



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

February 26, 2026

City of Meridian
33 E Broadway Ave
Meridian, ID 83642

Re: Project No. 522029.001
Project Name: Stoddard Rd - Victory to Overland
Parcel No.: 39, 46
Subject Property Address: **2400 S Stoddard Rd Meridian, ID 83642**

Dear City of Meridian,

As you are aware, Ada County Highway District (ACHD) has an improvement project planned for Stoddard Rd – Victory to Overland. Your property is located within the planned project area, and it is necessary for ACHD to acquire specific rights therein. As a staff member of the ACHD Right-of-Way Section, I am authorized to work with you to purchase the rights that are required for this project.

ACHD has had an appraisal prepared by a qualified appraiser (copy enclosed) which identifies the rights required. Market value for the property needed for the project is established at **\$0.00 (no fee agreement)**, based on recent comparable land sales in the area. ACHD believes this to be Just Compensation. The offer made herein is detailed in the enclosed acquisition packet, which contains the following documents:

Compensation Summary
Permanent Easement
Temporary Construction Easement
Summary of Rights of an Owner

The "Summary of Rights of an Owner" explains the right-of-way acquisition process and procedures and your rights as an affected property owner. The Compensation Summary provides a breakdown of the Just Compensation offered.

Please review the enclosed documents and, if they are acceptable to you, sign them as indicated and return the originals to this office in the envelope provided. Once the properly signed documents and forms have been received, normal processing takes about 30 days. ***Please note the Permanent Easement needs to be signed in front of a Notary Public.***

connecting you to more

I want to allow you ample time to read and understand the enclosed documents, but please realize time is of the essence. Please don't hesitate to call or email me with any questions or concerns you may have or to set up a meeting with me. **ACHD will allow 30 days for you to consider and respond to this offer.** I will follow up if I don't hear from you within that time.

Your cooperation and prompt attention to this matter are greatly appreciated. I look forward to hearing from you.

Sincerely,

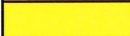


Justin Kloczko
Right-of-Way Agent
Ada County Highway District

jkloczko@achdidaho.org
(208) 387-6372

Enclosures as stated.

Staking Color Codes

	RED	Existing Right-of-Way / Property Line
	ORANGE	Proposed Right-of-Way
	YELLOW	Permanent Easement
	BLUE	Temporary Construction Easement

	PINK PAINT	Painted point on a hard surface if lath cannot be used(concrete/asphalt)
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Project Name: Stoddard Rd - Victory to Overland
 Project: 522029.001
 Name: City of Meridian
 R/W Parcel No: 39,46
 T3N R1W Sec 24
 APN: R0855010650, R0855080010

COMPENSATION SUMMARY

<i>Unit of Quantity & Measure</i>			<i>\$ per Unit</i>			<i>Acq.Rights % Paid</i>			<i>Compensation</i>
Permanent Easement	6,246	Sq Ft	@	\$0.00	per Sq Ft	@	90.00 %	\$0.00	
Subtotal:									\$0.00
Temporary Construction Easement:	6,847	Sq Ft	@	\$0.00	per Sq Ft	@	10.00 %	\$0.00	
Subtotal:									\$0.00
Interagency Governmental Agreement for Waiver of Costs and Fees.									
Total Compensation:									\$0.00

ACHD WILL PROVIDE CONSTRUCTION FEATURES AS SHOWN ON THE RIGHT-OF-WAY PLANS DATED FEBRUARY 18, 2026, SHEET(S) 4, 8, 10, 11 of 14 AND AS LISTED BELOW:

*****Access Points as depicted on the plan sheets are subject to change upon redevelopment or as traffic safety conditions warrant*****

Negotiated Items:

Seller's disclosure of hazardous materials:

- (1) None _____ (Seller's Initials); or
 (2) Seller's Disclosure: _____

Property Representative Name: _____ Phone: _____

The parties agree that the total compensation set forth herein includes reimbursement for any and all damages which may accrue to the Seller and/or any eligible business located on Seller's property by reason of: (i) the Easement thereon and (ii) the use of the Easement Area consistent with the terms of said Easement, and that this compensation is in full settlement of all claims, demands and causes of action Seller may have against ACHD for such damages. Accordingly, Seller hereby forever releases, discharges and acquits ACHD from any and all actions, causes of action, claims or suits for damages, losses, expenses, attorney's fees and costs of suit which Seller shall have, or which in the future may arise, to the Seller's property and/or any eligible business located thereon from or as a result of or by reason of or in connection with: (i) the Easement thereon and (ii) the use of the Easement Area consistent with the terms of said Easement. Notwithstanding the foregoing, Seller may pursue any and all claims for loss, injury, death and damage caused by, arising out of or resulting from ACHD's use of the Easement Area during construction, including, without limitation, attorney's fees and costs that might be incurred by Seller in pursuing any such claims. It is agreed that the foregoing provisions will survive ACHD's acquisition of the Easement.

Email Address: _____

PLEASE PRINT

Project Name: Stoddard Rd - Victory to Overland
Project: 522029.001
Name: City of Meridian
R/W Parcel No: 39,46
T3N R1W Sec 24
APN: R0855010650, R0855080010

Seller Signature: _____

Date: _____

Phone: _____

By:
Its:

Seller Signature: _____

Date: _____

Phone: _____

By:
Its:

ACHD Signature: _____

Date: _____

Justin Kloczko, Right-of-Way Agent

ACHD Signature: _____

Date: _____

David Serdar, Right-of-Way Supervisor

NOTES

- 1 Removal of Obstructions, Item 0201.4.1.C.1
- 2 Sawcut, Incident to Project Construction
- 3 Standard 6" Vertical Curb & Gutter, Item 0706.4.1.A.5
- 4 Concrete Sidewalks, Thickness 5", Item 0706.4.1.E.1.5
- 5 Pedestrian Ramp w/ Detectable Warning Domes, Type A, Item 0706.4.1.H.1.A.A
- 6 Pedestrian Ramp w/ Detectable Warning Domes, Type B, Item 0706.4.1.H.1.B.B
- 7 Retain & Protect
- 8 Patterned Concrete, Item SSP 0701.3
- 9 Concrete Driveway Approach, Item 0706.4.1.F.1
- 10 Remove & Replace - 3 Solid Lodge Pole Fence, Item SP 2000.9B
- 11 Groundwater Observation Well, Item 0602.4.1.Q.1
- 12 Remove & Reset Manhole, Item SSP 250.90
- 13 Relocate Roadside Sign, Item 1135.01.07
- 14 Soil Repair, Item SSP 260.64
- 15 Manhole - Adjust to Grade, Item 2030.4.1.A.1
- 16 Remove Tree (6" >), Item SSP 260.93
- 17 Miscellaneous Utility, Adjust to Grade, Item 2030.4.1.D.1
- 18 Gravel Repair, Item SP 0202.0
- 19 Asphalt Repair - Other, Item SSP 081.25
- 20 Valve Box - Adjust to Grade, Item 2030.4.1.C.1
- 21 Remove & Reset Gate, Item 2040.4.1.B.1
- 22 Repair Landscaping, Item SP 260.87
- 23 Removal of Street Light, Item 1131.01.13
- 24 Sweeps Bed, Item SP 650.04
- 25 18" Storm Drain Pipes, CS00 PVC, Item 0601.4.1.A.05.12A
- 26 18" Storm Drain Pipes, CS05 PVC, Item 0601.4.1.A.05.18A
- 27 Precast Sediment Box, Size 10000, Item 0602.4.1.H.1.1000
- 28 Inlet Catch Basin, Type I, Item 0602.4.1.F.1
- 29 Hume and Reset Sprinkler System, Item SSP 291.01
- 30 Extruded Concrete Curb, Item SSP 0700.5
- 31 Remove & Replace Fence, Item SSP 200.95C

GENERAL NOTES:

- 1. All utility structures are to be constructed using standard materials and methods.
- 2. All structures shall be constructed to meet or exceed the design standards for the project.
- 3. All storm drain and irrigation structures are to be constructed to meet or exceed the design standards for the project.

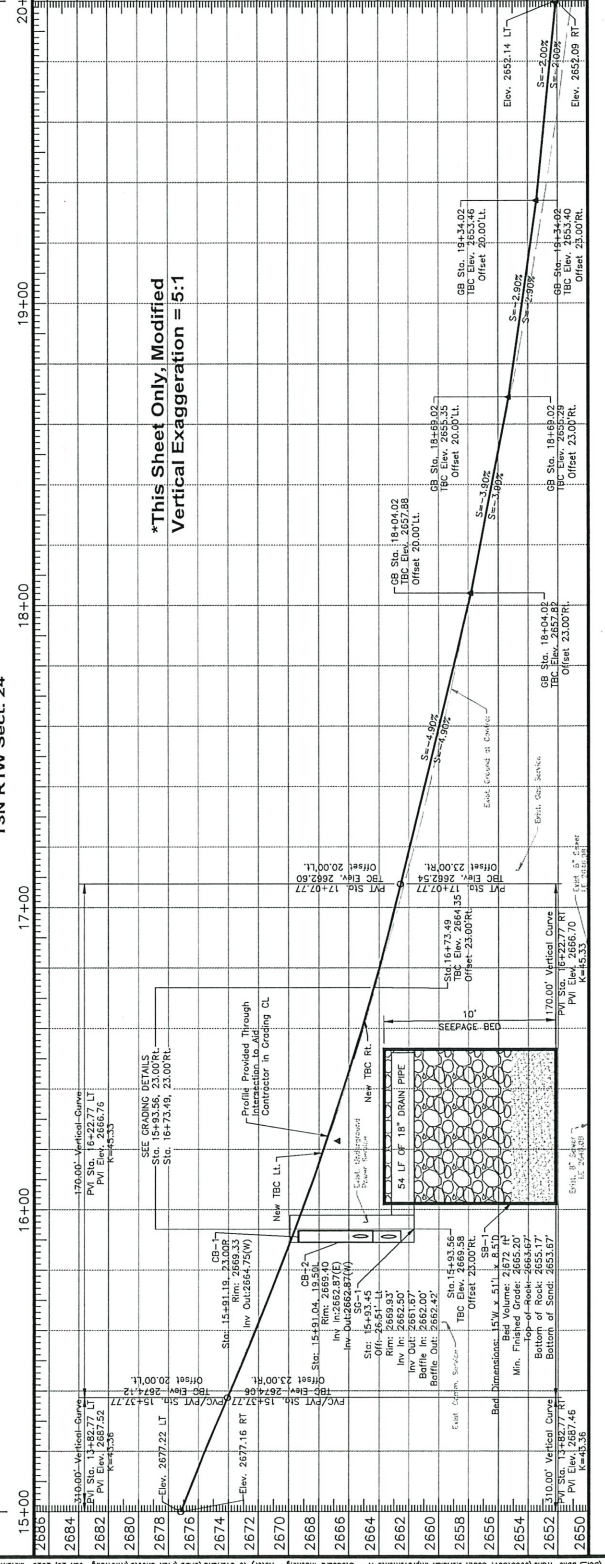
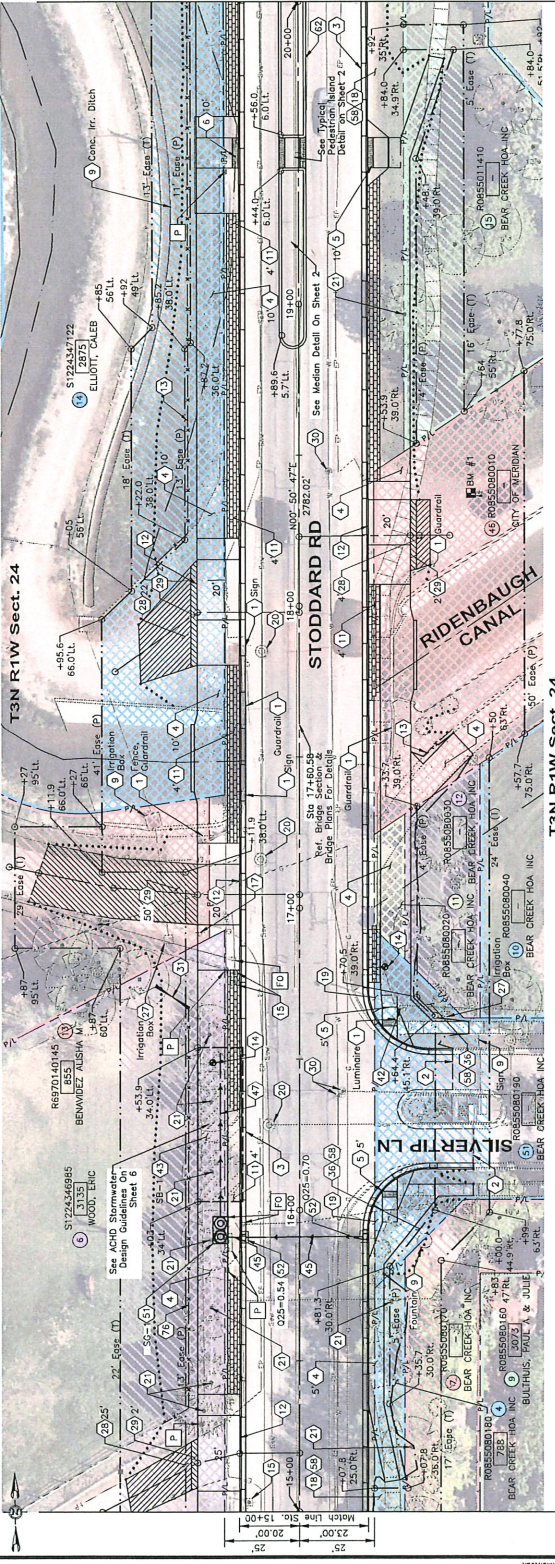
BENCH MARKS:

BM #1 5/8" Rebar w/ Control Cap
N: 697.173.45
E: 2,657.14.05
Elev: 2657.14

Plan Scale
0 20 40 60
Feet

Kimley-Horn
1105 W Idaho St, Suite 210
Boise, ID 83725 | Tel: (208) 297-2985

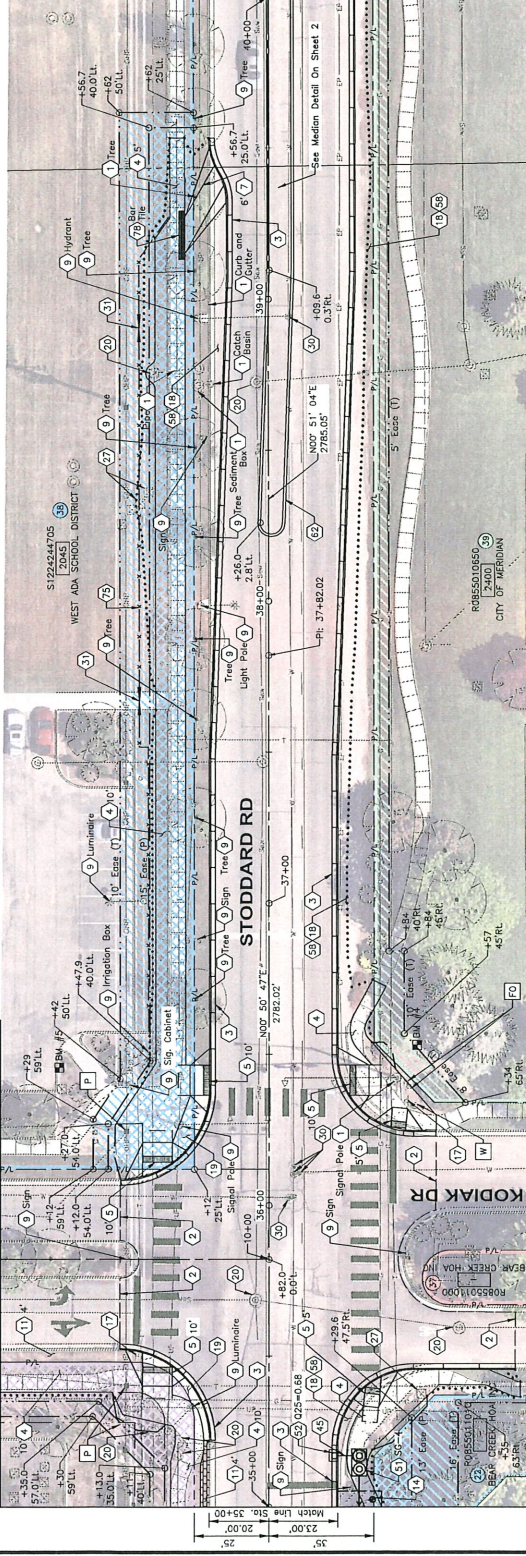
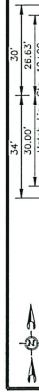
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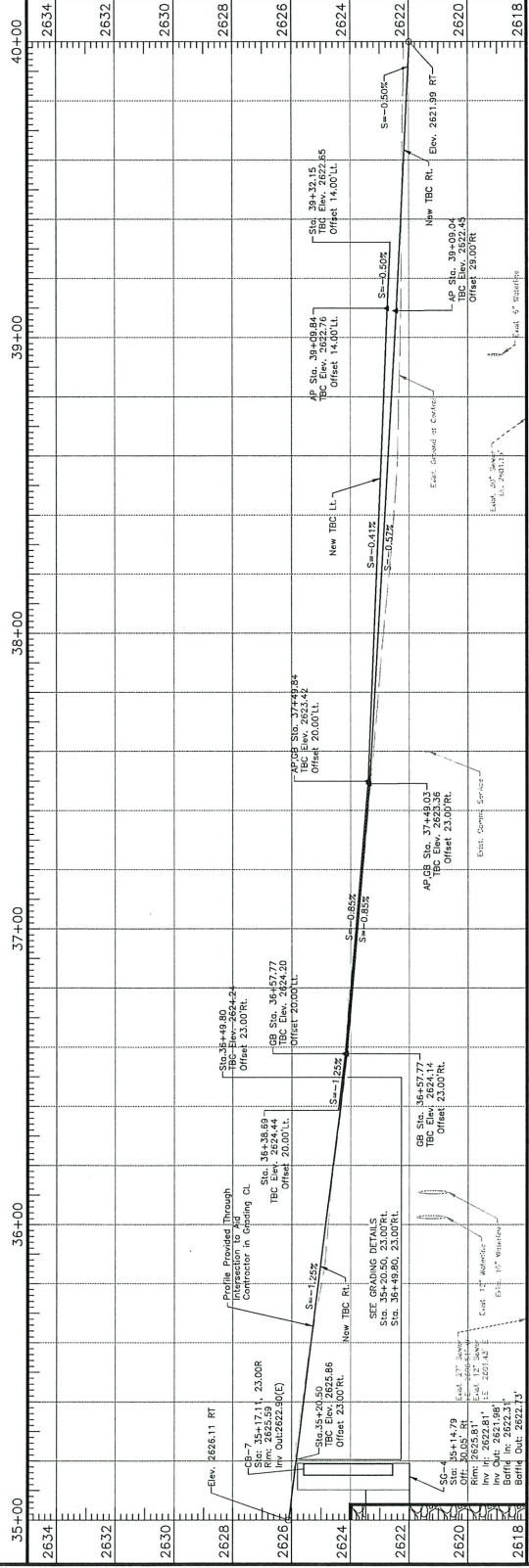
*This Sheet Only, Modified
Vertical Exaggeration = 5:1



T3N R1W Sect. 24



T3N R1W Sect. 24



NOTES

1. Removal of Obstructions, Item 0201.4.1.C.1
2. Sewer, incidental to Project Construction
3. Standard 8" Vertical Curb & Gutter, Item 0706.4.1.A.3
4. Concrete Sidewalk, Thickness 5", Item 0706.4.1.E.1.3
5. Pedestrian Ramp w/ Detectable Warning Domes, Type A, Item 0706.4.1.A.4
6. Pedestrian Ramp w/ Detectable Warning Domes, Type B, Item 0706.4.1.B.1
7. Retain & Protect
8. Patterned Concrete, Item SSP 07013
9. Groundwater Observation Well, Item 0602.4.1.O.1
10. Relocate Roadside Sign, Item 1135.01.07
11. Soil Repair, Item SSP 29064
12. Manhole - Adjust to Grade, Item 2030.4.1.A.1
13. Miscellaneous Utility, Adjust to Grade, Item 2030.4.1.O.1
14. Valve Box - Adjust to Grade, Item 2030.4.1.C.1
15. Remove & Reset Gate, Item 2040.4.1.B.1
16. Repair Landscaping, Item SSP 29067
17. 12" Storm Drain Pipe, C900 PVC, Item 0601.4.1.A.03.1.A
18. Storm Drain Catch Basin, Size 10000, Item 0602.4.1.1.1.000
19. Inlet Catch Basin, Type L, Item 0602.4.1.F.1
20. Remove and Reset Sprinkler System, Item SSP 29101
21. Extruded Concrete Curb, Item SSP 07005
22. Remove & Replace Fence - Chain Link Fence, Height 6 ft, Item SP 20094
23. Tactile Walking Surface Indicators - Item SSP 07018

BENCH MARKS:

BM #4 5/8" Rebar w/ Control Cap
 N: 696.989.03
 E: 2.431.946.06
 Elev: 2622.55
 BM #5 5/8" Rebar w/ Control Cap
 N: 696.983.36
 E: 2.431.946.06
 Elev: 2622.55

GENERAL NOTES:

1. Utility crossing elevations are assumed unless elevation is noted.
2. Consulting sheets for sidewalk and ramp details.
3. Structure station offset collimate are to center of structure.



Kimley-Horn

Boxe, D. 83713 T14, No. 0003 397-2883

99%
 COMPLETED

Revisions: Design By: JMN Date: 01/2026 Survey By: Diamond Land Surveying Date: 06/2022

Project Name: Stoddard Rd - Victory to Overland

Project Number: 522029

ROW Sheet 8 Of 14

Ada County Highway District

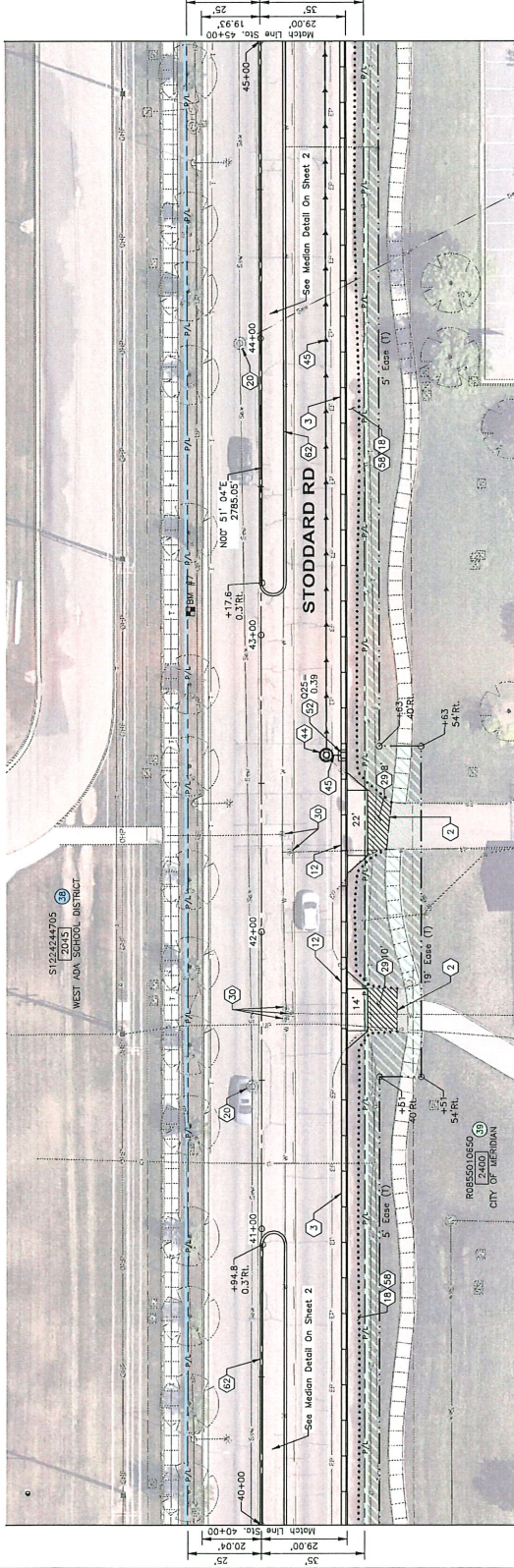
5800 Mesker Avenue, Boise, Idaho, 83713

www.adacountyidaho.org

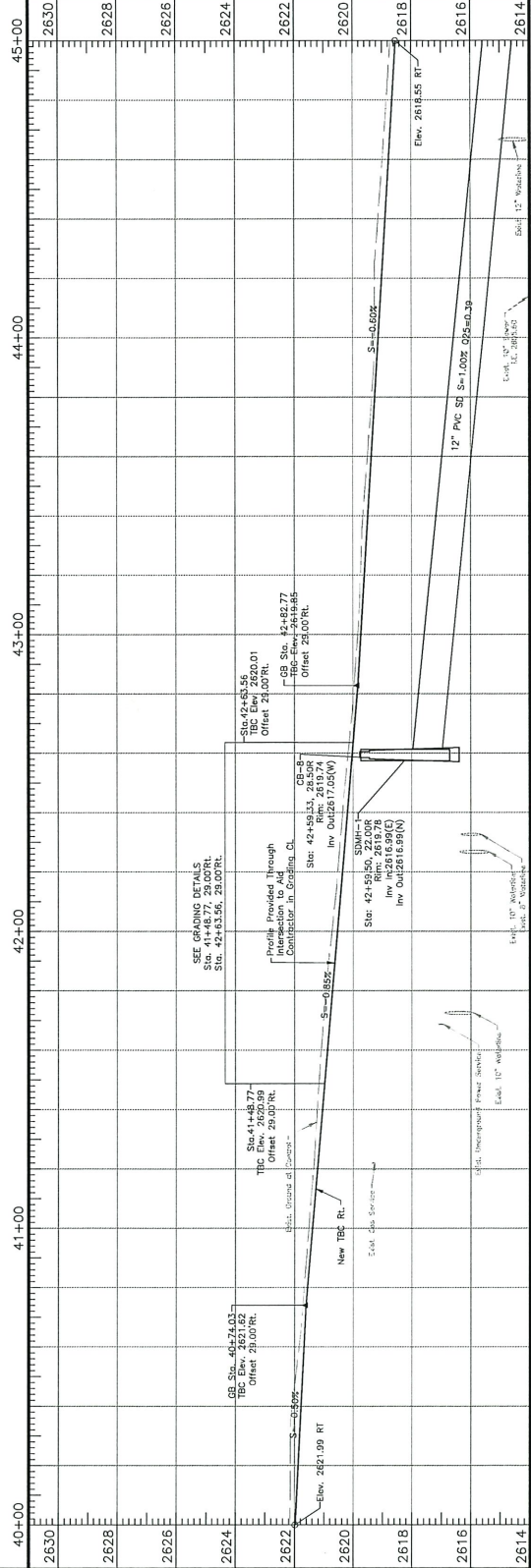
ADACD

NOTES

- (2) Sawcut, incidental to Project Construction
- (3) Standard 4" Vertical Curb & Gutter, Item 0706.4.1.F.1
- (4) Concrete Driveway Approach, Item 0706.4.1.F.1
- (18) Sid Repair, Item SSP 20054
- (20) Manhole - Adjust to Grade, Item 2030.4.1.A.1
- (28) Asphalt Repair - Other, Item SSP 08125
- (30) Valve Box - Adjust to Grade, Item 2030.4.1.E.1
- (44) Storm Drain Manhole, Item 0802.4.1.E.1
- (45) 12" Storm Drain Pipe, C900 P/C, Item 0801.4.1.A.05.12A
- (52) Inlet Catch Basin, Type I, Item 0802.4.1.F.1
- (58) Remove and Reset Sprinkler System, Item SSP 08125
- (62) Extended Concrete Curb, Item SSP 07005



T3N R1W Sect. 24



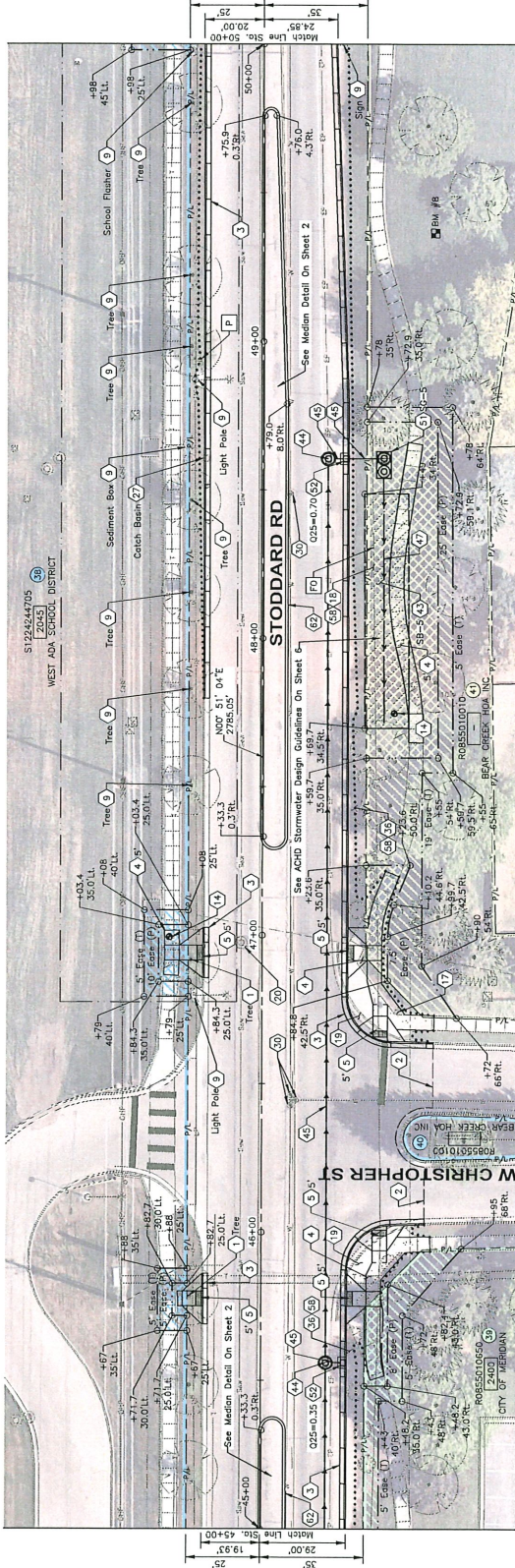
GENERAL NOTES:
1. All construction items are assumed unless otherwise noted.
2. Existing sheets for sidewalk and ramp details.
3. All storm drain and irrigation collectate are to center of structure.

BENCH MARKS:
BM #7 5/8" Rebar w/ Control Cap
Elev. 2618.55
N: 695.644.59
E: 2,451,882.59
Z: 2,618.55

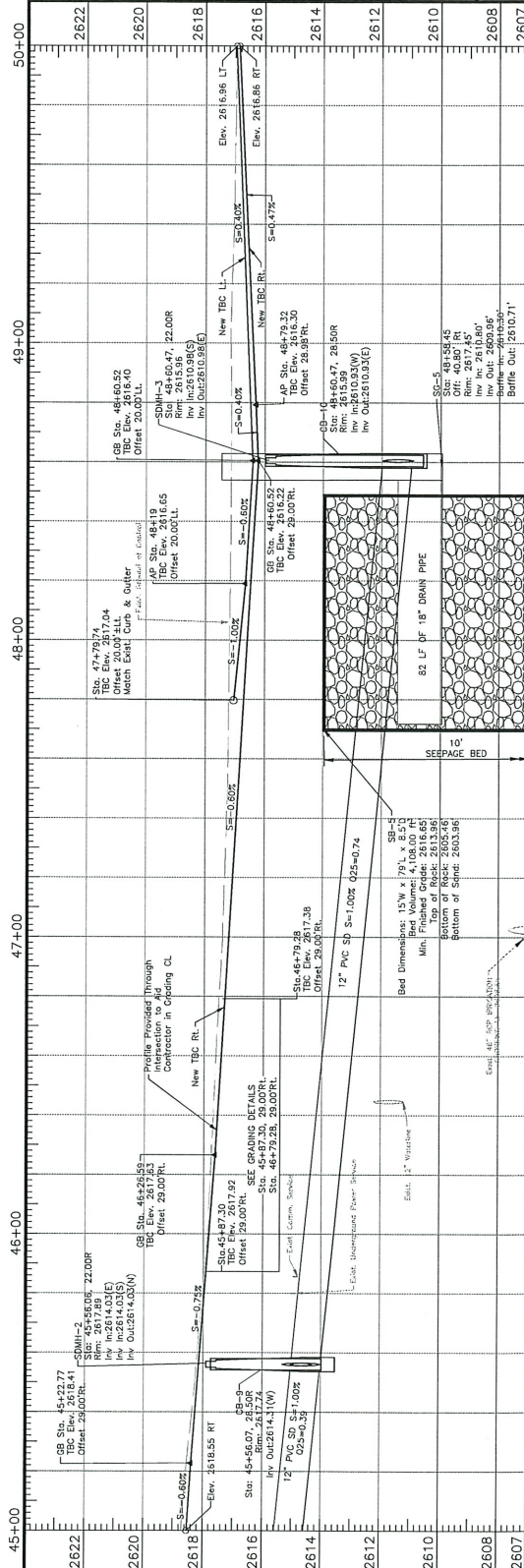
Kimley-Horn
1105 W. State St., Suite 210
Boise, ID 83725 | Tel: 208.333.9723

99%
COMPLETED

T3N R1W Sect. 24



T3N R1W Sect. 24



GENERAL NOTES:

1. Utility crossing elevations are noted. All other utility elevations are noted.
2. All storm drain and irrigation structures are to be constructed to center of structure.
3. All storm drain and irrigation structures are to be constructed to center of structure.

BENCH MARKS:

Bu # 5/8 Rear of Building
 N: 700.272, 1.8
 E: 2616.86

Control Cap
 N: 700.272, 1.8
 E: 2616.86

Kimley-Horn
 1100 W. Idaho St., Suite 210
 Boise, ID 83725-1100, Ph: (208) 379-3885

99%
 COMPLETED

ROW Sheet 11 Of 14

Project Name: Stoddard Rd - Victory to Overland

Project Number: 522029

Date: 01/2028

Survey By: Demand Land Surveying

Date: 06/2022

Design By: JMN

Drawn By: JMN

Ada County Highway District • 5800 Mesa Avenue, Boise, Idaho, 83713 • www.adacountyidaho.org

Revisions: