

P Project Name or Subdivision Name:

BUILDINGS T101 + T102

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Sanitary Sewer & Water Main Easement Number: 01

Id

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions checklist for additional information.

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(S For Internal Use Only

ESMT-2025-0083

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between Adler La Vista T101 LLC, an Idaho limited liability company, and Adler La Vista T102 LLC, an Idaho limited liability company, as tenants-in-common (collectively "Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a non-exclusive sanitary sewer and water main easement 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 a non-exclusive easement for the operation and maintenance of underground sanitary sewer and underground 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 underground sanitary sewer and underground 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 T O HOLD, the said easement 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

My Commission Expires: 5/20/2028

ADLER LA VISTA T102 LLC

By:

Bradley E. Miller, its President

STATE OF IDAHO)

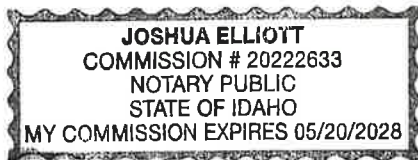
) SS

County of Ada

)

This record was acknowledged before me on 7/10/2025 (date) by Bradley E. Miller on behalf of Adler La Vista T102 LLC, an Idaho limited liability company, in the following representative capacity: President.

Notary Stamp Below



Notary Signature

My Commission Expires: 5/20/2028

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: _____

Project No: 250258
Date: July 9, 2025
Page 1 of 1

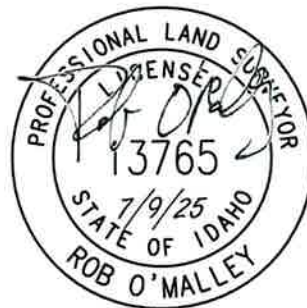
EXHIBIT "A"
PERMANENT WATER MAIN & SANITARY SEWER EASEMENT

A portion of the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the center west one sixteenth corner of said Section 15 from which the center one-quarter corner of said Section 15 bears S.89°14'48"E., 1322.78 feet; thence, along the west boundary of said NE1/4 of the SW1/4,

- A. S.00°39'32"W., 735.20 feet; thence,
B. S.89°14'48"E., 418.07 feet to the **POINT OF BEGINNING**, thence,
1. S.89°14'48"E., 276.24 feet; thence,
 2. N.00°45'12"E., 8.10 feet; thence,
 3. S.89°14'48"E., 20.00 feet; thence,
 4. S.00°45'12"W., 8.10 feet; thence,
 5. S.89°14'48"E., 6.26 feet; thence,
 6. S.00°45'12"W., 30.00 feet; thence,
 7. N.89°14'48"W., 302.51 feet; thence,
 8. N.00°45'12"E., 30.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.21 Acres.



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EXHIBIT "B"
PERMANENT WATER MAIN & SANITARY SEWER EASEMENT

LOCATED IN A PORTION OF THE NE 1/4 OF THE SW1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025

