DEVELOPMENT AGREEMENT

PARTIES:

1. **City of Meridian**
2. **Owyhee Holdings LLC, Owner/Developer**
3. **Endurance Holdings LLC, Owner/Developer**
4. **Open Door Rentals LLC, Owner/Developer**
5. **Corey Barton, Owner/Developer**
6. **LGPD Utah LC, Owner/Developer**
7. **Northern Land Holdings LLC, Owner/Developer**
8. **Owyhee HS Lands LLC, Owner/Developer**
9. **Jonathan Mueller and Emily Mueller, Owner/Developer**
10. **Mustang 35 LLLP, Owner/Developer**
11. **Fields 80 LLC, Owner/Developer**
12. **Bling LLC, Owner/Developer**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this _____ day of _____, 2026, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY, whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642; and **Owyhee Holdings LLC**, whose address is P.O. Box 397, Eagle, Idaho 83616; and **Endurance Holdings LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **Corey Barton**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **LGPD Utah LC**, whose address is 3545 Stone Mountain Ln., Sandy, Utah 84092; and **Northern Land Holdings LLC**, whose address is 2150 N. Canter Pl., Eagle, Idaho 83616; and **Owyhee HS Lands LLC**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Jonathan Mueller and Emily Mueller**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Mustang 35 LLLP**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Fields 80 LLC**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Bling LLC**, whose address is 3307 W. Davis Ln., Meridian, Idaho 83642; hereinafter collectively called OWNER/DEVELOPER.

1. **RECITALS**:

1.1 **WHEREAS**, Owner is the sole owner, in law and/or equity, of certain land in the County of Ada, State of Idaho, described in Exhibit "A," which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the "Property"; and

1.1.1 **WHEREAS,** City has approved a preliminary plat for Westveil Subdivision as part of this application, while the other parties have not yet submitted preliminary plats; and

1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner and/or Developer make a written commitment concerning the use or development of the subject Property; and

1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code ("UDC"), which authorizes development agreements upon the annexation and/or re-zoning of land; and

1.4 **WHEREAS**, Owner has submitted, or authorized the submission of, an application for annexation and zoning of 480.26 acres of land with a request for the C-C (Community Business) (42.87 acres), C-N (Neighborhood Business) (45.64 acres), R-8 (Medium-Density Residential) (194.44 acres), R-15 (Medium High-Density Residential) (100.63 acres), TN-R (Traditional Neighborhood Residential) (45.05 acres), and I-L (Light Industrial) (51.64 acres) zoning district on the Property as shown in Exhibit "A" under the UDC, which, together with this Agreement, generally describes how the Property will be developed and what improvements will be made; and

1.5 **WHEREAS**, Owner/Developer and/or its representatives made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council as to how the Property will be developed and what improvements will be made; and

1.6 **WHEREAS**, the record of the proceedings for the requested rezoning held before Planning and Zoning Commission and the Meridian City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction and includes further testimony and comment; and

1.7 **WHEREAS**, on the 28th day of July, 2026, the Meridian City Council approved certain Findings of Fact, and Conclusions of Law and Decision & Order ("Findings"), which have been incorporated into this Agreement and attached as Exhibit "B"; and

1.8 **WHEREAS**, the Findings require the Owner/Developer to enter into a Development Agreement before the Meridian City Council takes final action to annex the Property into the City of Meridian; and

1.9 **WHEREAS,** Owner/Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and

1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation is in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

2. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

2.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing

by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.

2.2 **OWNER/DEVELOPER:** means and refers to **Owyhee Holdings LLC**, whose address is P.O. Box 397, Eagle, Idaho 83616; and **Endurance Holdings LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **Corey Barton**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; and **LGPD Utah LC,** whose address is 3545 Stone Mountain Ln., Sandy, Utah 84092; and **Northern Land Holdings LLC**, whose address is 2150 N. Canter Pl., Eagle, Idaho 83616; **Owyhee HS Lands LLC**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Jonathan Mueller and Emily Mueller**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Mustang 35 LLLP f/k/a Mustang 35 LLC**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Fields 80 LLC**, whose address is 839 S. Bridgeway Pl., Eagle, Idaho 83616; and **Bling LLC**, whose address is 3307 W. Davis Ln., Meridian, Idaho 83642; hereinafter collectively called OWNER/DEVELOPER, the party that owns and is developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.

2.3 **PROPERTY:** means and refers to that certain parcel(s) of Property to be bound by this Agreement and located in the County of Ada, City of Meridian, legally described in Exhibit "A" describing a parcel to bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

3. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

3.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC, as amended.

3.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

4. **CONDITIONS GOVERNING DEVELOPMENT OF THE PROPERTY**:

4.1 Owner/Developer shall develop or cause the Property to be developed in accordance with the following special conditions:

a. Future development of the Property shall be generally consistent with the preliminary plat, landscape plan, phasing plan, design guidelines, conceptual plan and building elevations for the single-family dwellings included in Section VII of the Staff Report attached to the Findings attached hereto as Exhibit "B" and the provisions contained herein.

b. All other areas that are part of the annexation and Comprehensive Plan Map Amendment shall, prior to any future development and once sewer service is readily available at the Property, submit the following for review and approval: a development agreement modification to create a new development agreement, a preliminary plat to further subdivide the property if required, and amend the concept plan to be consistent with the Fields Sub-Area Plan, the Fields Design Guidelines, Comprehensive Plan, UDC, and the Architectural Standards Manual.

c. Owner/Developer shall provide a +/- 24,422 square-foot well lot within Planning Area 10 with an access easement from the proposed road to the north and a 20-foot easement along the eastern boundary for a flush line and 480-volt power brought to the site.

d. Any future development of the Property must comply with the City of Meridian ordinances in effect at the time of the development.

e. The following uses shall be prohibited in the C-C zoned property within Planning Area 12 and 13: Fuels Sales Facilities, Storage Facilities, and Vehicle Washing Facilities. Drive-Through Establishments shall not front the main street coming in from W. McMillan Road, nor any future east-west Mainstreet. This area is intended to be a pedestrian-oriented environment; therefore, drive-through establishments shall be limited to a Tier 1 drive-through or front W. McMillan Road. No more than one drive-through may be located in this area. In any case where adjacent to the main street, drive-through circulation should be designed in such a way that it does not separate the primary pedestrian walkway from the adjacent building façade.

f. Future development shall promote no-mow fescues, naturalized plants, dry creek materials, split-rail fencing, and other rural landscape elements in landscape buffers and open space as listed in the Fields Sub-Area Plan.

g. The Owner/Developer shall provide the following amenities: a clubhouse, picnic area, fitness course, open space commons, open space commons shelter, dog park, dog waste station, outdoor fire ring, swimming pool changing facilities and restrooms, paved sports courts, pedestrian and bicycle circulation, multiuse pathways, and a bicycle repair station. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn, or other vegetative groundcover per UDC 11-3G-5B.3.

h. No development shall commence on the Property until sewer service is readily available at the Property and meets one of the following criteria:

- The connection to this City's sewer collection system is actively being installed by the Owner/Developer; or

- Sewer has already been stubbed to the Property.

i. Future development shall comply with the Williams Pipeline Developer's Handbook.

j. A Traffic Impact Study (TIS) shall be required with all development applications that include a change to The Fields master plan planning area that may alter traffic impact projections, at the sole discretion of Ada County Highway District (ACHD).

k. An update to the TIS shall include the following items:

- Updated traffic counts for the impacted roadway segments and intersections listed in the previous TIS;

- Information from the built development to date, including actual traffic counts and actual measured trip capture;

- Projected trip generation, trip distribution and assignment, and anticipated trip capture for the current phase under consideration (preliminary plat application), based on development of the applicable land uses;

- Necessary mitigation measures for the current phase;

- Updates to all analysis, conclusions, and recommendations found to be out of date or in need of correction based on the updated information; and

- Meet all ACHD policy requirements for a TIS at the time of submittal.

l. The rear and/or sides of two-story homes facing N. Owyhee Storm Avenue, N. Star Road, and the collector streets (i.e., W. Achievement Street, Bear Creek Street, and Echo Ridge Street) shall incorporate articulation through changes in two or more of the following: modulation (e.g., projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets. Single-story homes are exempt from this requirement.

m. The Final Plat shall be recorded prior to submittal of any building permit applications for the commercial or residential portion of the development and prior to issuance of any Certificates of Occupancies within the commercial portion of the development.

n. Provide a road trust deposit for half of the crossing for the future extension of the Mapleton Street stub street across Five Mile Creek Feeder and Five Mile Creek. The exact amount of the road trust deposit will be determined during plan review.

o. Install a Pedestrian Hybrid Beacon (PHB) with intersection lighting at the Owyhee Storm/Achievement intersection. Enter into a signal agreement with ACHD to ensure that the PHB is installed. The signal agreement shall note that the Owner/Developer is responsible for all costs associated with the hardware, design, and installation of the PHB, and that this improvement is not eligible for reimbursement by ACHD. The Owner/Developer will need to order and purchase the signal hardware, as ACHD does not have these materials available for this project.

p. To ensure the PHB with intersection lighting at the Owyhee Storm/Achievement intersection is installed, the following items must be in place prior to plans acceptance for the final plat:

- Signal Agreement

- Full design and approved plans for the intersection

q. Direct lot access to N. Star Road, N. Owyhee Storm Avenue, W. Ustick Road, and W. McMillan Road is prohibited.

4.2 Subsections (n), (o), (p), and the first sentence of subsection (g) of section 4.1 apply only to the Westveil Subdivision development, as the other properties have not submitted preliminary plats.

4.3 Each Owner/Developer shall be responsible for complying with the provisions of this Agreement as to the property they own or are developing as well as all other requirements of

the City of Meridian's UDC, as amended. No Owner/Developer shall be responsible for compliance by properties to which they do not have an ownership right or development obligation. Default or breach of this Agreement by one Owner/Developer shall not constitute default or breach of this Agreement by another Owner/Developer.

4.4 Each Owner/Developer shall submit an application for a Development Agreement modification per Section IV.A.1(b) of the Staff Report attached to the Findings attached hereto as Exhibit B, as to the property they owner or are developing, which shall not require ratification by other Owner(s)/Developer(s).

5. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

6. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

6.1 **Acts of Default.** In the event Owner/Developer, or Owner/Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property, fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the UDC.

6.2 **Notice and Cure Period**. In the event of Owner/Developer's breach of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

6.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code section 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred, and Owner shall have all rights and remedies available at law or in equity.

6.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.

6.5 **Delay**. In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the

party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

6.6 **Waiver**. A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

7. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.

8. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the rezoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.

9. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

10. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agree to provide, if required by the City.

11. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

12. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agree to abide by all ordinances of the City of Meridian.

13. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:
City Clerk
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

with copy to:
City Attorney
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

OWNER/DEVELOPER:
Owyhee Holdings LLC
P.O. Box 397
Eagle, Idaho 83616

OWNER/DEVELOPER:
Endurance Holdings LLC
1977 E. Overland Rd.
Meridian, Idaho 83642

OWNER/DEVELOPER:
Open Door Rentals LLC
1977 E. Overland Rd.
Meridian, Idaho 83642

OWNER/DEVELOPER:
Corey Barton
1977 E. Overland Rd.
Meridian, Idaho 83642

OWNER/DEVELOPER:
LGPD Utah LC
3545 Stone Mountain Ln.
Sandy, Utah 84092

OWNER/DEVELOPER:
Northern Land Holdings LLC
2150 N. Canter Pl.
Eagle, Idaho 83616

OWNER/DEVELOPER:
Bling LLC
3307 W. Davis Ln.
Meridian, Idaho 83642

OWNER/DEVELOPER:
Fields 80 LLC
839 S. Bridgeway Pl.
Eagle, Idaho 83616

OWNER/DEVELOPER:
Mustang 35 LLLP
839 S. Bridgeway Pl.
Eagle, Idaho 83616

OWNER/DEVELOPER:
Owyhee HS Lands LLC
839 S. Bridgeway Place
Eagle, Idaho 83616

OWNER/DEVELOPER:
Jonathan Mueller and Emily Mueller
839 S. Bridgeway Pl.
Eagle, Idaho 83616

13.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

14. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

15. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

16. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement runs with the property and shall be binding on the Owner/Developer, each subsequent owner of the Property, and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner and/or Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, determines Owner and/or Developer has fully performed its obligations under this Agreement.

17. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

18. **DUTY TO ACT REASONABLY**: Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

19. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

20. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

21. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

21.1 No condition governing the uses and/or conditions governing rezoning of the subject Property herein provided for can be modified or amended without the approval of the Meridian City Council after a public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

22. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution by the Mayor and City Clerk.

[end of text; acknowledgements, signatures and Exhibits A and B follow]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:
Owyhee Holdings LLC
By: Idaho Holdings, LLC Its Manager
x _____
By (printed name): MARK BOTTLES
Its (title): MANAGER

State of IDAHO)
: ss:
County of ADA)

On this ____ day of Sept., 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK BOTTLES, known or identified to me to be the MANAGER OF IDAHO HOLDINGS the Manager of **Owyhee Holdings LLC** and the person who signed above and acknowledged to me that they 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
My Commission Expires: 06/23/2031

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

OWNER/DEVELOPER:
Endurance Holdings LLC

By (printed name): Corey Barton
Its (title): Member

State of Idaho)
: ss:
County of Ada)

On this 18th day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corey Barton**, known or identified to me to be the **Member** of **Endurance Holdings LLC** and the person who signed above and acknowledged to me that they 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
My Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

OWNER/DEVELOPER:
Open Door Rentals LLC

By (printed name): Corey Barton
Its (title): Member

State of Idaho)
: ss:
County of Ada)

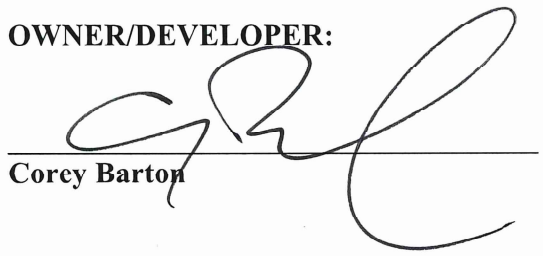
On this 18th day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the Member of **Open Door Rentals LLC** and the person who signed above and acknowledged to me that they executed the same.

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

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Public
My Commission Expires: 6-05-2028

OWNER/DEVELOPER:



Corey Barton

State of Idaho)
: ss:
County of Ada)

On this 18th day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corey Barton**, known or identified to me to be the person who signed above and acknowledged to me that they 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.

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Public
My Commission Expires: 6-05-2028

OWNER/DEVELOPER:
LGPD Utah LC

By (printed name): Derk Pardue
Its (title): managing member

State of Utah)
: ss:
County of Salt Lake

On this 22 day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Derk Pardue, known or identified to me to be the owner of **LGPD Utah LC** and the person who signed above and acknowledged to me that they 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
My Commission Expires: May 13, 2030

RYAN NORRIS
Notary Public - State of Utah
Comm. No. 748937
My Commission Expires on
May 13, 2030

OWNER/DEVELOPER:
Northern Land Holdings LLC

_____
By (printed name): JAMES MERKLE
Its (title): MEMBER

State of IDAHO)
: ss:
County of ADA)

On this 22nd day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES MERKLE, known or identified to me to be the MEMBER of **Northern Land Holdings LLC f/k/a Northern Land Development LLC** and the person who signed above and acknowledged to me that they 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
My Commission Expires: 06/23/2031

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

OWNER/DEVELOPER:
Owyhee HS Lands LLC

Robin Russell

By Robin Rissell
Its Authorized Signor

State of IDAHO)
: ss:
County of ADA)

On this 23rd day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robin Rissell**, known or identified to me to be the **Authorized Signor** of **Owyhee HS Lands LLC** and the person who signed above and acknowledged to me that they 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.

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

Notary Public
My Commission Expires: 06/23/2031

OWNER/DEVELOPER:

Jonathan Mueller

OWNER/DEVELOPER:

Emily Mueller
Emily Mueller

State of Idaho)
: ss:
County of Ada)

On this 18 day of Sept, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jonathan Mueller and Emily Mueller**, known or identified to me to be the person who signed above and acknowledged to me that they 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.

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

Notary Public
My Commission Expires: 06/23/2031

OWNER/DEVELOPER:
Mustang 35 LLLP

By (printed name): MARK BOTTLES
Its (title): General PARTNER

State of Idaho)
: ss:
County of Ada)

On this 18 day of SEPT, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK BOTTLES, known or identified to me to be the General Partner of **Mustang 35 LLLP** and the person who signed above and acknowledged to me that they 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.

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

Notary Public
My Commission Expires: 06/23/2031

OWNER/DEVELOPER:
Fields 80 LLC

By (printed name): John Bottles
Its (title): Manager

State of Idaho)
: ss:
County of Ada)

On this 23rd day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared John Bottles, known or identified to me to be the Manager of **Fields 80 LLC** and the person who signed above and acknowledged to me that he 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.

(SEAL)

Wyatt Ray Williams
Notary Public, State of Idaho
My Commission Expires 06/23/2031
Commission # 20252531

Notary Public
My Commission Expires: 06/23/2031

OWNER/DEVELOPER:
Bling LLC

By (printed name): Kandice Jones
Its (title): Member

State of Idaho)
: ss:
County of Ada)

On this 6th day of October, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kandice Jones**, known or identified to me to be the **Member** of **Bling LLC** and the person who signed above and acknowledged to me that they 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.

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Public
My Commission Expires: 6-05-2028

CITY OF MERIDIAN ATTEST:

By: _____ _____
Mayor Robert E. Simison Chris Johnson, City Clerk

State of Idaho)
: ss
County of Ada)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian,** who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City 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.

(SEAL) _____
Notary Public for Idaho
My Commission Expires: _____