

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

City Clerk  
City of Meridian  
33 E. Broadway Avenue  
Meridian, ID 83642

**QUITCLAIM DEED**

FOR VALUE RECEIVED, the City of Meridian, a municipal corporation organized under the laws of the State of Idaho, whose address is 33 E. Broadway Avenue, Meridian, Idaho (“Grantor”), does hereby convey, release, remise and forever quitclaim unto PS Mountain West, LLC, a limited liability company organized under the laws of the State of Delaware (“Grantee”), whose current address is 701 Western Avenue, Suite 200, Glendale, California, the premises described on *Exhibit A* (“Property”), which is attached hereto and made a part hereof, together with all appurtenances relating to the Property.

TO HAVE AND TO HOLD the said Property, unto the said Grantee, and Grantee’s heirs and assigns, forever.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**GRANTOR:**  
CITY OF MERIDIAN

Attest:

\_\_\_\_\_  
Robert E. Simison, Mayor

\_\_\_\_\_  
Chris Johnson, City Clerk

STATE OF IDAHO    )  
                                  ): ss  
County of Ada        )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public, personally appeared Robert E. Simison and Chris Johnson, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Meridian, who executed the instrument on of behalf of said City, and acknowledged to me that such persons executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A



## LEGAL DESCRIPTION

Friday, March 24, 2023  
Project No.: 21-226-2

### EXISTING ROADWAY BOUNDARY

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, MARKED BY AN ALUMINUM CAP MONUMENT AND RUNNING THENCE NORTH 89°16'49" WEST 49.00 FEET ALONG THE SECTION LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD AND THE TRUE POINT OF BEGINNING;

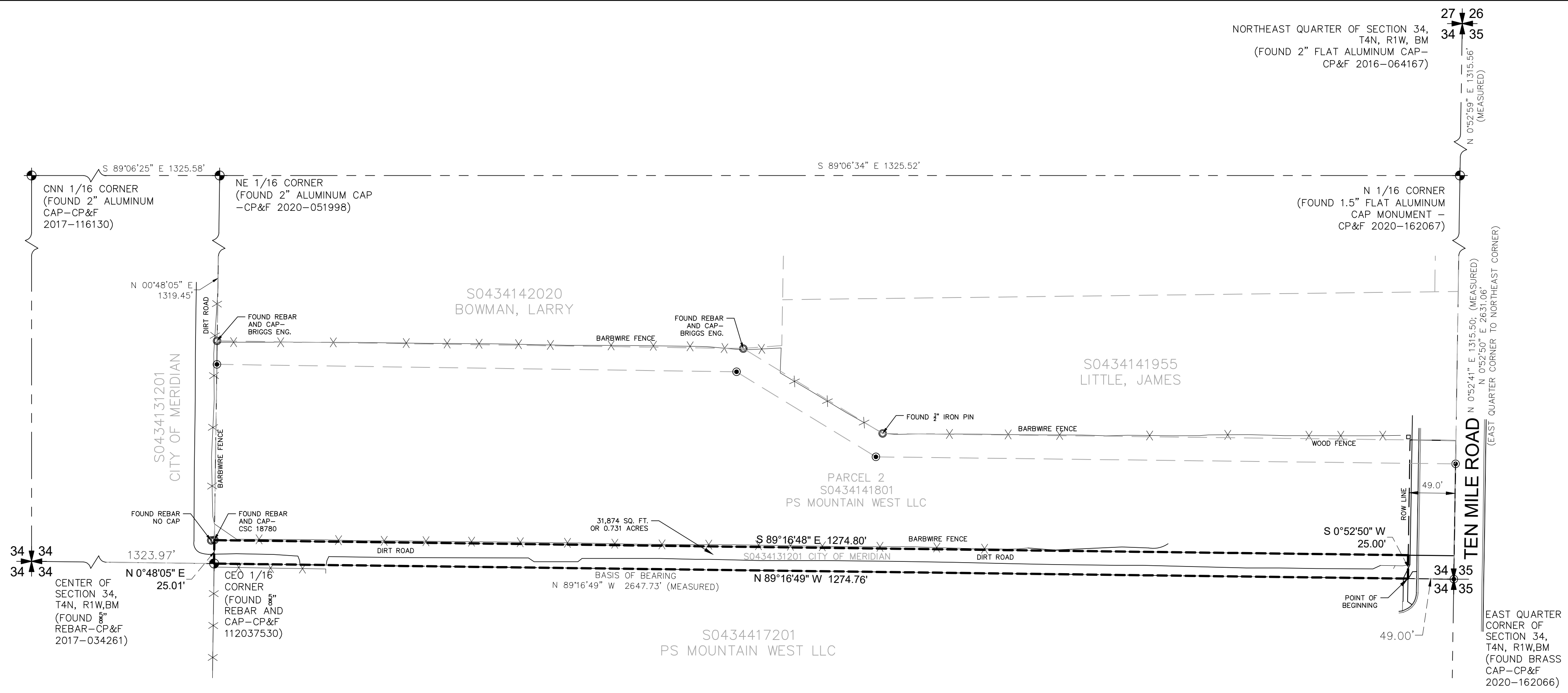
THENCE NORTH 89°16'49" WEST 1274.76 FEET ALONG SAID SECTION LINE TO A POINT ON THE SIXTEENTH SECTION LINE;

THENCE NORTH 0°48'05" EAST 25.01 FEET ALONG SAID SIXTEENTH SECTION LINE;

THENCE SOUTH 89°16'48" EAST 1274.80 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 0°52'50" WEST 25.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO SAID SECTION LINE AND THE POINT OF BEGINNING.

CONTAINS 31,874 SQ. FT. OR 0.731 ACRES



**SURVEYOR'S CERTIFICATE**

I, NATHAN B. WEBER, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF IDAHO AND THAT I HOLD LICENSE NO. 17793. I FURTHER CERTIFY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

**OVERALL ROADWAY DESCRIPTION**

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, MARKED BY AN ALUMINUM CAP MONUMENT AND RUNNING THENCE NORTH 89°16'49" WEST 49.00 FEET ALONG THE SECTION LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF TEN MILE ROAD AND THE TRUE POINT OF BEGINNING;

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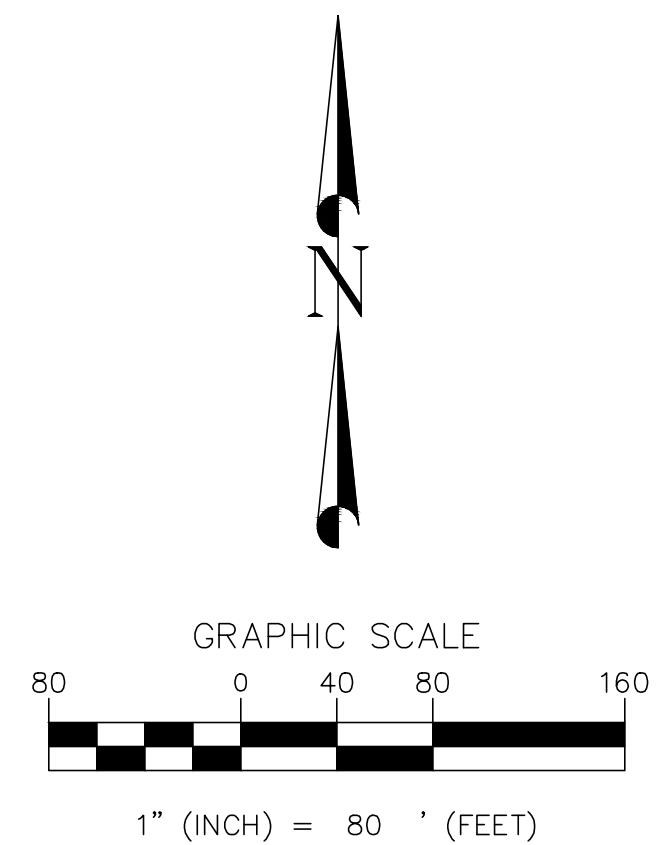
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LEGEND	
	Boundary Line
	Adjoiner Line
	Section Line
	Fence Line
	Right-of-Way Line
	Property Corner
	Found Property Corner
	Quarter Section Corner
	Section Corner



**NARRATIVE:**

THE BASIS OF BEARING IS NORTH 89°16'49" WEST BETWEEN THE FOUND EAST QUARTER CORNER AND THE CENTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE BASE AND MERIDIAN, ADA COUNTY, IDAHO AS SHOWN.

BY	REVISIONS



**DIAMOND LAND SURVEYING**  
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 Pocatello, Idaho 83431  
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 www.diamondlandsurveying.com

Boundary Surveys  
 Topography Surveys  
 Subdivisions  
 Construction Staking  
 ALTA & A.C.S.M. Surveys

EXISTING ROADWAY EXHIBIT  
 4065 N TEN MILE ROAD  
 MERIDIAN, IDAHO 83646

KIMLEY-HORN

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 ALL REPORTS, DESIGN, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND DESIGN AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT.

DATE PLOTTED	03/27/23
JOB No.	21-226
SHEET	1 OF 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN

SURVEY DATE: 9/15/2021  
 DRAWN BY: JF