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all*

POWER OF ATTORNEY

BE IT KNOWN THAT:

The Museum of Western Colorado, as owner of the real property described herein, all situate in Mesa County Colorado, and more particularly known as Riggs Hill and described as:

Beginning S 01°07'22" W a distance of 1022.63 feet and N 88°32'30" W a distance of 5.0 feet from N1/4 corner of Section 26, Township 11 South, Range 101 W of the 6th P.M.;

thence S 01°07'22" W a distance of 307.42 feet;

thence S 88°41'13" E a distance of 982.58 feet;

thence S 01°12'37" W a distance of 469.04 feet;

thence N 88°14'23"E W a distance of 1655.25 feet;

thence along the arc of a curve to the right with a radius of 788.81 feet and a long chord bearing N 81°20'53" W 189.23 feet;

thence N 74°27'23" W a distance of 360.54 feet;

thence N 20°58'00" E a distance of 312.86 feet;

thence N 07°04'30" E a distance of 354.33 feet;

thence N 36°08'10" E a distance of 332.76 feet;

thence S 56°11'34" E a distance of 121.84 feet;

thence S 23°17'37" E a distance of 222.64 feet;

thence S 88°32'30" E a distance of 681.64 feet to the Point of Beginning

does hereby designate and appoint the City Clerk of the City of Grand Junction as its Attorney in Fact, granting to the City Clerk full power and authority for it and in its stead to execute any and all petitions, documents and instruments to effectuate its intention to annex the described property to the City of Grand Junction when eligible. The City Clerk is empowered by it to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish annexation, as fully as it might do if personally present.

This instrument shall be recorded in the land records of Mesa County and the authority granted shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon the dissolution of partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, it agrees that in the event a counter petition to a proposed annexation is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

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This power of attorney is not terminable; it shall terminate only upon all of the property being finally annexed to, and becoming a part of, the City of Grand Junction.

IN WITNESS WHEREOF, I have signed, executed and acknowledged this instrument on this 31st day of December 1993.

Richard Sims

Richard Sims, Director

Terrance W. Wakefield

Terry Wakefield
President of Corporation
Chairman of Board

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 31st day of December 1993.

My commission expires June 14, 1997.



Joan A. Raser
Notary Public