

Project Name (Subdivision):

Meridian Commerce Park K Buildings

Water Main Easement Number:

1

Identify this Easement by sequential number if Project contains more than one easement of this type.

(See Instructions for additional information). ESMT-2025-0075

WATER MAIN EASEMENT

THIS Easement Agreement, made this 8th day of July 20 25 between Meridian BC 2 LP ("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.

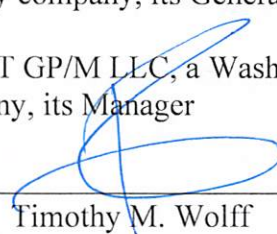
THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR: **MERIDIAN BC 2, LP**,
a Delaware limited partnership

By: ATSAW GP, LLC, a Washington limited
liability company, its General Partner

By: AT GP/M LLC, a Washington limited liability
company, its Manager

By: 
Name: Timothy M. Wolff
Title: Manager

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-8-2025

Attest by Chris Johnson, City Clerk 7-8-2025

STATE OF IDAHO,)

: ss

County of Ada)

This record was acknowledged before me on 7-8-2025 (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 Signature
My Commission Expires: _____

STATE OF IDAHO)

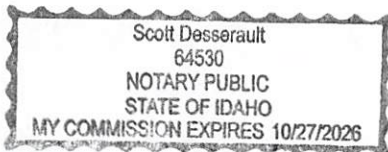
) ss.

COUNTY OF BLAINE)

On this 25th day of JUNE, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy M. Wolff, to me personally known, is the Manager of AT GP/M LLC, a Washington limited liability company, the Manager of ATSAW GP, LLC, a Washington limited liability company, the General Partner of Meridian BC 2, LP, a Delaware limited partnership, known to me to be the person who executed the within instrument in behalf of said limited liability companies and limited partnership and acknowledged to me that he/she executed the same for the purposes therein stated, and as his/her free act and deed and as the free act and deed of said limited liability companies and limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County aforesaid the day and year last above written.

(SEAL)



A handwritten signature in blue ink, appearing to read "Scott Desserault", written over a horizontal line.

Printed Name: SCOTT DESSERAULT

Notary Public in and for said State

Commissioned in BLAINE County

My Commission Expires:

10/27/2026



June 24, 2025
Project No.: 123220

EXHIBIT "A"

**MERIDIAN COMMERCE PARK
MERIDIAN WATER EASEMENTS**

EASEMENT-1

An easement located in Parcel "A" as shown on Record of Survey No. 13698, recorded as Instrument No. 2022-090395 of Ada County Records, being in the East Half of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Sixteenth Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 1328.69 feet distant);
Thence from said North One Sixteenth Corner, South 00° 43' 09" West, 525.98 feet on the East Section Line of said Section 16;
Thence North 89° 16' 51" West, 50.00 feet to a point on the westerly right-of-way line of South Black Cat Road, said point being POINT OF BEGINNING-1;

Thence South 00° 43' 09" West, 20.00 feet on said westerly right-of-way line;
Thence North 89° 16' 51" West, 29.00 feet;
Thence North 00° 43' 09" East, 20.00 feet;
Thence South 89° 16' 51" East, 29.00 feet to POINT OF BEGINNING-1.

TOGETHER WITH:

EASEMENT-2

An easement located in Parcel "A" as shown on Record of Survey No. 13698, recorded as Instrument No. 2022-090395 of Ada County Records, being in the East Half of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Sixteenth Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 1328.69 feet distant);
Thence from said North One Sixteenth Corner, South 00° 43' 09" West, 605.75 feet on the East Section Line of said Section 16;
Thence North 89° 16' 51" West, 50.00 feet to a point on the westerly right-of-way line of South Black Cat Road, said point being POINT OF BEGINNING-2;

Thence South 00° 43' 09" West, 20.00 feet on said westerly right-of-way line;
Thence North 89° 16' 51" West, 27.49 feet;
Thence North 00° 43' 09" East, 20.00 feet;
Thence South 89° 16' 51" East, 27.49 feet to POINT OF BEGINNING-2.

TOGETHER WITH:

EASEMENT-3

An easement located in Parcel "A" as shown on Record of Survey No. 13698, recorded as Instrument No. 2022-090395 of Ada County Records, being in the East Half of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Sixteenth Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 1328.69 feet distant);
Thence from said North One Sixteenth Corner, South 00° 43' 09" West, 886.22 feet on the East Section Line of said Section 16;
Thence North 89° 16' 51" West, 50.00 feet to a point on the westerly right-of-way line of South Black Cat Road, said point being POINT OF BEGINNING-3;

Thence South 00° 43' 09" West, 20.00 feet on said westerly right-of-way line;
Thence North 89° 16' 51" West, 27.49 feet;
Thence North 00° 43' 09" East, 20.00 feet;
Thence South 89° 16' 51" East, 27.49 feet to POINT OF BEGINNING-3.

TOGETHER WITH:

EASEMENT-4

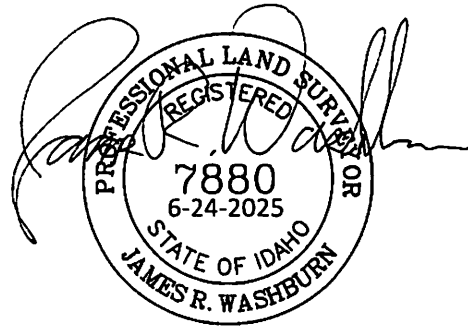
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Commencing at the North One Sixteenth Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 1328.69 feet distant);
Thence from said North One Sixteenth Corner, South 00° 43' 09" West, 966.22 feet on the East Section Line of said Section 16;
Thence North 89° 16' 51" West, 50.00 feet to a point on the westerly right-of-way line of South Black Cat Road, said point being POINT OF BEGINNING-4;



Thence South 00° 43' 09" West, 20.00 feet on said westerly right-of-way line;
Thence North 89° 16' 51" West, 28.24 feet;
Thence North 00° 43' 09" East, 20.00 feet;
Thence South 89° 16' 51" East, 28.24 feet to POINT OF BEGINNING-4.

PREPARED BY:
The Land Group, Inc



James R. Washburn, PLS

N 1/16
SEC. 16

EASEMENT-1
(±580 SQ. FT.)

POB-1

EASEMENT-2
(±550 SQ. FT.)

POB-2



PARCEL "A"
ROS 13698

EASEMENT-3
(±550 SQ. FT.)

POB-3

EASEMENT-4
(±565 SQ. FT.)

POB-4

E 1/4
SEC. 16

SOUTH BLACK CAT ROAD

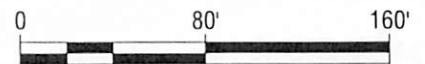
Line Table

LINE	BEARING	LENGTH
L1	N89°16'51"W	50.00'
L2	S00°43'09"W	20.00'
L3	N89°16'51"W	29.00'
L4	N00°43'09"E	20.00'
L5	S89°16'51"E	29.00'
L6	N89°16'51"W	50.00'
L7	S00°43'09"W	20.00'
L8	N89°16'51"W	27.49'
L9	N00°43'09"E	20.00'
L10	S89°16'51"E	27.49'
L11	N89°16'51"W	50.00'
L12	S00°43'09"W	20.00'
L13	N89°16'51"W	27.49'
L14	N00°43'09"E	20.00'
L15	S89°16'51"E	27.49'
L16	N89°16'51"W	50.00'
L17	S00°43'09"W	20.00'
L18	N89°16'51"W	28.24'
L19	N00°43'09"E	20.00'
L20	S89°16'51"E	28.24'



Exhibit "B"

Horizontal Scale: 1" = 80'



Project No.: 123220

Date of Issuance: June 24, 2025



**Water Easements
K Buildings
City of Meridian**

1 of 1