

PREPARED BY: City's Attorney Office
300 Sixth Street
Rapid City, SD 57701
(605) 394-4140

*NEW
10/16/12*

AGREEMENT WAIVING RIGHT TO PROTEST
(SDCL 9-45-26; 9-47-13; 9-48-18; 9-48-42)

THIS AGREEMENT IS MADE and entered into this _____ day of _____, 2012, by and for RP SOUTH DAKOTA REAL ESTATE LIMITED, hereinafter called "Developer," and the City of Rapid City, a municipal corporation of the State of South Dakota, hereinafter called the "City."

WHEREAS the Developer has submitted a building permit application; and

WHEREAS it is the intended purpose of the Developer to obtain an exception to waive the requirement to install sidewalk along Creek Drive; and

WHEREAS the City of Rapid City's regulations require installation of sidewalk, which in this instance would require the Developer to install sidewalk along Creek Drive as it abuts Lot 2 and Lot 7 of Block 2, South Creek Industrial Park, Section 8, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota; and

WHEREAS it is the intent and purpose of both the Developer and the City to enter into an agreement whereby the Developer will consent to a future assessed project for the installation of sidewalk along Creek Drive as it abuts the subject property in exchange for the City not requiring immediate installation of the improvements as required by Rapid City Municipal Code;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. This agreement pertains to, and includes those properties which are designated and identified as follows:

Lot 2 and Lot 7 of Block 2, South Creek Industrial Park, Section 8, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota.

2. This agreement specifically references the installation of sidewalk along Creek Drive as it abuts the subject property.

3. The Developer acknowledges the City has the power to make assessments for local improvements on property adjoining or benefited thereby, to collect same in the manner provided by law, and to fix, determine and collect penalties for nonpayment of any special assessments. The Developer agrees that if at any time in the future the City determines it is necessary or desirous to install sidewalk along Creek Drive as it abuts the subject property through an assessed project, Developer or his heirs, assigns, or successors in interest, waive any right to object to such an assessed project as allowed under state law in consideration for the final approval of the subdivision plat without the immediate installation of sidewalk. It is understood by the Developer that the City of Rapid City's primary consideration for the granting of the exception on the herein described property and forbearance from requiring Developer to immediately install sidewalk along Creek Drive is the Developer's covenant and promise to waive any right to object to the assessed project and its consent to the assessed project.

4. Developer further covenants and agrees for itself, its heirs, assigns, and successors in interest, that should it or any of its heirs, assigns, or successors in interest fail to abide by each and every covenant herein contained, the immediate installation of sidewalk along Creek Drive as it abuts the subject property, which is required in the Rapid City Municipal Code, will be required within 90 days of the objection in order to comply with the Rapid City Municipal Code. Should the weather prevent immediate installation of these subdivision improvements, the City Council may accept a surety bond in an amount equal to the estimated cost of installation of the improvements, whereby the improvements will be made and utilities installed without cost to the City in the event of default of the Developer.

5. All of the terms and conditions herein set forth shall extend to and be binding upon the heirs, assigns, or successors in interest of the Developer, and be considered as a covenant running with the above-described property. Furthermore, it is agreed that, in accepting title to the above-described property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement recorded with the Pennington County Register of Deeds' Office pursuant to the provisions of South Dakota statutes.

6. The City may undertake any legal or equitable action available to enforce the provisions of this agreement in addition to any remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in connection with this agreement, the undersigned, heirs, assigns or successors in interest agree the City may recover from the owner of said property its reasonable expenses, including attorney's fees incurred with respect to such action.

7. If any section(s), or provision of this application is declared invalid for any reason whatsoever by any competent court, such invalidity shall not affect any other section(s) or

provision of this application if they can be given effect without the invalid section(s) or provisions.

8. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

9. If the Developer is a corporation, it has the power to enter into this agreement and its officers signing for it have full power and authority to do so.

DATED this _____ day of _____, 2012.

CITY OF RAPID CITY

Sam Kooiker, Mayor

ATTEST:

Finance Officer

(SEAL)

State of South Dakota)
 ss.
County of Pennington)

On this the _____ day of _____, 2012, before me, the undersigned officer, personally appeared Sam Kooiker and Pauline Sumption, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Rapid City, a municipal corporation, and that they, as such Mayor and Finance Officer, being authorized so to do, executed the foregoing Agreement Waiving Right to Protest for the purposes therein contained by signing the name of the City of Rapid City by themselves as Mayor and Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public, South Dakota

My Commission Expires:

(SEAL)

RP SOUTH DAKOTA REAL ESTATE LIMITED

By: Richard Ruel
Its: member

State of South Dakota)
 ss.
County of Pennington)

On this the 16 day of October, 2012, before me, the undersigned officer personally appeared Richard Perdue, who acknowledged himself/herself to be the member of RP SOUTH DAKOTA REAL ESTATE LIMITED, and that he/she, as such member, being authorized so to do, executed the foregoing Agreement Waiving Right to Protest for the purposes therein contained by signing the name of RP SOUTH DAKOTA REAL ESTATE LIMITED, by himself/herself as member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda J. Hubbard
Notary Public, South Dakota

My Commission Expires: 8/25/17

(SEAL)



Legend

- Roads
 - Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Township/Section Lines
 - 0
 - 7
- Tax Parcels
- Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
- County Line



Scale: 1: 3,490

Map Notes:

581.7 0 290.83 581.7 Feet

DISCLAIMER: This map is provided 'as is' without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in a constant state of maintenance, correction, and update. This documents does not represent a legal survey of the land. There are no restrictions on the distributions of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.