

Project Name or Subdivision Name:

Centrepoint Apartments

Sanitary Sewer & Water Main Easement Number: 1

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-2026-0120

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
RG CENTREPOINT LLC _____ ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way 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 the right-of-way for an easement for the operation and maintenance of sanitary sewer and 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 sanitary sewer and 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.

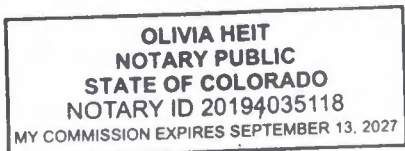
GRANTOR:
RG Centrepoint LLC

[Handwritten Signature]

STATE OF Colorado)
~~IDAHO~~) ss
County of Ada)
Denver

This record was acknowledged before me on 6/3/26 (date) by David Kiebba (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 RG Centrepoint LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Managing Director (type of authority such as officer or trustee)

Notary Stamp Below



[Handwritten Signature]

Notary Signature
My Commission Expires: 09/13/27

EXHIBIT A

LEGAL DESCRIPTION

A CITY OF MERIDIAN WATER EASEMENT LOCATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 AS RECORDED BY INSTRUMENT NUMBER 113077810 ON THE RECORDS OF ADA COUNTY, AND RUNNING THENCE SOUTH 89°39'20" WEST 1079.98 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION 5, THENCE SOUTH 0°20'40" EAST 190.22 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 00°22'10" EAST 26.24 FEET;
THENCE NORTH 89°37'50" EAST 60.71 FEET;
THENCE SOUTH 00°22'10" EAST 20.00 FEET;
THENCE SOUTH 89°37'50" WEST 41.73 FEET;
THENCE SOUTH 00°22'12" EAST 34.90 FEET;
THENCE NORTH 89°37'53" EAST 3.46 FEET;
THENCE SOUTH 00°22'07" EAST 24.43 FEET;
THENCE NORTH 89°37'53" EAST 36.25 FEET;
THENCE SOUTH 00°22'10" EAST 20.00 FEET;
THENCE SOUTH 89°37'50" WEST 47.25 FEET;
THENCE SOUTH 00°22'12" EAST 30.32 FEET;
THENCE NORTH 89°37'50" EAST 19.34 FEET;
THENCE SOUTH 00°22'10" EAST 20.00 FEET;
THENCE SOUTH 89°37'50" WEST 39.34 FEET;
THENCE NORTH 00°22'12" WEST 63.85 FEET;
THENCE SOUTH 89°37'48" WEST 31.17 FEET;
THENCE NORTH 00°45'02" WEST 30.90 FEET;
THENCE NORTH 89°37'53" EAST 31.38 FEET;
THENCE NORTH 00°22'07" WEST 34.90 FEET;
THENCE SOUTH 89°37'50" WEST 18.09 FEET TO A POINT ON RIGHT OF WAY AS DESCRIBED IN PERMANENT EASEMENT DOCUMENT ENTRY NUMBER 2020-140358;
THENCE NORTH 00°51'55" WEST 20.00 FEET ALONG SAID RIGHT OF WAY;
THENCE NORTH 89°37'50" EAST 6.82 FEET;
THENCE NORTH 00°22'10" WEST 26.24 FEET;
THENCE NORTH 89°37'50" EAST 20.00 FEET, TO THE POINT OF BEGINNING;

CONTAINS 7,697 SQUARE FEET OR 0.177 ACRES



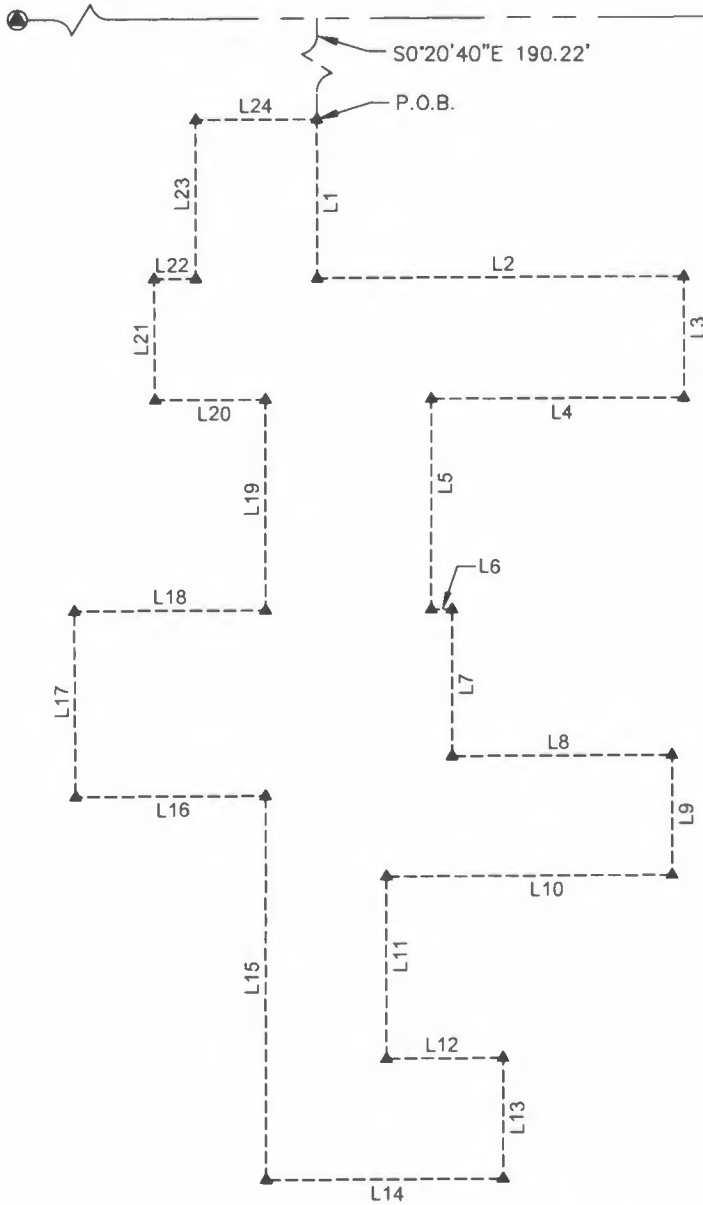
		DIAMOND LAND SURVEYING			
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	SDD	NW	05/13/2026	21-305	1 OF 2

EXHIBIT B

SEWER AND WATER EASEMENT

S 89°39'20" W 2656.46'
(BASIS OF BEARINGS)

1079.98'



Line Table		
Line #	Length	Direction
L1	26.24'	S 00°22'10" E
L2	60.71'	N 89°37'50" E
L3	20.00'	S 00°22'10" E
L4	41.73'	S 89°37'50" W
L5	34.90'	S 00°22'12" E
L6	3.46'	N 89°37'53" E
L7	24.43'	S 00°22'07" E
L8	36.25'	N 89°37'53" E
L9	20.00'	S 00°22'10" E
L10	47.25'	S 89°37'50" W
L11	30.32'	S 00°22'12" E
L12	19.34'	N 89°37'50" E
L13	20.00'	S 00°22'10" E
L14	39.34'	S 89°37'50" W
L15	63.85'	N 00°22'12" W
L16	31.17'	S 89°37'48" W
L17	30.90'	N 00°45'02" W
L18	31.38'	N 89°37'53" E
L19	34.90'	N 00°22'07" W
L20	18.09'	S 89°37'50" W
L21	20.00'	N 00°51'55" W
L22	6.82'	N 89°37'50" E
L23	26.24'	N 00°22'10" W
L24	20.00'	N 89°37'50" E



LEGEND

- SECTION LINE
- - - - - EASEMENT LINE
- - - - - TIE LINE
- ▲ CALCULATED POINT
- P.O.B.
- NORTH
- ▲ POINT OF BEGINNING
- N 1/4 COR OF SEC 5, T3N, R1E, B.M. (CP&F 2015-053361)
- NORTHEAST COR SEC 5, T3N, R1E, B.M. (CP&F 113077810)



DIAMOND
LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SDD	NW	05/13/2026	21-305	2 OF 2