

After Recording Return to:  
City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

**2022-000515**  
Klamath County, Oregon



01/13/2022 12:37:27 PM

Fee: \$87.00

**LOCAL IMPROVEMENT CONTRACT**  
*City of Klamath Falls, Oregon*

This Agreement is entered into this 13<sup>th</sup> day of January 2022, by and between the City of Klamath Falls (City) and Rosa Group, LLC, an Oregon Limited Liability Company (Owner).

WHEREAS, Owner is the legal owner of the following described real property (Property):

Map and Tax Lot Number/Legal: **R-3809-033BA-03300/Lots 22, 23, and 24, Block 22, Industrial Addition**

Property Address: **219 Martin Street, Klamath Falls, Oregon 97601**

WHEREAS, Owner desires to develop the Property listed above which abuts a right-of-way (ROW) which does not meet City frontage improvement standards;

WHEREAS, development of the Property with applicable improvements will contribute to the need for and benefit from the following ROW improvements: construction of curbs, gutters, sidewalks, storm drains and all other improvements necessary to bring the abutting ROW into compliance with applicable City street standards;

WHEREAS, a condition of Owner's land use approval from City for the development of the Property through issuance of 43-RR-21 is Owner's agreement to waive the right to remonstrate against the formation of a Local Improvement District (LID) for the future construction of said ROW improvements; and

NOW THEREFORE, in consideration of the foregoing recitals and the conditions and obligations set forth herein:

**THE PARTIES HERETO AGREE AS FOLLOWS:**

1. City agrees not to require Owner to improve the ROW abutting the Property to City standards at this time. In the event and at such time as the City initiates the formation of a LID for the funding and construction of the improvements designated above, Owner hereby waives any and all right to remonstrate against the formation of a LID by the City for the purpose of improving Lots 22, 23, and 24, Block 22, Industrial Addition frontage and assessing the proportionate cost to benefited properties pursuant to the City's ROW improvement standards in effect at the time of such improvement. The phrase "right to remonstrate against the formation of an LID" refers solely to a property owner's right under the City Charter Section 38 to be counted as part of an extraordinary majority of property owners that can, in certain circumstances, suspend proceedings on formation of an LID for six months. The waiver of this right does not limit or otherwise restrict the ability of a property owner bound by this covenant to appear at any of the required public hearings and testify regarding formation of the LID, whether the boundaries include all benefited property, the equity of the assessment formula, the scope and nature of the project or of the final assessment, or any other issue regarding the LID.
2. City agrees that a LID assessment levied against Owner's Property shall not exceed the benefit conferred upon the Property.
3. In the event that a suit or action is instituted to enforce the terms of this covenant, the prevailing party shall be entitled to recover reasonable attorney's fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.

4. This agreement shall run with the property and shall be binding upon and inure to Owner and Owner's successors in interest to the Property.

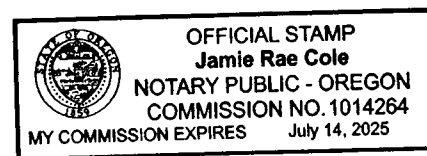
By: [Signature] 1/13/22  
City Manager Date

[Signature] 1/13/22  
Mike R. Cross Date  
Registered Agent for Rosa Group, LLC,  
an Oregon Limited Liability Company

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged  
before me this 13<sup>th</sup> day of January  
2022 and signed by Jessica Lindsay  
(City Manager).

NOTARY for the State of Oregon  
[Signature]  
Signature of Notary  
Commission Expires: 7-14-2025



STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged  
before me this 13<sup>th</sup> day of January  
2022 and signed by Mike R. Cross,  
Registered Agent for Rosa Group,  
LLC, an Oregon Limited Liability  
Company (Property Company).

NOTARY for the State of Oregon  
[Signature]  
Signature of Notary  
Commission Expires: 7-14-2025

