

FHR08SPR

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

**POWER OF ATTORNEY (ALLEY
IMPROVEMENT)**

NAME OF PROPERTY
OWNER OR GRANTOR:

JIM FAHRENHOLTZ AND BRUCE CAREY

SUBJECT/PROJECT:

114, 116, 120, 124 NORTH SPRUCE
STREET

TAX PARCEL #:

2945-154-05-011, 2945-154-05-012, 2945-
154-05-013, 2945-154-05-014

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2008

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS: Jim Fahrenholtz & Bruce Carey
ADDRESS OF PROPERTY: 114, 116, 120, 124 N Spruce Street
TAX PARCEL # 2945-154-05-014/012/013/014
LEGAL DESCRIPTION OF PROPERTY: *

See attached Exhibit "A"

DESCRIPTION OF ALLEY:

Same as Above

I, (WE), Jim Fahrenholtz & Bruce Carey 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 2008 dollars is \$ 3937.50. 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 11th day of July 2008.

[Signature]
Print Name: Jim Fahrenholtz

[Signature]
Print Name: Bruce C. Carey

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 10th day of July, 2008.

My commission expires 09/08.

Notary Public
ALEJANDRA AVILA ACOSTA
Notary Public
State of Colorado

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

RECEPTION #: 2452872, BK 4712 PG 309 08/12/2008 at 01:30:53 PM, 1 OF 5, R \$25.00 S \$1.00 Doc Code: POA Janice Rich, Mesa County, CO CLERK AND RECORDER

Mesa County Assessor

Barbara Brewer, Assessor

Data Updated: 7/2/2008

Mesa County Property Search Results

The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, the Mesa County Assessor's Office is unable to warrant any of the information contained herein.

Address
 Intersection
 Place Name
 Lat./Lon.

Enter

Parcel Number <small>(Click for Map)</small>	Name	Address <small>(Click for Google Mapping)</small>	Legal Description	Actual Value <small>(Click for Details)</small>
2945-154-05-014	FAHRENHOLTZ & CAREY VENTURES LLC	120 N SPRUCE ST	N 25.5FT OF W 15FT OF LOT 6 + N 25.5FT OF LOTS 7 TO 11INC BLK 6 MOBLEY SUB EXC FOR ALLEY ON E AS DESC INB-77 P-64 MESA CO RECORDS	\$32,640

Mesa County Assessor

Barbara Brewer, Assessor

Data Updated: 7/2/2008

Mesa County Property Search Results

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Address
 Intersection
 Place Name
 Lat./Lon.
 Parcel Number
 Search by Area or Township

Enter

Parcel Number <small>(Click for Map)</small>	Name	Address <small>(Click for Google Mapping)</small>	Legal Description	Actual Value <small>(Click for Details)</small>
2945-154-05-011	FAHRENHOLTZ & CAREY VENTURES LLC	114 N SPRUCE ST	S 29FT OF N 84FT OF LOTS 7 TO 11 INC + S 29FT OF N84FT OF W 15FT OF LOT 6 BLK 6 MOBLEY SUB EXC FOR ALLEY ON E AS DESC IN B-77 P-64 MESA CO RECORDS	\$37,120

Mesa County Assessor

Barbara Brewer, Assessor

Data Updated: 7/2/2008

Mesa County Property Search Results

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Address
 Intersection
 Place Name
 Lat./Lon.

Enter

Parcel Number <small>(Click for Map)</small>	Name	Address <small>(Click for Google Mapping)</small>	Legal Description	Actual Value <small>(Click for Details)</small>
2945-154-05-012	FAHRENHOLTZ & CAREY VENTURES LLC	114 N SPRUCE ST	S 29.5FT OF N 55FT OF W 15FT OF LOT 6 + OF ALL OF LOTS 7 TO 11 INC BLK 6 MOBLEY SUB EXC FOR ALLEY ON E ASDESC IN B-77 P-64 MESA CO RECORDS	\$37,760

Mesa County Assessor

Barbara Brewer, Assessor

Data Updated: 7/2/2008

Mesa County Property Search Results

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Address
 Intersection
 Place Name
 Lat./Lon.
 Parcel Number
 Search by Area or Township

Enter

Parcel Number <small>(Click for Map)</small>	Name	Address <small>(Click for Google Mapping)</small>	Legal Description	Actual Value <small>(Click for Details)</small>
2945-154-05-013	FAHRENHOLTZ & CAREY VENTURES LLC	124 N.SPRUCE ST	S2W2 LOT 12 BLK 6 MOBLEY SUB	\$143,570