Project Name or Subdivision Name:

Pura Vida Ridge Ranch Subdivision No. 1

Sanitary Sewer & Water Main Easement Number:
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

ESMT-2025-0120

Record Number:

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day	of October	20 ^{_25}	between	
C4 Lease LLC	("Grantor") and the	City of Me	ridian, an Ida	hc
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.

T O HAVE AND T O 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: C4 Lease LLC

STATE OF IDAHO

) ss

County of Ada

This record was acknowledged before me on 10-3-2026 (date) by Jim Conger (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 C4 Lease LLC (name of entity on behalf of whom record was executed), in the following representative capacity: member (type of authority such as officer or trustee)

Notary Stamp Below

Notary Signature

My Commission Expires: 8-3-200

Sanitary Sewer and Water Main Easement

Page 2

Version 01/01/2024

LO

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 10-21-2025	
Attest by Chris Johnson, City Clerk 10-21	-2025
STATE OF IDAHO,) : ss. County of Ada)	
This record was acknowledged before and Chris Johnson on behalf of the Clerk, respectively.	10-21-2025 e me on (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature My Commission Expires:





CENTURION ENGINEERS. INC

Consulting Engineers, Land Surveyors and, Planners 2323 S. Vista Ave, Suite 206 Boise, ID 83705 Telephone 208.343.3381 | www.centengr.com

Pura Vida Ridge Ranch Subdivision Off-Site Meridian Water and Sewer Stub Easement

26 September 2025

A portion of U.S. Lot 4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of said Section 4, which bears S88°43'34"W, 2,851.67 feet from the north quarter corner of said Section 4; thence from said northwest corner of said Section 4, N89°43'34"E, 1,325.81 feet along the northerly boundary of said U.S. Lot 4 to the northeast corner of said U.S. Lot 4; thence S00°12'11"W, 173.52 feet along the easterly boundary of said U.S. Lot 4 to the *Point of Beginning:*

Thence continuing S00°12'11"W, 30.00 feet along the easterly boundary of said U.S. Lot 4;

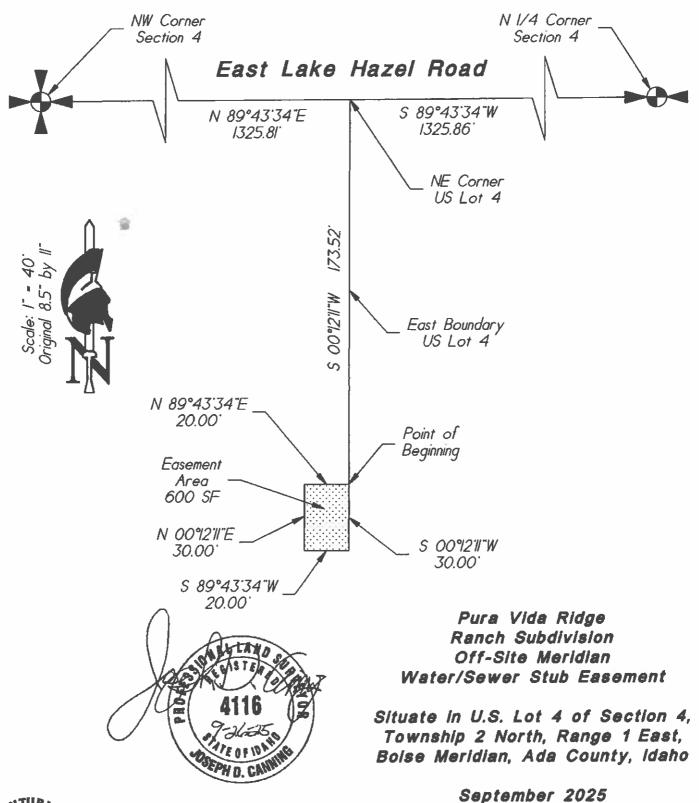
Thence S89°43'34"W, 20.00 feet along a line parallel with the northerly boundary of said U.S. Lot 4;

Thence N00°12'11"E, 30.00 feet along a line parallel with the easterly boundary of said U.S. Lot 4;

Thence N89°43'34"E, 20.00 feet along a line parallel with the northerly boundary of said U.S. Lot 4 to the *Point of Beginning*.

Comprising 600 square feet, more or less.

Exhibit A





CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors, Planners 2323 S. Vista Ave, Ste 206 | Boise, ID 83705 208.343.3381 | www.centengr.com

Exhibit B