

Project Name or Subdivision Name:

Meridian Commerce Park Offsite Water Extension

Sanitary Sewer & Water Main Easement Number: 1

Identify this Easement by sequential number if Project contains more than one easement of this type. See Instructions for additional information.

For Internal Use Only ESMT-2025-0160

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this _____ day of _____ 20____ between Meridian BC Holdings LP ("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: Meridian BC Holdings LP



STATE OF IDAHO)
) ss
County of Blaine)

This record was acknowledged before me on OCT 6, 2025 by TIMOTHY WOLFF 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 Signature

My Commission Expires: 10/27/2026



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 Signature
My Commission Expires: _____



October 14, 2025
Project No. 123093

EXHIBIT A

MERIDIAN BC HOLDINGS LP- MERIDIAN COMMERCE PARK
BUILDING C - SEWER / WATER EASEMENT

SEWER / WATER EASEMENT NO. 1

An easement located in the Southeast Quarter of the Northeast Quarter 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 Northeast Corner of Section 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 2657.26 feet distant); Thence from said Section Corner, South 00° 43' 09" West, a distance of 1328.57 feet on the East line of said Section 16 to the North 1/16th Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West;

Thence North 89°23'16" West, a distance of 1956.18 feet on the east-west 1/16th Section line of the Northeast Quarter of said Section 16 to the POINT OF BEGINNING-1;

Thence South 00° 32' 57" West, a distance of 65.50 feet;
Thence South 89° 23' 16" East, a distance of 940.36 feet;
Thence South 00° 29' 04" West, a distance of 30.00 feet;
Thence North 89° 23' 16" West, a distance of 59.79 feet;
Thence South 00° 29' 04" West, a distance of 13.11 feet;
Thence North 89° 30' 56" West, a distance of 20.00 feet;
Thence North 00° 29' 04" East, a distance of 13.15 feet;
Thence North 89° 23' 16" West, a distance of 475.41 feet;
Thence South 00° 29' 04" West, a distance of 10.93 feet;
Thence North 89° 23' 16" West, a distance of 20.00 feet;
Thence North 00° 29' 04" East, a distance of 11.04 feet;
Thence North 89° 30' 56" West, a distance of 25.95 feet;
Thence South 00° 29' 04" West, a distance of 505.30 feet;
Thence South 89° 30' 56" East, a distance of 33.00 feet;
Thence South 00° 29' 04" West, a distance of 20.00 feet;
Thence North 89° 30' 56" West, a distance of 33.00 feet;
Thence South 00° 29' 04" West, a distance of 381.62 feet to **Point A**;
Thence North 88° 10' 09" West, a distance of 20.01 feet;
Thence North 00° 29' 04" East, a distance of 906.45 feet;
Thence North 89° 23' 16" West, a distance of 34.65 feet;
Thence North 00° 36' 44" East, a distance of 10.00 feet;
Thence North 89° 23' 16" West, a distance of 310.51 feet;

Thence North 00° 36' 44" East, a distance of 20.00 feet;
Thence South 89° 23' 16" East, a distance of 4.89 feet;
Thence North 00° 32' 57" East, a distance of 65.50 feet to a point on said east-west 1/16th Section line;
Thence South 89° 23' 16" East, a distance of 21.00 feet on said east-west 1/16th Section line to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer / Water Easement No. 2

An easement located in the Southeast Quarter of the Northeast Quarter 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 aforementioned **Point A**; thence South 88°10'09" East, a distance of 291.40 feet to the POINT OF BEGINNING-2;

Thence North 00° 29' 04" East, a distance of 54.80 feet;
Thence South 89° 30' 56" East, a distance of 29.50 feet;
Thence South 00° 29' 04" West, a distance of 55.49 feet;
Thence North 88° 10' 09" West, a distance of 29.51 feet to the POINT OF BEGINNING.
The above described two easements contain 1.11 acres (48,153 square feet) more or less.

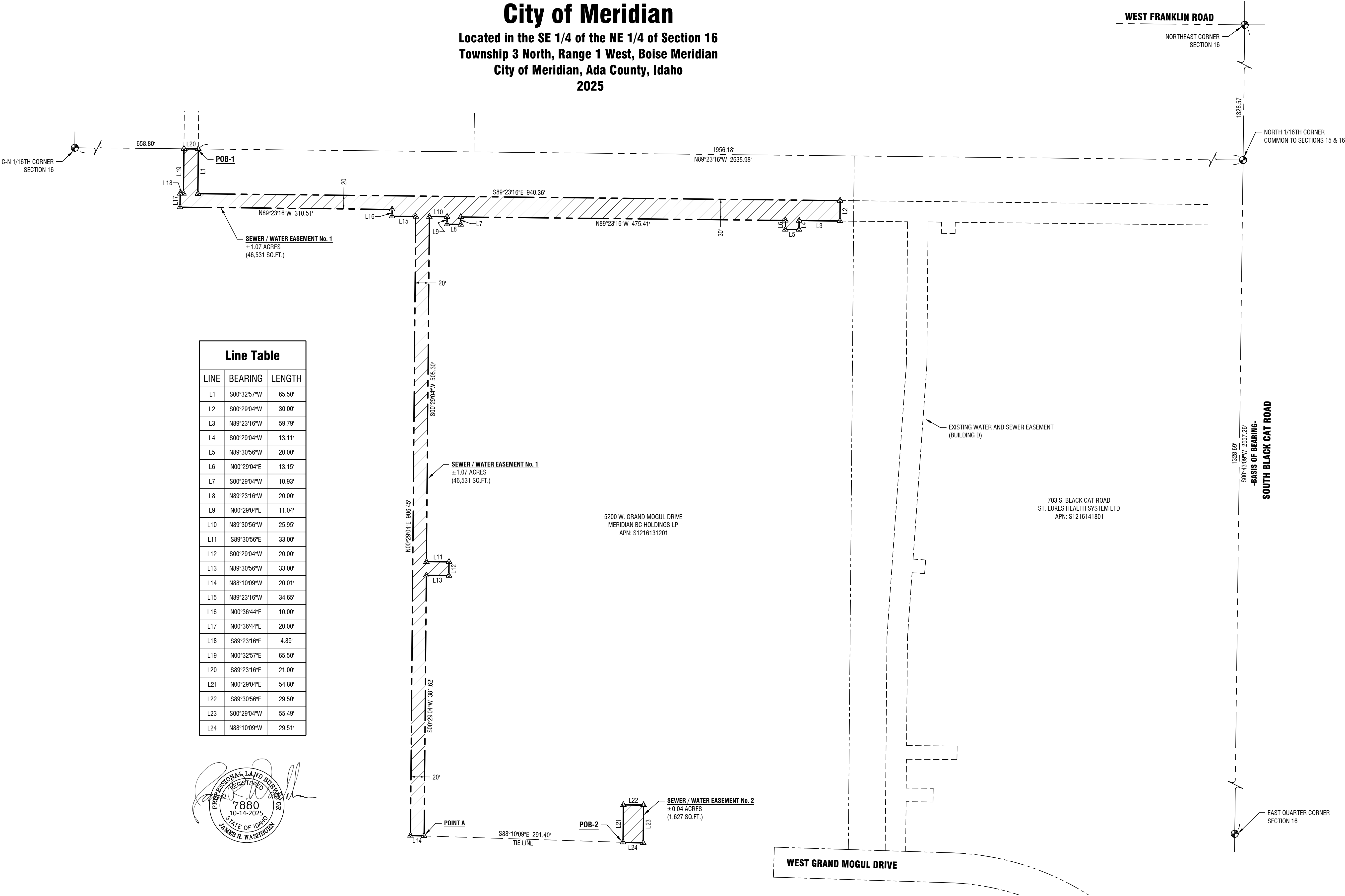
PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn



Sewer / Water Easement
for
City of Meridian

Located in the SE 1/4 of the NE 1/4 of Section 16
Township 3 North, Range 1 West, Boise Meridian
City of Meridian, Ada County, Idaho
2025



Sewer / Water Easement (Building C)
City of Meridian

5200 W. Grand Mogul Drive
Meridian, Idaho 83642

| |
|-----------|
| Revisions |
| 1. |
| |
| |
| |
| |
| |
| |
| |
| |
| |

Project No.: 123093
Date of Issuance: October 14, 2025
Project Milestone: