POWER OF ATTORNEY - SUBDIVISION

RECITALS

A. _____ (herein "Owner") is the record owner in fee simple of the real property located in the City of Pueblo, State of Colorado described in the attached Exhibit "A" (herein "Property").

B. Owner desires to subdivide the Property and for such purpose appoints as his attorney-in-fact _____(herein "Agent").

APPOINTMENT

Owner does hereby designate and appoint the above named Agent as Owner's true and lawful attorney-in-fact with full power and authority to act for Owner in any lawful way and to perform and exercise all powers, duties or rights Owner could perform or exercise with respect to the subdivision of the Property, including, without limitation, complete, execute and file with the City of Pueblo, Colorado, and record in the office of the Pueblo County Clerk and Recorder, all documents, instruments, plats and agreements required by the City of Pueblo to subdivide the Property in accordance with the applicable ordinances and standards of the City of Pueblo; dedicate portions of the Property to public or private use; pay filing, exactions and impact fees; construct and install on-site and off-site public improvements; amend or modify any Master Development Plan within which the Property is located; and bind and encumber the Property for such purposes. Owner does hereby affirm and ratify all acts taken or to be taken by Agent.

This Power of Attorney is coupled with an interest and may not be revoked by Owner after the filing of an application with the City of Pueblo to subdivide the Property and will continue to be effective even though Owner becomes disabled, incapacitated, or incompetent.

The singular includes the plural and the masculine includes the feminine and neuter, wherever the context so requires.

This Power of Attorney shall be construed and interpreted in accordance with the laws of the State of Colorado.

Executed this _____ day of _____, 200____.

_____

By_____
Name:_____
Title:_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 200____ by _____.

Witness my hand and official seal.

My commission expires:

_____

_____
Notary Public

DPW124
11/02/02