

Project Name or Subdivision Name:

Luna Hospice Water Easement

Water Main Easement Number: 02

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-2025-0157

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
OverlandHH LLC ("Grantor") and the City of Meridian, an Idaho Municipal
Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way 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 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 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 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:

OverlandHH LLC



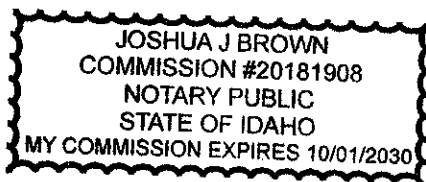
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on NOVEMBER 4TH, 2025 (date) by LANAE M HETLAND MB
(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 OVERLANDHH LLC
(name of entity on behalf of whom record was executed), in the following representative capacity: MEMBER (type of authority such as officer or trustee)

Notary Stamp Below



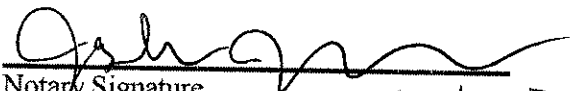

Notary Signature
My Commission Expires: 10/01/2030

Exhibit A

October 30, 2025

Overlandhh, LLC

Legal Description

A parcel of land being a portion of Parcel A as shown on Record of Survey No. 14354, Instrument Number 2024-014186, being a portion of the NE 1/4 of the NW 1/4 of Section 19, T.3N., R1E., Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

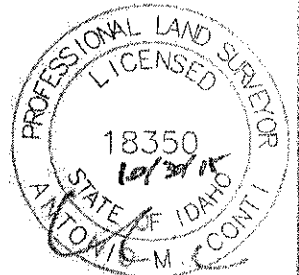
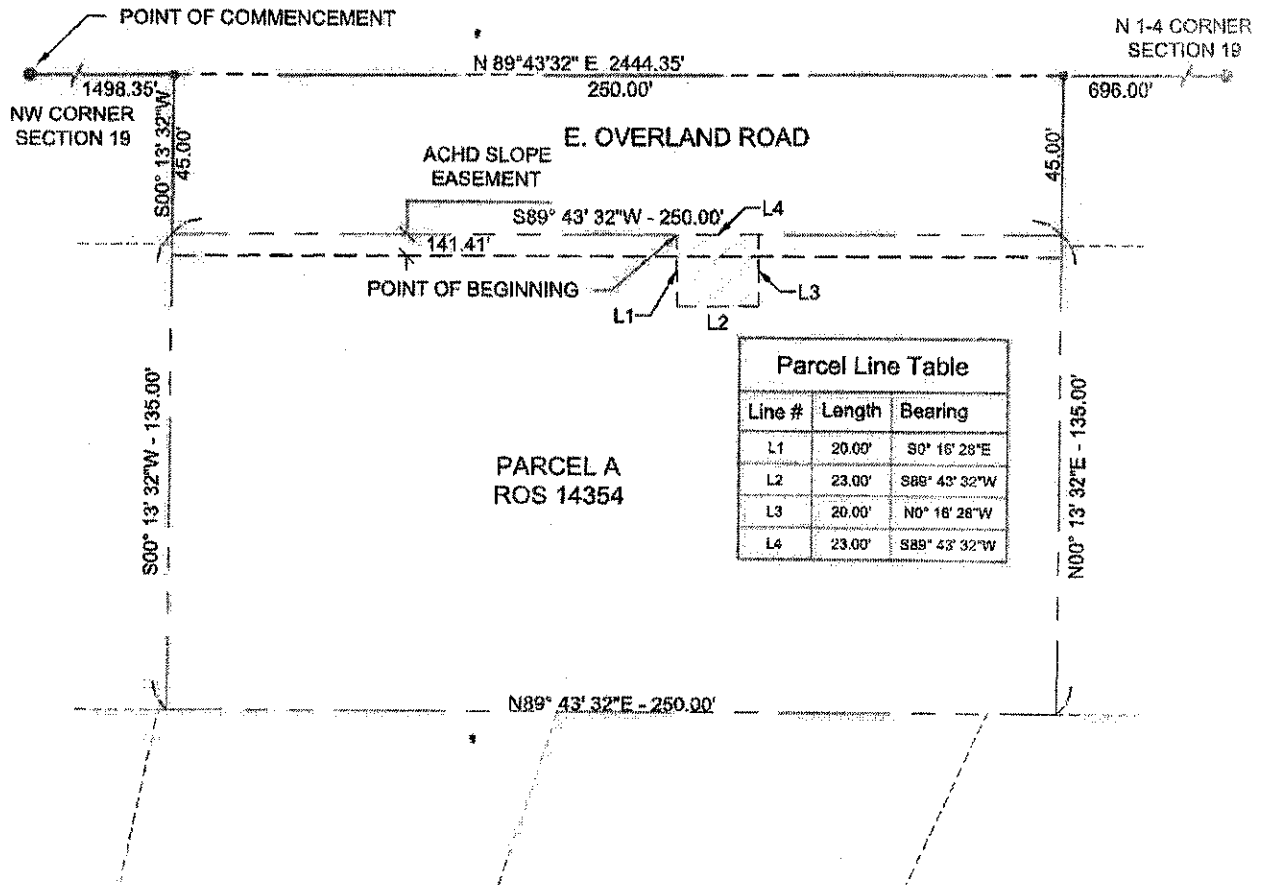
Commencing at the northwest corner of said Section 19 T. 3N., R 1E, thence on the north line of said Section 19 N89°43'53"E a distance of 1,498.35 feet, thence S00°13'32"W distance of 45.00 feet to the northwest corner of said Parcel A, thence on the north line of said Parcel A N89°43'32"E a distance of 141.41 feet to the True Point of Beginning; thence S00°16'28"E a distance of 20.00 feet to a point on a line parallel with and distant 20.00 feet from last said north line, thence on last said parallel line N89°43'32"E a distance of 23.00 feet; thence N00°16'28"W a distance of 20.00 feet to a point on the last said north line; thence on last said north line S89°43'32"W a distance of 23.00 feet to the Point of Beginning.

The above described parcel contains 460 Square Feet, more or less.



EASEMENT EXHIBIT B

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 19, T.3N., R.1E.,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.



THIS DOCUMENT CONTAINS THE PROPERTY OF ACKERMAN ESTVOLD, A PROFESSIONAL LAND SURVEYOR, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ACKERMAN ESTVOLD. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO A CIVIL PENALTY OF \$500.00 PER PAGE.

PROJECT NO. R24019	SCALE (H): 1" = 50' SCALE (V): N/A	ACKERMAN ESTVOLD 7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714 208.853.0470 • www.ackerman-estvold.com Meridian, ID • Pocatello, ID • Shoshone, ID • Boise, ID	NO. DIVISIONS		BY	DATE	APPROVED
DRAWING NAME EASEMENT	DRAWN BY: AMC DESIGNED BY: AMC CHECKED BY: AMC						
1 OF 1	DATE: 10-24-2025						