IND92IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: INDEPENDENCE VALLEY CORPORATION, JAMES D. WEST, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2016 BROADWAY INDEPENDENCE VALLEY SUBDIVISION

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BE IT KNOWN THAT:

I, (WE), Independence Valley Comp. James D. West, President as owner(s) of the real property described herein, all situate in Mesa County Colorado, and more particularly known and described as 2016 Broadway Grand Junction, CD (common address) See Attachment

do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, granting to the City Clerk full power and authority for me (us) and in my (our) stead to execute any and all petitions, documents and instruments to effectuate my (our) intention to annex the described property to the City of Grand Junction when eligible. The property described herein may be annexed to the City of Grand Junction in part or parts, at any time and is in consideration for allowing connection to the Persigo Wastewater treatment facility system. The City Clerk is hereby empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish annexation, as fully as I (we) 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 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 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.

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

* (If the legal description is lengthy, attach as Exhibit "POA")

BOOK 1934 PAGE 743

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 23 day of 0 croser 19 92.

James & Mest

STATE OF COLORADO COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 1810 day of 1992.

My commission expires 19196

Notary Public

Exhibit "A"

Parcel 1:
The SE1/4 SW1/4 of Section 35, Township 1 North, Range 2 West, EXCEPT Commencing at the Southwest corner of said SE1/4 SW1/4 Section 35 whose West line is recorded as bearing South 00°10′42" West on the official plat of Canyon Creek Subdivision Filing No. Two Mesa County Clerk and Recorder's Office; thence North 00°10′42" East 50.00 feet to the True Point of Beginning, said point being the Southeast corner of Lot 4, Block 3, Canyon Creek Subdivision Filing No. Two; thence continuing North 00°10′42" East 956.67 feet to the approximate center of Canyon Creek; thence leaving said West line and along the approximate center of Canyon Creek, South 83°15′43" East 127.64 feet; thence South 89°36′16" East 103.49 feet; thence leaving said approximate center of Canyon Creek, South 00°10′42" West 941.21 feet; thence North 89°56′38" West 230.29 feet to the True Point of Beginning.

Parcel 2:

Lot 4 of Section 15, Township 11 South, Range 101 West of the 6th P.M.;

Parcel 3:

the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 15, Township 11 South, Range 101 West of the 6th P.M. EXCEPT all that portion of said NW1/4 SW1/4 lying South and West of the North right-of-way of State Highway 340 as described in that Warranty Deed dated July 17, 1950, and recorded August 10, 1950, in Book 530 at Page 470

MESA COUNTY, COLORADO

Together with 139 shares of capital stock of Redlands Water and Power Co. (1 A-Lift share; 138 B-Lift shares)