

Project Name or Subdivision Name:

Xylem Dewatering Solutions

Water Main Easement Number: _____

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 ESMT-2025-0032

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 6th day of May, 2025 between Kalispell Investor Fund, LLC, an Idaho limited liability company, and Kalispell One, LLC, an Idaho limited liability company (collectively, "Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, Grantor desires to provide a water main right-of-way and easement 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 Grantee.

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

(SEE EXHIBITS A AND B ATTACHED
AND MADE A PART OF THIS DOCUMENT)

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 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.

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.



GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-6-2025

Attest by Chris Johnson, City Clerk 5-6-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 5-6-2025 (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 OF EASEMENT AREA

Project. No.: R25044
Date: March 25, 2025

DESCRIPTION FOR CITY OF MERIDIAN WATER EASEMENT – KALISPELL INDUSTRIAL TRUCK WASH

An easement lying in Lot 1 of Block 3 of Medimont Subdivision No. 2, filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 79 of Plats at page 8453 lying in the NE 1/4, Section 18, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; thence along the North boundary of said Lot 1

South 89°01'41" East 31.48 feet to the **POINT OF BEGINNING**; thence continuing
South 89°01'41" East 30.00 feet to a point; thence leaving said North boundary
South 00°58'19" West 18.00 feet to a point; thence
North 89°01'41" West 30.00 feet to a point; thence
North 00°58'19" East 18.00 feet to the **POINT OF BEGINNING**,

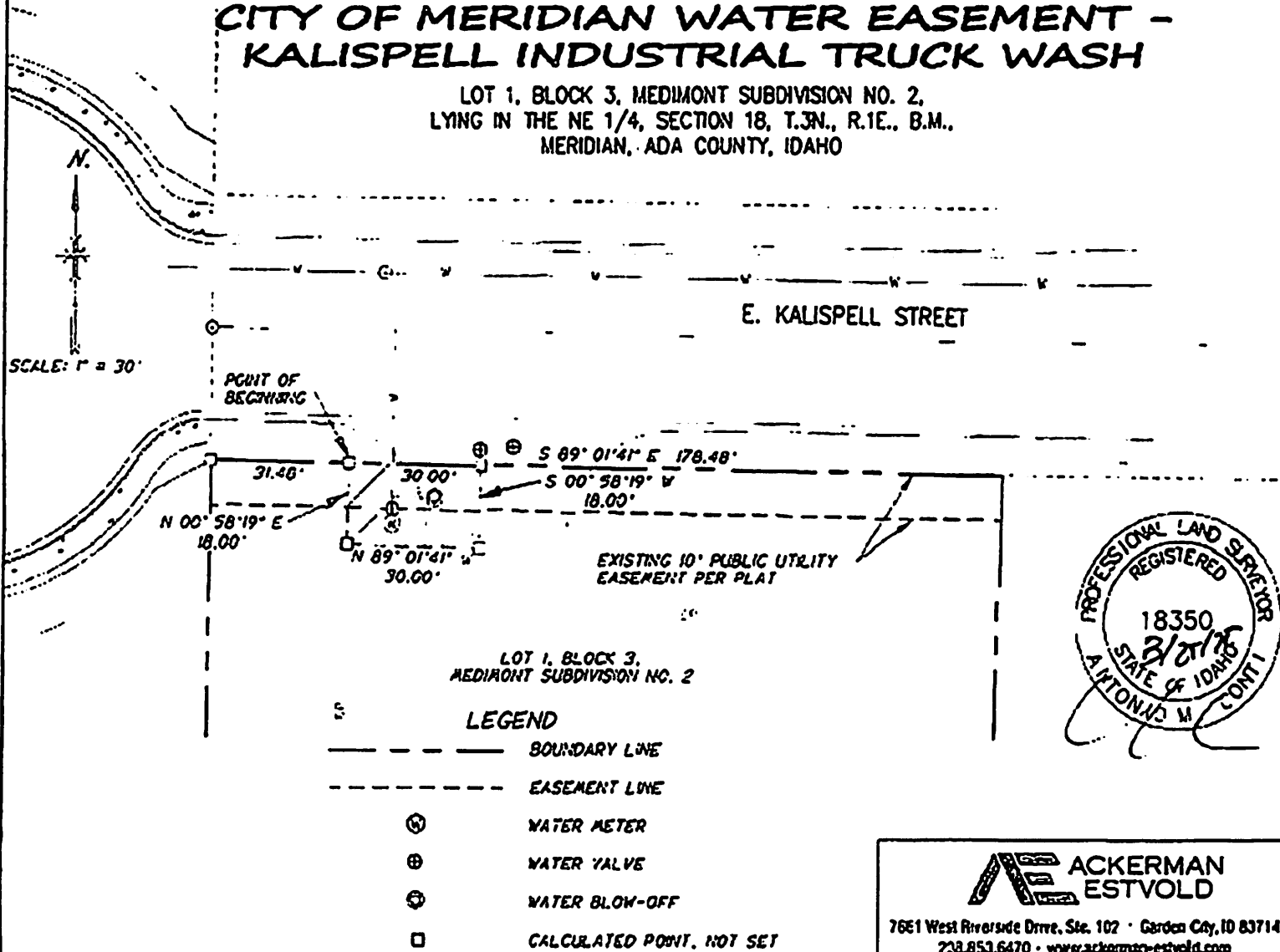
Said parcel of land contains 540 square feet, more or less.



EXHIBIT B

EXHIBIT FOR CITY OF MERIDIAN WATER EASEMENT - KALISPELL INDUSTRIAL TRUCK WASH

LOT 1, BLOCK 3, MEDIMONT SUBDIVISION NO. 2,
LYING IN THE NE 1/4, SECTION 18, T.3N., R.1E., B.M.,
MERIDIAN, ADA COUNTY, IDAHO



525044-0310r esse dwg 03-25-25 10-09-27 jcsr