.00 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY;
THENCE NORTH 89°23'23" WEST 30.68 FEET;
THENCE SOUTH 45°36'37" WEST 24.49 FEET;
THENCE NORTH 89°15'20" WEST 202.55 FEET;
THENCE SOUTH 00°44'40" WEST 69.53 FEET;
THENCE SOUTH 89°23'23" EAST 8.63 FEET;
THENCE SOUTH 00°44'40" WEST 20.00 FEET;
THENCE NORTH 89°23'23" WEST 8.56 FEET;
THENCE SOUTH 00°36'37" WEST 31.88 FEET;
THENCE NORTH 89°23'23" WEST 155.37 FEET;
THENCE SOUTH 01°34'19" WEST 34.74 FEET;
THENCE SOUTH 41°26'23" EAST 157.32 FEET;
THENCE SOUTH 39°26'23" EAST 224.22 FEET;
THENCE SOUTH 05°33'37" WEST 61.75 FEET, TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 6;
THENCE SOUTH 89°39'13" WEST 9.90 FEET, TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID LOT 6, ALONG SAID SOUTHERLY BOUNDARY LINE;
THENCE NORTH 39°31'08" WEST 14.33 FEET, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 6;
THENCE NORTH 05°33'37" EAST 44.37 FEET;
THENCE NORTH 39°26'23" WEST 215.59 FEET;
THENCE NORTH 41°26'23" WEST 164.85 FEET;
THENCE NORTH 01°32'19" EAST 35.48 FEET;
THENCE NORTH 88°25'41" WEST 35.51 FEET;
THENCE SOUTH 01°34'19" WEST 10.89 FEET;
THENCE NORTH 88°25'41" WEST 20.00 FEET;
THENCE NORTH 01°34'19" EAST 30.89 FEET;
THENCE SOUTH 88°25'41" EAST 55.52 FEET;
THENCE NORTH 01°34'19" EAST 6.82 FEET;
THENCE SOUTH 89°23'23" EAST 155.73 FEET;
THENCE NORTH 00°37'37" EAST 27.55 FEET;
THENCE NORTH 89°23'23" WEST 23.41 FEET;
THENCE NORTH 00°36'37" EAST 20.00 FEET;
THENCE SOUTH 89°23'23" EAST 12.73 FEET;
THENCE NORTH 00°44'40" EAST 83.86 FEET;
THENCE SOUTH 89°22'34" EAST 10.45 FEET;
THENCE NORTH 00°36'37" EAST 199.04 FEET;
THENCE SOUTH 89°22'23" EAST 29.51 FEET;
THENCE SOUTH 00°44'40" WEST 20.00 FEET;
THENCE NORTH 89°22'23" WEST 9.47 FEET;
THENCE SOUTH 00°36'37" WEST 179.04 FEET;
THENCE SOUTH 89°15'20" EAST 189.63 FEET;
THENCE NORTH 45°36'37" EAST 24.44 FEET;
THENCE SOUTH 89°23'23" EAST 43.10 FEET, TO THE POINT OF BEGINNING;

CONTAINS 30,313 SQUARE FEET OR 0.696 ACRES



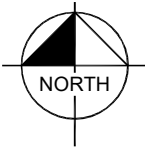
DIAMOND
LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCB	NBW	3/31/2026	24-153	1 OF 1

EXHIBIT B

LEGEND

	SECTION LINE
	BOUNDARY LINE
	EASEMENT LINE
	TIE LINE
	SECTION CORNER
	1/4 SECTION CORNER
	CALCULATED POINT
	POINT OF BEGINNING



SEWER AND WATER EASEMENT
CONTAINS 30,313 SQUARE FEET
OR 0.696 ACRES

SEWER AND WATER EASEMENT

EAST QUARTER CORNER SECTION 15
T3N, R1W, B.M. (CP&F 111022595)

S. UMBRIA HILLS WAY
(PUBLIC)

(BASIS OF BEARINGS)
S 0°29'57" W
2659.40'



SOUTHEAST CORNER SECTION 15
T3N, R1W, B.M. (CP&F 111026808)

LTF REAL ESTATE COMPANY INC
R8956280600

TEN MILE WEST COMMERCIAL LLC
R8956280500

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°36'37"W	30.00'
L2	N89°23'23"W	30.68'
L3	S45°36'37"W	24.49'
L4	N89°15'20"W	202.55'
L5	S00°44'40"W	69.53'
L6	S89°23'23"E	8.63'
L7	S00°44'40"W	20.00'
L8	N89°23'23"W	8.56'
L9	S00°36'37"W	31.88'
L10	S01°34'19"W	34.74'
L11	S39°26'23"E	224.22'
L12	S05°33'37"W	61.75'
L13	S89°39'13"W	9.91'
L14	N39°31'08"W	14.33'
L15	N05°33'37"E	44.37'
L16	N39°26'23"W	215.59'
L17	N01°32'19"E	35.48'
L18	N88°25'41"W	35.51'

LINE TABLE

NO.	BEARING	LENGTH
L19	S01°34'19"W	10.89'
L20	N88°25'41"W	20.00'
L21	N01°34'19"E	30.89'
L22	S88°25'41"E	55.52'
L23	N01°34'19"E	6.82'
L24	N00°37'37"E	27.55'
L25	N89°23'23"W	23.41'
L26	N00°36'37"E	20.00'
L27	S89°23'23"E	12.73'
L28	S89°22'34"E	10.45'
L29	S89°22'23"E	29.51'
L30	S00°44'40"W	20.00'
L31	N89°22'23"W	9.47'
L32	S00°36'37"W	179.04'
L33	S89°15'20"E	189.63'
L34	N45°36'37"E	24.44'
L35	S89°23'23"E	43.10'



DIAMOND
LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCB	NBW	3/31/2026	24-153	1 OF 1