

Book 1834 Pages 624-625

MAPPED
4/18/91

2381 1/2 River Rd

POWER OF ATTORNEY AND
SEWERAGE SERVICE AGREEMENT

WE, (I), RICHARD G. KLASSEN
owner(s) of the real property situate in Mesa County, Colorado,
and described as: SEE ATTACHED

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system, as consideration for permission to connect to such system, do hereby designate and appoint the City Clerk of the City of Grand Junction as our Attorney in Fact to sign any petition for annexation of the described land to the City, when eligible, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon successors in interest and shall not cease upon my death (the death of either or both of us).

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to a proposed annexation of the land 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 under annexation requirements.

Further, the then owner or owners of this land or any portion of it shall not be permitted to vote in any annexation election but such vote may be cast by the City Clerk.

As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this 18th day of APRIL, 1991.

X Richard G. Klassen

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of April, 1991 by Richard G. Klassen

WITNESS my hand and official seal:

Mary E. Klassen
Notary Public

My Commission expires: 10/5/93

T-40
AP 210 1/84-1/79

2381 1/2

RIVER ROAD
COMMERCIAL PROPERTY APPRAISAL R

(A) CITY OR TOWN _____ (B) SCHEDULE NO. _____ (C) MAP NO. _____

PARCEL: 2945-021-00-112 TAC: 10800 ACRES: 5.32

KLASSEN RICHARD G
2978 TEXAS AVE
GRAND JUNCTION CO 81504

E 50FT OF THAT PT OF LOT 16 ORCHARD GROVE SUB SEC 5 1S
1W S OF FR ROW & E 18A OF NW 1/4 SEC 8 1S 1W EXC W 20FT
& EXC BEG S 00E623'01SEC E 929.1FT FR NW COR OF SD E
18AC N 89D6655'55SEC E 576.3FT S 00E603'42SEC E
381.09FT S 89D6656'18SEC W 575.44FT N 00E623'01SEC W
381.02FT TO BEG & EXC BEG N 89D66'33'08SEC E 748FT & S
00E623'01SEC E 659.10FT FR N4 COR SD SEC 8 N
89E655'55SEC E 527.82FT S 00E603'42SEC E 15FT N
89D6655'55SEC E 50FT S 00E603'42SEC E 636.09FT S

(JFA) ON LAND:

IND ATTRIBUTES	DATE OF IMPS.	Combination	Hotel
A. PAVED ST.	Percent Built Up %	Apartment	Auto Agency
B. GRAV ST.	TREND	Offices	Medical Clinic
C. UNIMPROVED	Improving	Store	Nursing Home
D. SIDEWALK	Static	Restnt-Tavern	Warehouse
E. CURB & GUT	Declining	Motor	
F. ST LIGHTS	Blighted	Motor Motel	

LAND VALUE CALCULATIONS										
IND	DATE	(SBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES ADJUSTMENT FACTORS	TIME	LOCATION	OTHER	COMPOSITE
A. PUBLIC WAT.										
B. WELL WAT.	1989	3.43 AC	1 AC @ \$1,600/A		3.43					35,856
C. PUB. SEWER			2.43 AC @ \$4,000/A		9,720					
D. SEPSYSTEM	1990	5.32 AC	1 AC @ \$1,000/A		5,320					7,280, Total

E. NAT GAS: Consideration of the amount of time required to recognize Potential Value _____ Yes _____ Est Potential Value \$ _____

COST APPROACH										
IND	LEVEL	DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RGN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAM) RCHLD	LAND
B	HIGH	87	337							
C	STEEP									
D	LOW									

E. SLOPING: MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)

IND	HILLY	SALES REFERENCE NAME/NO.	IND VALUE PER SQ FT	ADJUSTMENTS	ADJ. VALUE PER SQ FT	SUBJECT 150 FT AREA	SUBJECT INDIC. VALUE
A	RET WALL	12/16/88-1731-755-402 NE split					7412 adj. →
B	IRREGULAR SHAPE	1991-5.32 AC: 1 AC @ \$4,200/A = 4,200; 4.32 AC @ 3,000/A = 12,960					
C	CLADESAC						
D	CORNER LOT						
E	VIEW						
F	NON FRONT	10/1/90					