

Project Name or Subdivision Name:

Grand Mogul Water Blowoff Easement

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-2026-0170

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Hotel-SLC LLC _____ ("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.

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 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.

GRANTOR: Hotel-SLC LLC

B. Black

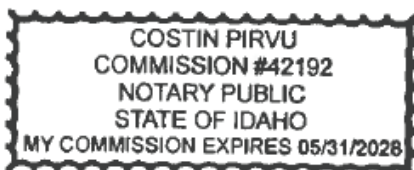
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 7-21-2024 (date) by Brian Black (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Hotel-SLC, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below



[Signature]
Notary Signature
My Commission Expires: 5/31/2028

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: _____



July 21, 2026
Project No. 120197

EXHIBIT "A"

HOTEL-SLC, LLC

CITY OF MERIDIAN WATER EASEMENT DESCRIPTION

Water Easement No. 1

An easement located in the Southeast Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center-East One-Sixteenth Corner of Section 15 of said Township 3 North, Range 1 West, (from which point the Center One Quarter Corner of said Section 15 bears North 89°14'44" West, 1321.59 feet distant);

Thence from said Center-East One-Sixteenth Corner of Section 15, North 68°08'12" East, a distance of 697.16 feet to a point on the southerly right of way line of West Grand Mogul Drive, said point being the POINT OF BEGINNING-1;

Thence North 59° 58' 02" East, a distance of 22.07 feet on the southerly right of way line of said West Grand Mogul Drive;

Thence North 17° 46' 05" East, a distance of 19.25 feet on said right of way line;

Thence South 42° 48' 37" East, a distance of 37.64 feet;

Thence South 47° 11' 23" West, a distance of 38.29 feet;

Thence North 42° 48' 37" West, a distance of 33.06 feet to the POINT OF BEGINNING-1.

TOGETHER WITH:

Water Easement No. 2

An easement located in the Northeast Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center-East One-Sixteenth corner of Section 15 of said Township 3 North, Range 1 West, (from which point the Center One Quarter Corner of said Section 15 bears North 89°14'44" West, 1321.59 feet distant);

Thence from said Center-East One-Sixteenth corner of Section 15, South 68°04'06" East, a distance of 36.57 feet to a point on the southerly right of way line of West Grand Mogul Drive, said point being the POINT OF BEGINNING-2;

Thence North 43° 24' 48" East, a distance of 13.89 feet on the southerly right of way line of said West Grand Mogul Drive;

Thence North 86° 16' 09" East, a distance of 22.65 feet on said right of way line;

Thence South 00° 44' 42" West, a distance of 43.17 feet;
Thence North 89° 15' 18" West, a distance of 32.00 feet;
Thence North 00° 44' 42" East, a distance of 31.18 feet to the POINT OF BEGINNING-2.

TOGETHER WITH:

Water Easement No. 3

An easement located in the Southwest Quarter of the Northeast Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center-East One-Sixteenth corner of Section 15 of said Township 3 North, Range 1 West, (from which point the Center One Quarter Corner of said Section 15 bears North 89°14'44" West, 1321.59 feet distant);

Thence from said Center-East One-Sixteenth corner of Section 15, North 89°14'44" West, a distance of 581.08 feet on the east-west mid-section line of said Section 15;

Thence leaving said section line, North 00°52'52" East, a distance of 34.53 feet to a point on the northerly right of way line of West Grand Mogul Drive, said point being the POINT OF BEGINNING-3;

Thence North 89° 14' 53" West, a distance of 20.00 feet on the northerly right of way line of said West Grand Mogul Drive;

Thence North 00° 52' 51" East, a distance of 47.28 feet;

Thence South 89° 07' 09" East, a distance of 20.00 feet;

Thence South 00° 52' 51" West, a distance of 47.23 feet to the POINT OF BEGINNING-3.

PREPARED BY:
The Land Group, Inc.

James R. Washburn



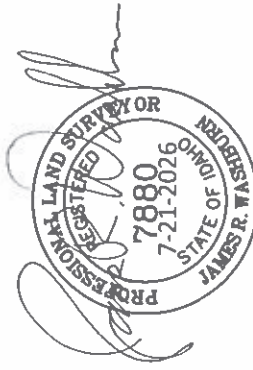
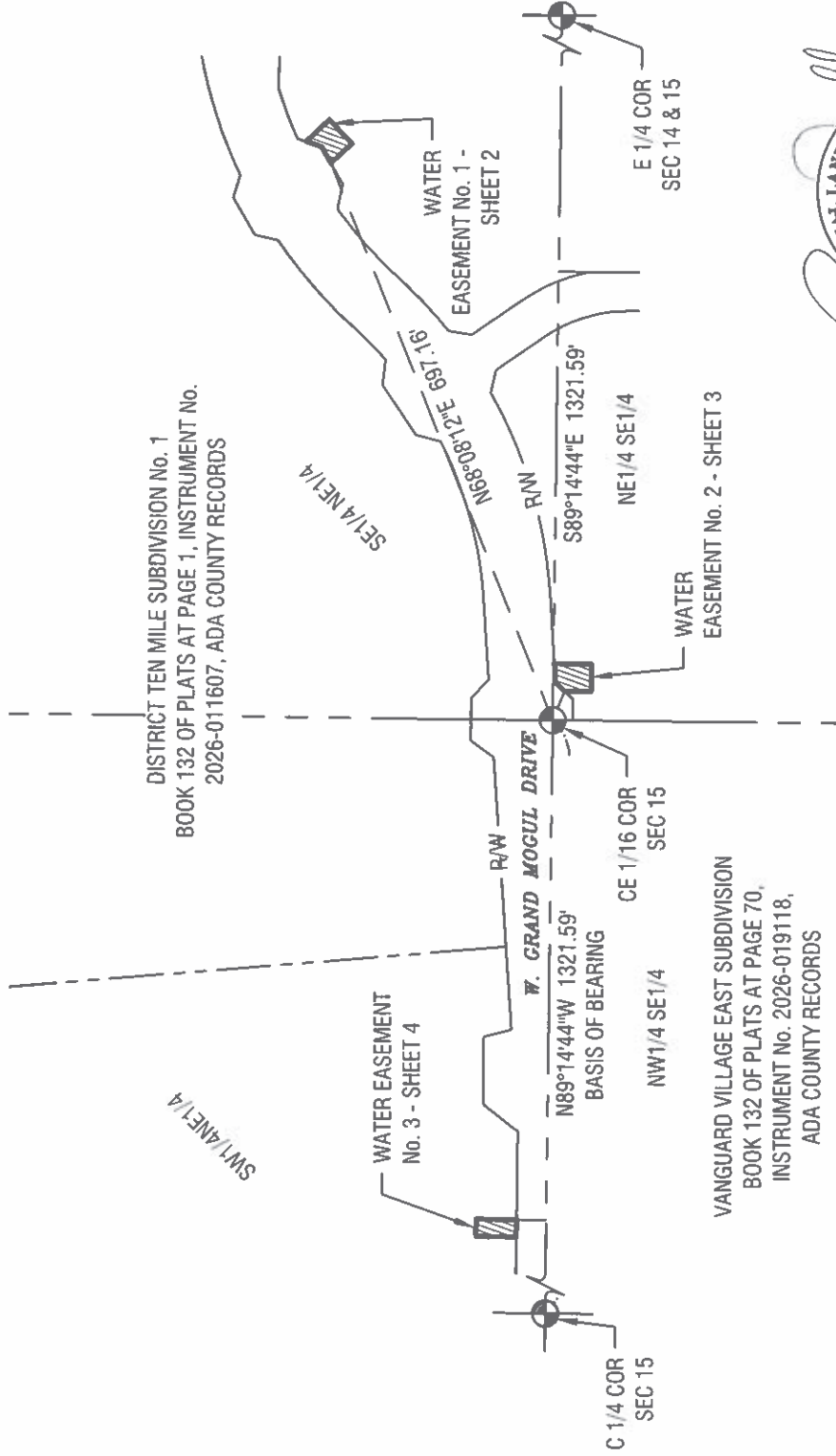


Water Easement - Overall

Hotel-SLC, LLC

City of Meridian

1 of 4

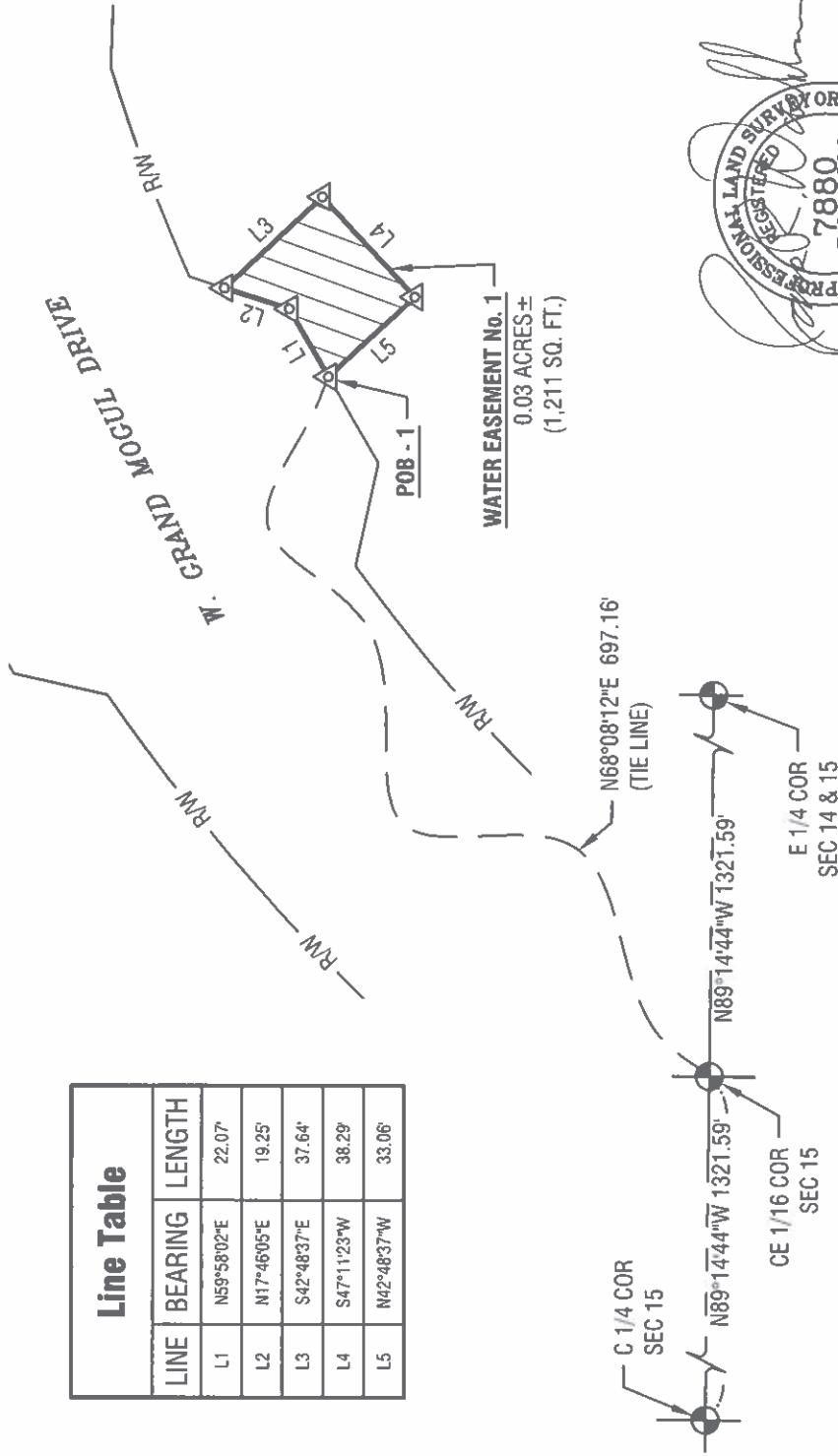


Project No. 120197
Date of Issuance: July 21, 2026

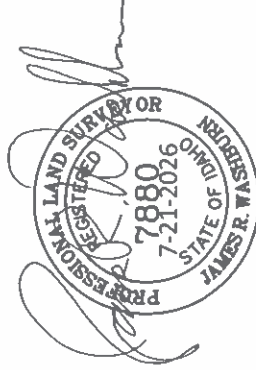
Exhibit B

Horizontal Scale: 1" = 200'





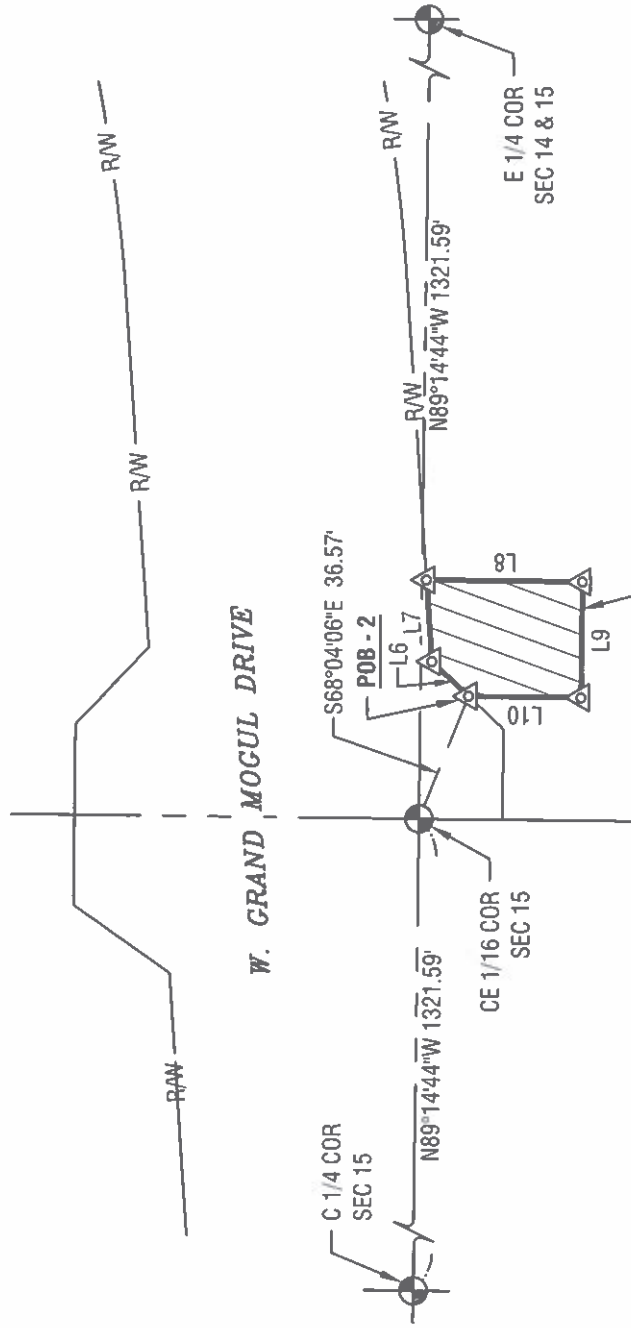
Line Table		
LINE	BEARING	LENGTH
L1	N59°58'02"E	22.07'
L2	N17°46'05"E	19.25'
L3	S42°48'37"E	37.64'
L4	S47°11'23"W	38.29'
L5	N42°48'37"W	33.06'



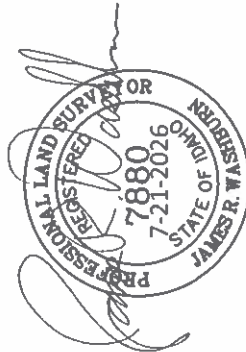
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Exhibit B

Horizontal Scale: 1" = 50'



Line Table		
LINE	BEARING	LENGTH
L6	$N43^{\circ}24'48''E$	13.89'
L7	$N86^{\circ}16'09''E$	22.65'
L8	$S00^{\circ}44'42''W$	43.17'
L9	$N89^{\circ}15'18''W$	32.00'
L10	$N00^{\circ}44'42''E$	31.18'



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Exhibit B
Horizontal Scale: 1" = 50'



