

Project Name or Subdivision Name:

Meridian Medical Partners Phase 2

Water Main Easement Number: 3

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-2026-0216

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
B&B Land, LLC, a Nevada limited liability company ("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:

B&B LAND, LLC, a Nevada limited liability company

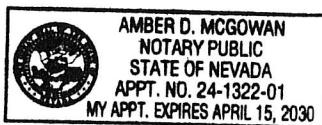


David R. Gerard, Manager

STATE OF NEVADA)
) ss
County of Clark)

This record was acknowledged before me on 9/11/26 (date) by David R. Gerard
(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 B&B Land, LLC
(name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below



Notary Signature

My Commission Expires: April 15, 2030

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: _____



1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

EXHIBIT A
LEGAL DESCRIPTION
PREPARED FOR
WATTS MERIDIAN MEDICAL PARTNERS
MERIDIAN, IDAHO
09/08/2026
23-5011
(AB)

WATER EASEMENT 03 LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 16, Township 3 N, Range 1 E, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing from the Southwest Corner of Section 16, Township 3 N, Range 1 E, Boise Meridian;

thence along the west line of said Southwest Quarter of Section 16 N00°40'46"W 1020.31 feet;

thence N89°19'14"E 323.53 feet to the Point of Beginning;

thence N89°36'37"E 20.00 feet;

thence S0°14'14"W 32.64 feet;

thence N90°00'00"W 20.00 feet;

thence N0°14'20"E 32.50 feet to the Point of Beginning;

Contains: 651 Square Feet +/-



EXHIBIT B

16
17

WEST QUARTER CORNER OF
SECTION 16, T3N, R1E, B.M.
BRASS CAP MONUMENT

EXISTING WATER EASEMENT
INST. #2024-058015

WATTS MERIDIAN
MEDICAL PARTNERS
SUBDIVISION
BLOCK 1 LOT 2

POINT OF
BEGINNING

N89°19'14"E
323.53' (TIE)

N89°36'37"E
20.00'

OXYGEN SUBDIVISION
NO.2
BLOCK 1 PARCEL G

651.40 SQUARE FEET
+/-

BASIS OF BEARING: N00°40'46"W 2653.79'
1020.31' (TIE)

N0°14'20"E
32.50'

S0°14'14"W
32.64'



17
20 16
21

SOUTHWEST CORNER OF
SECTION 16, T3N, R1E, B.M.
BRASS CAP MONUMENT

N90°00'00"W
20.00'