

RJD07ERD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	POWER OF ATTORNEY
NAME OF PROPERTY OWNER OR GRANTOR:	RJ DEVELOPMENTS, LLC
PURPOSE:	CURB, GUTTER & SIDEWALK IMPROVEMENTS
ADDRESS:	2302 E ROAD
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR CURB, GUTTER AND SIDEWALK IMPROVEMENT

OWNERS: RJ Developments, LLC

ADDRESS OF PROPERTY: 2302 E Road

TAX PARCEL # 2945-083-00-099

LEGAL DESCRIPTION OF REAL PROPERTY:

Refer to attached Exhibit A

DESCRIPTION OF AREA OF CURB, GUTTER AND SIDEWALK:

Curb, gutter and sidewalk for the north side of E Road for a distance of approximately 391.76 feet east of 23 Road.

I, (WE), RJ Developments, LLC 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, improvement, construction or reconstruction to City standards and specifications of curb, gutter and sidewalk adjoining the above described property is (are) required. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an improvement district, or equivalent legal mechanism, is formed for the certain improvements described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2007, dollars is \$ 35,750.00 . 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 curb(s), gutter(s) and sidewalk(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/any or both/all 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 26th day of October 2007.

Robert L. Hurni

Print Name: Robert L. Hurni, Manager

Print Name: _____

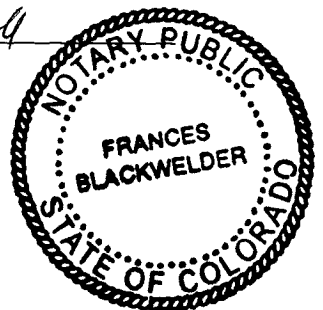
STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 26th day of October, 2007.

My commission expires 2-09-2008.

Frances Blackwelder
Notary Public



RECEPTION #: 2410981, BK 4549 PG 174 11/06/2007 at 04:10:52 PM, 1 OF 2, R \$10.00 S \$1.00 Doc Code: POA Janice Rich, Mesa County, CO CLERK AND RECORDER

Exhibit A

Legal Description of 2302 E Road:

A tract of land situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8 and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4404, Page 308 in the records in the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

Beginning at the northwesterly corner of a tract of land, being the southwesterly corner of Lot 2, Hi-Lite Subdivision, which bears N 00°03'05" E, 109.61 feet and S 89°59'55" E, 30.00 feet from the SW corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian and considering the west line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8 to bear N 00°03'05" E, with all other bearings contained herein relative thereto"

1. Thence S 89°59'55" E, 289.62 feet along said south line of Lot 2, Hi-Lite Subdivision;
2. Thence S 39°09'58" E, 117.19 feet;
3. Thence S 30°25'02" E, 55.30 feet;
4. Thence S 00°10'17" E, 36.07 feet to the northerly right-of-way line of E Road;
5. Thence N 89°59'55" W, 391.76 feet along said right-of-way of E Road to the easterly right-of-way line of 23 Road;
6. Thence N 00°03'50" W, 64.95 feet along said right-of-way line;
7. Thence N 00°03'05" E, 109.66 feet along said right-of-way line to the Point of Beginning.

This tract of land as described above contains 1.419 acres more or less.