

Project Name or Subdivision Name:

LDIR-2025-0030 StudioRes Hotel

Water Main Easement Number: 01

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-2026-0206

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
TGC Meridian, 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

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: _____

August 3, 2026

Exhibit "A"

Project Name: StudioRes Hotel - Jewell Street Water Easement

Water Easement Number: 01

EASEMENT AREA:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the North Quarter Corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, from which the Center Quarter Corner of said Section 8 bears South 00°31'12" West, 2653.05 feet;

Thence, along said section line, South 00°31'12" West, 324.49 feet;

Thence, leaving said section line, South 89°35'15" East, 1555.48 feet to the Northwest Corner of Lot 8, Block 1 of the Treasure Valey Business Center, Phase 1, recorded in Book 53 of Plats, Pages 4790-4792, Ada County Records;

Thence, along the West line of said Lot 8, South 0°24'45" West, 285.00 feet to the Southwest Corner of said Lot 8;

Thence South 89°35'15" East, 139.08 feet to the Point of Beginning.

Thence North 00°24'45" East, 12.00 feet;

Thence South 89°35'15" East, 25.00 feet;

Thence South 00°24'45" West, 2.00 feet;

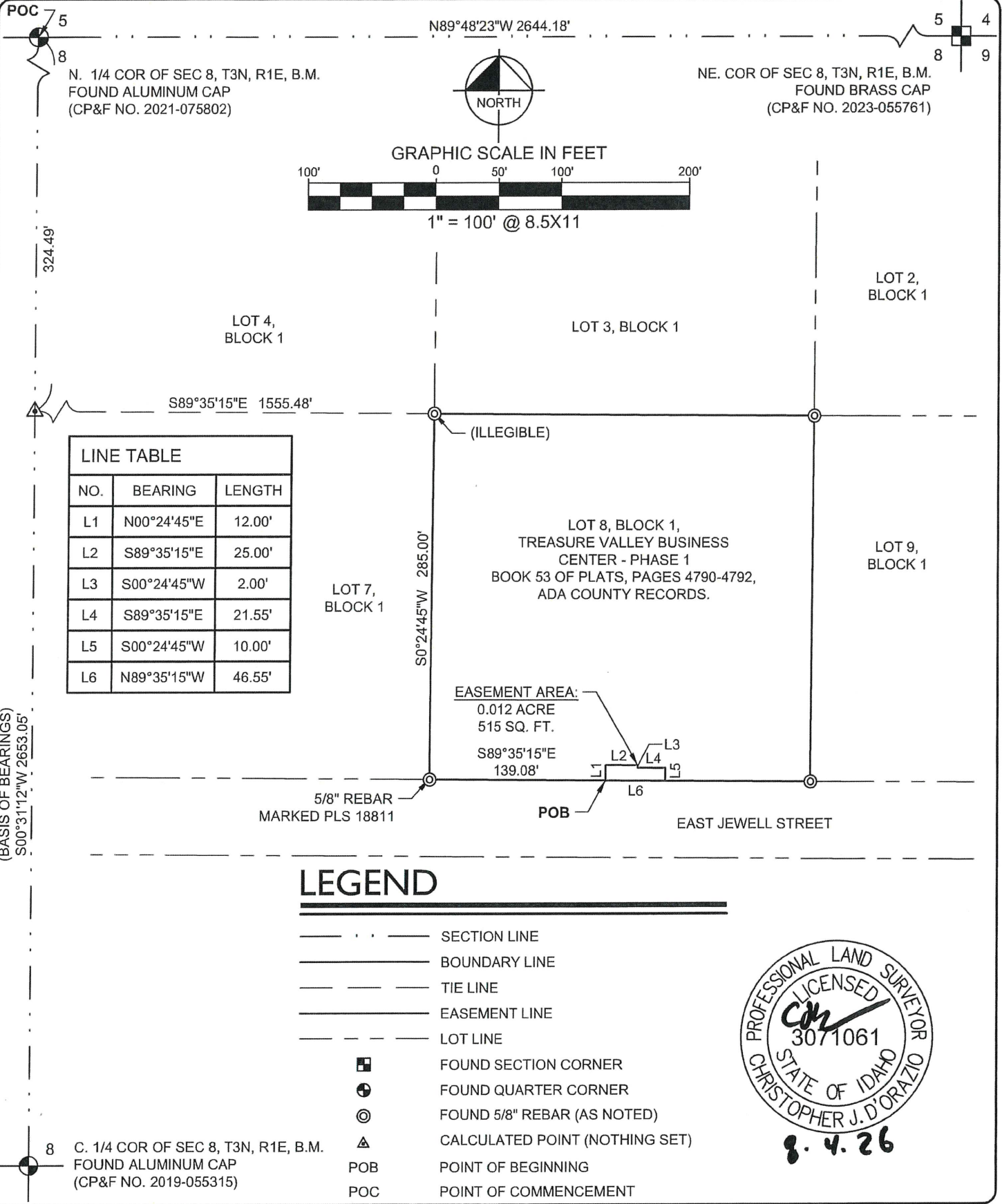
Thence South 89°35'15" East, 21.55 feet;

Thence South 00°24'45" West, 10.00 feet to the south line of said lot 8;

Thence North 89°35'15" West, along said south line of lot 8, 46.55 feet to the Point of Beginning.

Containing 515 Sq. Ft. or 0.012 Acre.





Kimley»Horn

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PROJECT:

STUDIORES HOTEL
JEWELL STREET
WATER EASEMENT NUMBER: 01

TITLE:

EXHIBIT "B"

JOB NO.: 193204000

SCALE: 1" = 100'

DATE: 2026_08_03

SHEET:

SHEET 2 OF 2