

GRD78ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: GRAND MANOR INVESTMENT CO., A CALIFORNIA LIMITED PARTNERSHIP BY FEDERAL PROPERTIES INVESTMENT CO., A GENERAL PARTNERSHIP, GENERAL PARTNER BY DON R. HOLLAND, PARTNER, STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: CURB, GUTTER, SIDEWALK AND IMPROVEMENT OF AND PAVING OF ORCHARD AVENUE STARTING AT THE INTERSECTION OF 28 1/4 ROAD AND EAST TO GRAND MANOR APARTMENT PROJECT NORTH TO ORCHARD AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1978

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

I, We, the undersigned, owners of the real property situated in the County of Mesa, State of Colorado, and described as:

SEE ATTACHED EXHIBIT "A"

for valuable consideration do nominate and appoint the City Clerk of the City of Grand Junction, Colorado, as my/our attorney in fact to execute a local improvement district petition to provide for the assessment against the above property of the cost of curb, gutter, sidewalk and improvement of and paving of:

Orchard Avenue starting at the Intersection of 28 1/2 Road and extending in an Easterly direction of approximately 300 feet to the East property line of the Grand Manor Apartment project (112 units). 28 1/2 Road extending Northerly from Orchard Avenue to North property line of Grand Manor Apartment project.

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without counter-petition by me/us. It is understood by me/us that there will be no participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and shall not expire at my/our death(s).

Dated this 28th day of JUNE, 1978.

GRAND MANOR INVESTMENT CO., A California Limited Partnership BY: FEDERAL PROPERTIES INVESTMENT COMPANY, A General Partnership, General Partner

BY: [Signature] DON R. HOLLAND - PARTNER

STATE OF CALIFORNIA

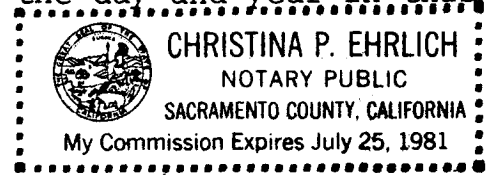
State of California

County of SACRAMENTO

On JUNE 28, 1978, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared DON R. HOLLAND, known to me to be a partner of FEDERAL PROPERTIES INVESTMENT COMPANY, the General Partnership that executed the within instrument on behalf of said Partnership being known to me to be the General Partner of GRAND MANOR INVESTMENT CO., and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in the County of SACRAMENTO the day and year in this certificate first above written.

[Signature] CHRISTINA P. EHRlich



LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 7, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 7 and considering the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 7 to bear North 89° 58' 01" West with all bearings contained herein relative thereto; Thence North 00° 23' 16" West along the West line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 7 60.00 feet to the True Point of Beginning; Thence continuing North 00° 23' 16" West along the West line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 7 991.98 feet; Thence North 34° 28' 04" East 35.35 feet; Thence North 88° 24' 51" East 307.15 feet to a point on the East line of the West Quarter of the Southeast Quarter of the Northwest Quarter (W 1/4 SE 1/4 NW 1/4) of said Section 7; Thence South 00° 21' 35" East along the East line of the West Quarter of the Southeast Quarter of the Northwest Quarter (W 1/4 SE 1/4 NW 1/4) of said Section 7 917.81 feet; Thence North 89° 58' 01" West 80.00 feet; Thence South 00° 21' 35" East 112.00 feet; Thence North 89° 58' 01" West to the True Point of Beginning.