

When Recorded Return To:
City Clerk's Office
City of Meridian
33 E. Broadway Ave.
Meridian, ID 83642

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

FULL RELEASE OF SECURITY INTEREST
IN
TROUTNER BUSINESS PARK

Take notice that the City of Meridian ("City") has executed this Full Release of Security Interest in Troutner Business Park ("Full Release") effective _____, 2026 ("Effective Date").

A. City and Troutner Business Park Development Corporation ("Developer") entered into that certain *Development Agreement [Troutner Business Park]* dated April 29, 1997 and recorded June 5, 1997 as Instrument No. 97044077 in Ada County, Idaho ("Development Agreement") concerning that certain real property legally described in Exhibit A ("Property"). Exhibit A is attached hereto and incorporated herein by this reference.

B. Pursuant to Section 14.1 of the Development Agreement, Developer granted a security interest in the Property to the City to secure the installation of certain development-related improvements ("Improvements").

C. Pursuant to Section 14.2 of the Development Agreement, City executed that certain *Troutner Park Subdivision Release of Security Interests of City of Meridian in Phase 1 Lots* dated April 11, 2000 and recorded that same date as Instrument No. 100027360.

D. All Improvements required by the Development Agreement have been completed to City's satisfaction.

E. Pursuant to Section 14.2 of the Development Agreement, City hereby releases, in full, any and all remaining security interests in the Property.

[end of text; signature page and exhibit follow]

EXHIBIT A

Legal Description of Real Property

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 13; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF FRANKLIN ROAD, A DISTANCE OF 1328.20 FEET TO A BRASS CAP MONUMENT MARKING THE EAST 1/16TH CORNER OF SAID SECTION 13; THENCE CONTINUING WEST ALONG SAID SECTION LINE, A DISTANCE OF 362.70 FEET TO THE REAL POINT OF BEGINNING; THENCE

SOUTH 00 DEGREE 08'25" WEST A DISTANCE OF 613.70 FEET; THENCE NORTH 72 DEGREES 09'35" WEST A DISTANCE OF 316.95 FEET TO THE EAST BOUNDARY OF FRANKLIN SQUARE SUBDIVISION AS RECORDED IN BOOK 44 OF PLATS AT PAGES 5587 & 5588; THENCE

SOUTH 00 DEGREE 08'58" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1363.46 FEET; THENCE SOUTH 85 DEGREES 41'00" EAST A DISTANCE OF 147.41 FEET TO AN IRON PIN; THENCE

NORTH 79 DEGREES 55'00" EAST A DISTANCE OF 523.48 FEET; THENCE NORTH 00 DEGREE 13'31" EAST A DISTANCE OF 142.00 FEET; THENCE NORTH 89 DEGREES 52'13" EAST A DISTANCE OF 790.35 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREE 23'12" EAST A DISTANCE OF 329.06 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 56'06" WEST A DISTANCE OF 128.95 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREE 18'07" EAST A DISTANCE OF 663.29 FEET; THENCE NORTH 89 DEGREES 58'05" WEST A DISTANCE OF 663.21 FEET; THENCE NORTH 00 DEGREE 13'31" EAST A DISTANCE OF 349.76 FEET; THENCE WEST A DISTANCE OF 123.99 FEET; THENCE NORTH 00 DEGREE 13'48" EAST A DISTANCE OF 313.10 FEET; THENCE WEST A DISTANCE OF 238.73 FEET TO THE REAL POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN FRANKLIN ROAD RIGHT-OF-WAY.