

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

RECEPTION#: 3138794
10/2/2025 11:43:06 AM, 1 of 2
Recording: \$43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

OWNERS: Milone Family 2025 Trust c/o James A Milone and Vicki E Milone Trustees

ADDRESS OF PROPERTY: 425 Orchard Ave, Grand Junction, CO 81501

TAX PARCEL # 2945-113-08-005

LEGAL DESCRIPTION OF PROPERTY: LOT 5 BLK 1 SHERWOOD ADDITION SEC 11 1S 1W

DESCRIPTION OF ALLEY: 60 linear feet of dirt/gravel along south side of property; alley is 20 feet wide.

I, (WE), James A and Vicki E Milone as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2024 dollars is \$100.00 per linear foot of parcel frontage. The actual cost which I (we) will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I (We) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney-in-Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument is irrevocable and shall be recorded. This instrument 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 my death (the death of either or both of us) or the dissolution of marriage, 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, I (we) agree that in the event a counterpetition to any proposed improvements or improvement district 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.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 24th day of September 2025.

James A Milone
Print Name: James A. Milone

Vicki E Milone
Print Name: Vicki E. Milone

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this ____ day of _____, 20__.

My commission expires _____

Notary Certificate
Attached 

Notary Public

* If the legal description is lengthy, attach as Exhibit "A"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

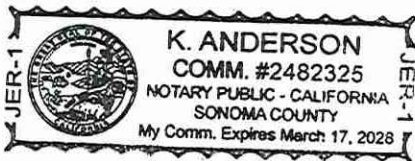
}

On Sept. 24, 2025, before me, K. Anderson, Notary Public personally appeared

JAMES A. MILONE and WICKI E. MILONE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

[Signature]

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: power of attorney

Document Date: 9-24-2025 Number of Pages: _____

Signer(s) Other than Named Above: _____

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Milone Family 2025 Trust, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input checked="" type="checkbox"/> trust (Section 38-30-108.5, C.R.S.)
<input type="checkbox"/> other: _____	
3. The entity is formed under the laws of: California
4. The mailing address for the entity is: 6625 Fairfield Drive. Santa Rosa, CA 95409
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: James A or Vicki E Milone
- 6.² The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:
Such Trust empowers either _____, Trustee or _____, Trustee, acting alone, and any successor trustee, to acquire, transfer, convey, encumber, lease or otherwise deal with the trust property.
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 24th day of September, 2025.³

James A Milone Vicki E. Milone
Signature (Type or Print Name Below)
James A. Milone Vicki E. Milone

STATE OF COLORADO

County of _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____.

Witness my hand and official seal.
Notary Certificate
Attached

¹ This form should not be used unless the entity is capable of holding title to real property.

² The absence of any limitation shall be prima facie evidence that no such limitation exists.

³ The statement of authority must be recorded to obtain the benefits of the statute.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

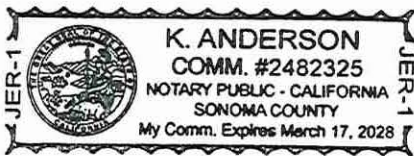
State of California }
County of Sonoma }

On Sept. 24, 2025, before me, K. Anderson, Notary Public personally appeared

James A. Milone and Vicki E. Milone

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in cursive script, likely belonging to the notary K. Anderson, written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Statement of Authority

Document Date: 9-24-2025 Number of Pages: _____

Signer(s) Other than Named Above: _____