

Project Name, Subdivision Name, or Building Name:

Mondt Meadows Subdivision

Emergency Access 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-2026-0048

EMERGENCY ACCESS EASEMENT AGREEMENT

THIS Easement Agreement made this 17th day of March 20²⁶ between Riverwood Homes Inc ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian is requiring an access area for emergency vehicles as a condition of development approval; and

WHEREAS, Grantor desires to grant an easement for ingress and egress across those certain parts of Grantor's property defined herein to allow for emergency vehicle access; and

WHEREAS, Grantor shall construct certain improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a non-exclusive easement and right-of-way on, over, across and through Grantor's property with the free right of access to such property at any and all times and for the purpose of allowing egress and ingress to and from the property for emergency vehicle access. Pursuant to the International Fire Code, this access road shall be constructed of an improved surface capable of supporting 82,000 GVW;

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever;

THE GRANTOR hereby covenants and agrees that no structures shall be constructed, erected, or placed upon the surface of the easement area that would materially impair the normal operation or use of the easement area for emergency vehicular purposes. The term "structures" includes, but is not limited to, buildings, trash enclosures, carports, sheds, fences, trees, and shrubs. THE GRANTOR further covenants and agrees there shall be no parking of vehicles within the easement area.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the access roadway improvements.



Temporary Easement Description

A temporary easement across a portion of Lot 18 in Block 1 of Shafer View Estates Subdivision, Book 84, Pages 9403-9404, records of Ada County, Idaho and lying in the Northeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the found 2 inch aluminum cap monument stamped PLS 11463 at the Center-South Sixteenth Corner of Section 31, T3N, R1E, from which the found 2 inch aluminum cap monument stamped PLS 12459 at the Quarter Corner common to Section 31, T3N, R1E and Section 6, T2N, R1E bears S 00° 15' 54" W a distance of 1341.76 feet; thence N 89° 51' 33" W along the sixteenth line for a distance of 780.89 feet to the **POINT OF BEGINNING**;

Thence continuing N 89° 51' 33" W along the sixteenth line for a distance of 100.00 feet;

Thence N 00° 08' 27" E for a distance of 117.52 feet;

Thence S 89° 51' 33" E for a distance of 100.00 feet;

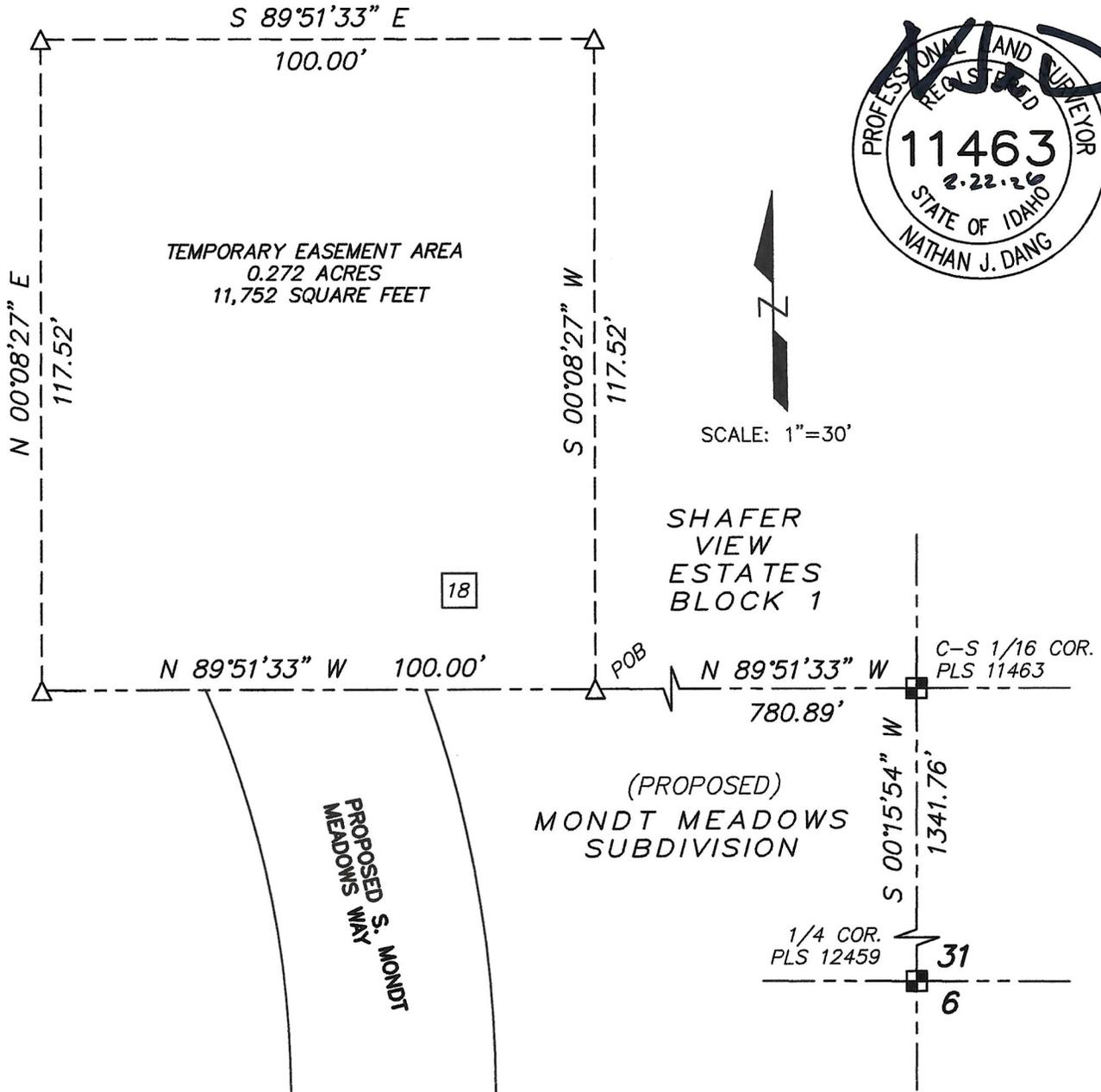
Thence S 00° 08' 27" W for a distance of 117.52 feet to the **POINT OF BEGINNING**.

Easement contains 0.270 acres or 11,752 square feet, more or less.



EXHIBIT MAP

TEMPORARY EASEMENT
 ACROSS LOT 18, BLOCK 1, SHAFER VIEW ESTATES SUBDIVISION, BOOK 84,
 PAGES 9403-9404, ADA COUNTY RECORDS,
 LYING WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.,
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



SCALE: 1"=30'

LEGEND

- SECTION LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT, AS NOTED
- △ CALCULATED POINT
- POB POINT OF BEGINNING



ACCURATE

SURVEYING & MAPPING

1520 W. Washington St.
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DATE: FEBRUARY, 2026 JOB 24-244