

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 public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

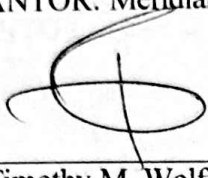
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

[END OF TEXT, SIGNATURES TO FOLLOW]

GRANTOR: Meridian BC 2, LP



By: Timothy M. Wolff, Manager

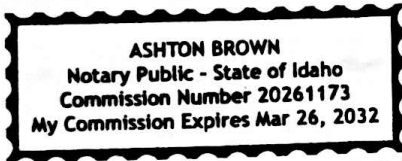
STATE OF IDAHO)

) ss

County of Blaine)

This record was acknowledged before me on May 29, 2026 (date) by Timothy Wolff (name of individual), on behalf of Meridian BC 2 GP, LLC, the General Partner of Meridian BC 2 LP, in the following representative capacity: Manager

Notary Stamp Below



Notary Signature

My Commission Expires: March 26, 2032

GRANTOR: Meridian BC Holdings, LP



By: Timothy M. Wolff, Manager

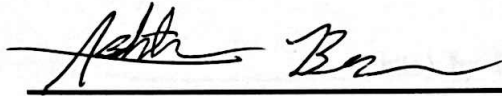
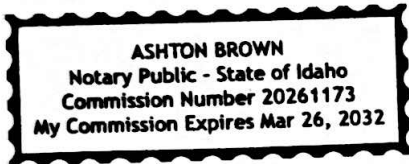
STATE OF IDAHO)

) ss

County of Blaine)

This record was acknowledged before me on May 29, 2026 (date) by Timothy Wolff (name of individual), on behalf of AT GP/M LLC, the Manager of ATSAW GP, LLC, the General Partner of Meridian BC Holdings, LP, in the following representative capacity: Manager

Notary Stamp Below



Notary Signature

My Commission Expires: March 26, 2032

Notary Signature

My Commission Expires

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: _____



March 31, 2026
Project No. 124186

“EXHIBIT A”

**MERIDIAN COMMERCE PARK
CITY OF MERIDIAN UTILITY EASEMENTS**

EASEMENT 1

An easement located in Parcel “A” as shown on Record of Survey No. 13698, recorded under Instrument No. 2022-090395 of Ada County Records, being in the East Half of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One-Sixteenth Corner common to Sections 15 & 16 of said Township 3 North, Range 1 West, (from which point the Center North One-Sixteenth Corner of said Section 16 bears North 89° 23' 16" West, 2635.98 feet distant);

Thence from said North One-Sixteenth Corner, North 89° 23' 16" West, a distance of 995.89 feet on the North line of the Southeast Quarter of the Northeast Quarter of said Section 16;

Thence South 00° 29' 04" West, a distance of 1015.59 feet on the East line of said Parcel “A”;

Thence North 88° 10' 09" West, a distance of 106.33 feet on the existing Northerly Right-of-Way of W. Grand Mogul Dr., as shown on Record of Survey No. 14696, recorded under Instrument No. 2025-000195 of Ada County Records, said point being POINT “A”;

Thence leaving said Northerly Right-of-Way, North 88° 10' 09" West, a distance of 192.09 feet to the POINT OF BEGINNING of EASEMENT 1;

Thence North 88° 10' 09" West, 29.51 feet;

Thence North 00° 29' 04" East, 54.80 feet;

Thence South 89° 30' 56" East, 29.50 feet;

Thence South 00° 29' 04" West, 55.49 feet to the POINT OF BEGINNING of EASEMENT 1.

TOGETHER WITH:

EASEMENT 2

An easement located in Parcel “A” as shown on Record of Survey No. 13698, recorded under Instrument No. 2022-090395 of Ada County Records, being in the East Half of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the aforementioned POINT “A”;

Thence South 01° 49' 51" West, a distance of 44.00 feet on the Westerly Right-of-Way of said W. Grand Mogul Dr.;

Thence North 88° 10' 09" West, a distance of 210.71 feet to the POINT OF BEGINNING of EASEMENT 2;

Thence South 01° 49' 51" West, 46.00 feet;

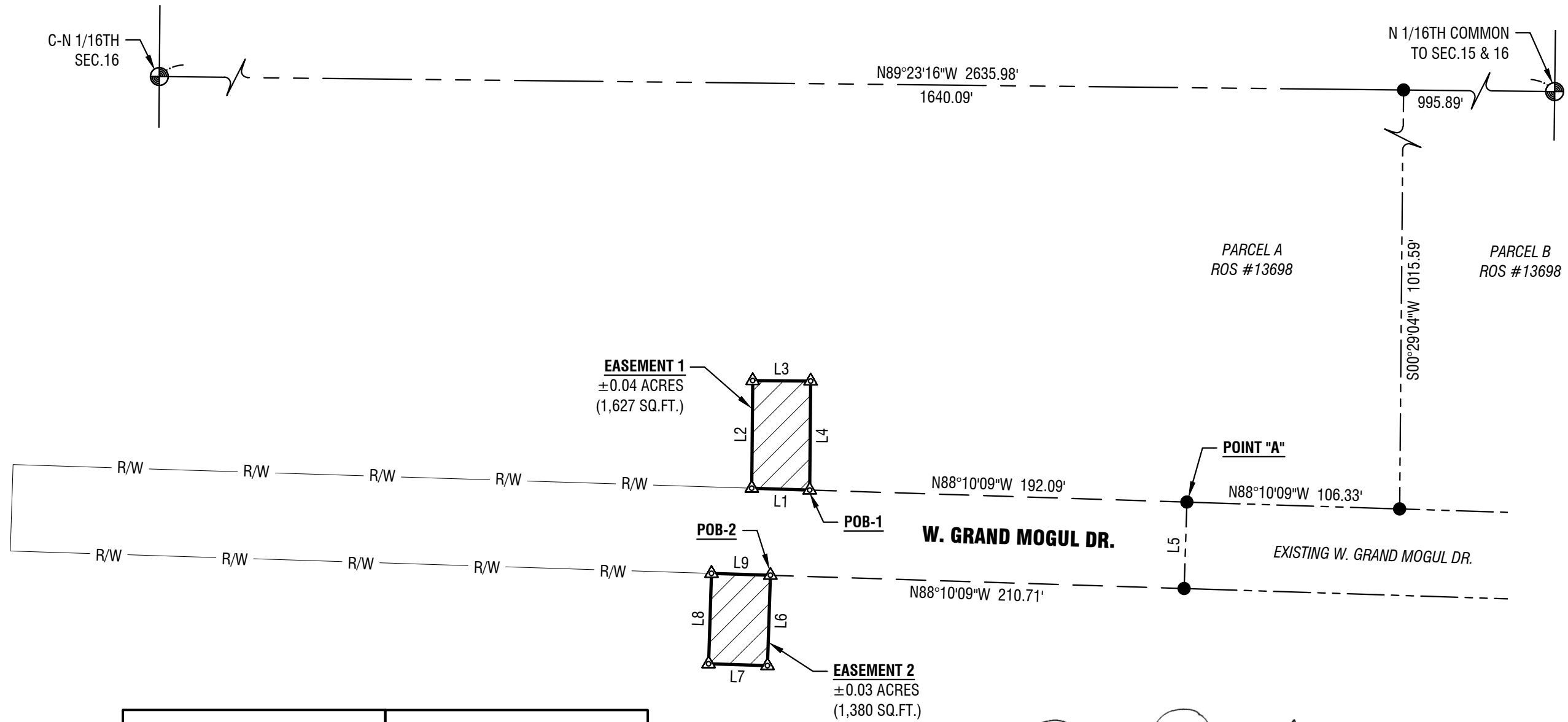
Thence North 88° 10' 09" West, 30.00 feet;

Thence North 01° 49' 51" East, 46.00 feet;
Thence South 88° 10' 09" East, 30.00 feet to the POINT OF BEGINNING of EASEMENT 2.

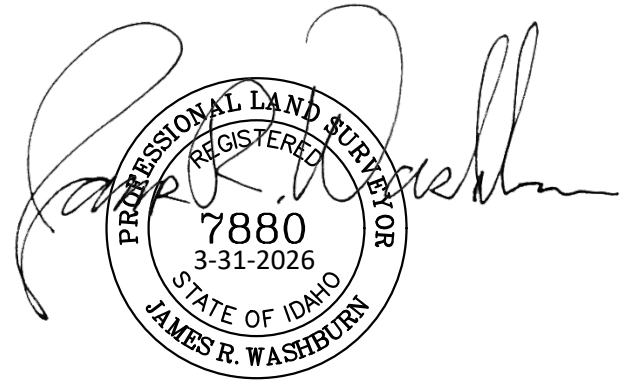
PREPARED BY:
THE LAND GROUP, INC.



James R. Washburn



Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N88°10'09"W	29.51'	L6	S01°49'51"W	46.00'
L2	N00°29'04"E	54.80'	L7	N88°10'09"W	30.00'
L3	S89°30'56"E	29.50'	L8	N01°49'51"E	46.00'
L4	S00°29'04"W	55.49'	L9	S88°10'09"E	30.00'
L5	S01°49'51"W	44.00'			



**City of Meridian Utility Easements
Mogul Industrial Park Subdivision Phs 1
W. Grand Mogul Dr.**

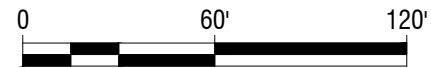
MERIDIAN, ID

Revisions

1.

Project No.: 124186

Date of Issuance: March 31, 2026



File Location: g:\2024\124186\cad\survey\washburn\mcp ph1 easements\124186 mcp ph1 com utility 280331.dwg
 Last Plotted By: mich anderson
 Date Plotted: Tuesday, March 31 2026 at 12:13 PM