

PEN83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: PENNER-FRANTZ AND COMPANY
SIGNED BY PAUL H. PENNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: CURB,
GUTTER, SIDEWALK AND IMPROVEMENT OF AND PAVING OF : HORIZON
TOWERS HORIZON DRIVE AND 12TH STREET

STREET CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

POWER OF ATTORNEY

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

1344460 04:27 PM
NOV 04 1983 E.SAWYER/CLKAREC MESA CTY, CO

SEE EXHIBIT A (ATTACHED)

BOOK 1463 PAGE 418

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 paying of:

HORIZON DRIVE AND 12TH STREET

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without conter 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 30th day of June, 19 83.

PENNER-FRANTZ & CO.

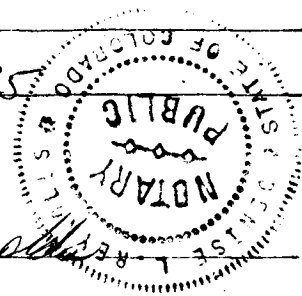
by: Paul H. Penner

STATE OF COLORADO)
COUNTY OF Denver) ss:

On the 30th day of June, 19 83, the foregoing Power of Attorney was acknowledged before me by:

Paul H. Penner

My notarial commission expires: Dec. 7, 1985
Witness my hand and official seal.



Denise L. Reynolds
1795 W. Warren
Englewood, CO 80110

Copy to Engineering 11-14-83

HORIZON TOWERS LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 2; THENCE NORTH $0^{\circ}05'00''$ EAST ALONG THE EAST LINE OF SAID SECTION 2 A DISTANCE OF 359.85 FEET; THENCE SOUTH $89^{\circ}52'40''$ WEST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}52'40''$ WEST A DISTANCE OF 224.00 FEET; THENCE SOUTH $0^{\circ}05'00''$ WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH $89^{\circ}52'40''$ WEST A DISTANCE OF 704.35 FEET; THENCE NORTH $36^{\circ}18'00''$ EAST A DISTANCE OF 138.89 FEET; THENCE NORTH $56^{\circ}15'30''$ EAST A DISTANCE OF 231.40 FEET; THENCE NORTH $66^{\circ}21'00''$ EAST A DISTANCE OF 714.43 FEET; THENCE SOUTH $0^{\circ}05'00''$ WEST A DISTANCE OF 215.69 FEET; THENCE SOUTH $89^{\circ}52'40''$ WEST A DISTANCE OF 260.00 FEET; THENCE SOUTH $0^{\circ}05'00''$ WEST A DISTANCE OF 200.00 FEET; THENCE NORTH $89^{\circ}52'40''$ EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH $0^{\circ}05'00''$ WEST A DISTANCE OF 79.37 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 229,812 SQUARE FEET, OR 5.276 ACRES.