

# THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1, 2 & 3 (COLLECTIVELY THE “DISTRICTS”)

8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

## **NOTICE OF A SPECIAL MEETING AND AGENDA**

<u>Boards of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper	President	2022/May 2022
Carla Ferreira	Vice President	2022/May 2022
Michael Sheldon	Treasurer	2023/May 2023
VACANT	Assistant Secretary	2023/May 2022
Cynthia (Cindy) Shearon	Assistant Secretary	2023/May 2023
Denise Denslow	Secretary	N/A

DATE: **December 16, 2021**  
TIME: **1:00 P.M.**  
PLACE: **Information Center**  
**3900 E. 470 Beltway**  
**Aurora, CO 80019**

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE WITH ONE INDIVIDUAL ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE ON ZOOM**

URL:

<https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09>

Meeting ID: 838 7329 2119

Passcode: 445053

One tap mobile

+1-312-626-6799

### **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- C. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## **II. CONSENT AGENDA**

Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Review and consider approval of the November 4, 2021 special meeting minutes (to be distributed).

## **III. LEGAL MATTERS**

- A. **District No. 1** - Conduct Public Hearing to consider the inclusion of approximately 73.513 acres of property owned by Aurora Highlands, LLC into the District boundaries. Consider adoption of Resolution for Inclusion of Real Property (enclosures).
- B. **District No. 1** - Conduct Public Hearing to consider the Inclusion of approximately 70.461 acres of property owned by Aurora Highlands, LLC into the District boundaries. Consider adoption of Resolution for Inclusion of Real Property (enclosures).
- C. **District No. 1** - Conduct Public Hearing to consider the inclusion of approximately 55.128 acres of property owned by Aurora Highlands, LLC into the District boundaries. Consider adoption of Resolution for Inclusion of Real Property (enclosures).
- D. **District No. 1** - Conduct Public Hearing to consider the inclusion of approximately 62.910 acres of property owned by Aurora Highlands, LLC into the District boundaries. Consider adoption of Resolution for Inclusion of Real Property (enclosures).
- E. Discussion of engagement of legal counsel.

## **IV. FINANCIAL MATTERS**

- A. None.

## **V. MANAGER MATTERS**

A. None.

**VI. CONSTRUCTION MATTERS**

A. None.

**VII. OTHER BUSINESS**

A. None.

**VIII. ADJOURNMENT**

**There are no regular meetings scheduled for the remainder of 2021.**

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 1, 2 & 3  
HELD  
NOVEMBER 4, 2021**

A special meeting of the Boards of Directors of The Aurora Highlands Metropolitan District Nos. 1, 2 & 3, County of Adams (referred to hereafter as the “Boards”) was convened on Thursday, November 4, 2021 at 3:00 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, Colorado. The District Board meeting was also held and properly noticed to be held via video enabled web conference. The meeting was open to the public via videoconference.

**Directors In Attendance Were:**

Matt Hopper  
Carla Ferreira  
Michael Sheldon  
Cynthia (“Cindy”) Shearon

**Also In Attendance Was:**

MaryAnn McGeady, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.  
Debra Sedgeley, Zach Leavitt, Denise Denslow and Celeste Terrell;  
CliftonLarsonAllen LLP (“CLA”)  
Matthew Ruhland, Esq.; Collins Cockrel & Cole P.C.  
Deanna Hopper; ATEC Metropolitan District Nos. 1 & 2

**ADMINISTRATIVE  
MATTERS**

**Disclosure of Potential Conflicts of Interest/Quorum:** Attorney Ruhland discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Boards members prior to this meeting in accordance with statute. It was noted that the disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors as required by statute. No new conflicts were disclosed and a quorum was confirmed.

**Agenda and Meeting Location:** The Boards entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Boards meeting. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards determined to conduct this meeting at the above-stated location, with Directors Hopper, Ferreira, Sheldon and Shearon attending in person. Due to concerns regarding the spread of COVID-19, and the benefits to the control of the virus by limiting in-person contact, the remaining Boards members and consultants attended via videoconference. The Boards further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by any

interested person have been received.

Upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards approved the agenda as presented.

**Public Comment:** None.

**2022 Annual Administrative Matters Resolutions:** Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards approved the 2022 Annual Administrative Resolutions.

**Section 32-1-809, C.R.S. reporting requirements:** Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards directed District Management to post the special district transparency notice on the Special District Association website.

## **CONSENT AGENDA**

### **Minutes from /September 20, 2021 Special Meeting:**

#### **District's insurance as Special District Association Membership in 2022:**

Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards approved the Consent Agenda.

## **FINANCIAL MATTERS**

**Public Hearings on Amendment to 2021 Budgets:** The Boards opened the public hearings at 3:46 p.m. to consider an amendment to the 2021 Budgets.

It was noted that publication of Notice stating that the Boards would consider amendment of the 2021 Budgets and the date, time and place of the public hearing was made in a newspaper having general circulation within the Districts. No written objections were received prior to the public hearings.

No public comments were received, and the public hearings were closed.

Ms. Sedgeley noted that amendments were not needed.

**Public Hearing on 2022 Budgets:** The Boards opened the public hearings at 3:47 p.m. to consider the proposed 2022 Budgets and to discuss related issues.

It was noted that Notice stating that the Boards would consider adoption of the 2022 budgets and the date, time and place of the public hearings was published pursuant to statute. No written objections were received prior to the public hearings.

No public comments were received, and the public hearings were closed at 3:47 p.m.

Ms. Sedgeley reviewed the 2022 Budgets with the Boards. Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote,

unanimously carried, the Boards approved the 2022 Budgets, as discussed, and considered adoption of the Resolutions to Adopt the 2022 Budgets and Appropriate Sums of Money and to Set Mill Levies. Following discussion, upon vote unanimously carried, the Boards adopted the Resolutions and authorized execution of the Certifications of Budgets. The Districts' Accountant was directed to transmit the Certifications of Tax Levies to the Board of County Commissioners of Adams County not later than December 15, 2021. District Accountant was directed to transmit the Certifications of Budget to the Division of Local Government no later than January 30, 2022.

**DLG-70 Mill Levy Certification Form:** Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Boards authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification Forms for certification to the Board of County Commissioners and other interested parties.

**Preparation of 2023 Budgets:** Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Boards appointed the District Accountant to prepare the 2023 Budgets.

## **LEGAL MATTERS**

**The Aurora Highlands Community Authority Board ("CAB") issuance of Special Tax Revenue Refunding and Improvement Bonds, Series 2021A<sub>(3)</sub> and Subordinate Special Tax Revenue Draw Down Bonds, Series 2021B<sub>(3)</sub> (collectively, the "2021 Bonds"):** Attorneys Ruhland and McGeady discussed the issuance of Special Tax Revenue Refunding and Improvement Bonds with the Boards.

**Revenue Pledge Agreement (The Aurora Highlands MD No. 1) by and between the CAB and District No. 1:** Attorneys Ruhland and McGeady discussed the Revenue Pledge Agreement with the District No. 1 Board.

**Resolution authorizing District No. 1 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and delivery by District No. 1 thereof and performance by District No. 1 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof:** Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon a vote of three for with Director Ferreira abstaining, the District No. 1 Board Adopted the Resolution authorizing District No. 1 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and

maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and delivery by District No. 1 thereof and performance by District No. 1 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof.

**Revenue Pledge Agreement (The Aurora Highlands MD No. 2) by and between the CAB and District No. 2:** Attorneys Ruhland and McGeady discussed the Revenue Pledge Agreement with the District No. 2 Board.

**Resolution authorizing District No. 2 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and delivery by District No. 2 thereof and performance by District No. 2 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof:** : Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon a vote of three for with Director Ferreira abstaining, the District No. 2 Board Adopted the Resolution authorizing District No. 2 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and delivery by District No. 2 thereof and performance by District No. 2 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof.

**Revenue Pledge Agreement (The Aurora Highlands MD No. 3) by and between the CAB and District No. 3:** Attorneys Ruhland and McGeady discussed the Revenue Pledge Agreement with the District No. 3 Board.

**Resolution authorizing District No. 3 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and**

**delivery by District No. 3 thereof and performance by District No. 3 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof:** : Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon a vote of three for with Director Ferreira abstaining, the District No. 3 Board Adopted the Resolution authorizing District No. 3 to enter into a Revenue Pledge Agreement with the CAB for the purpose of providing revenue to the CAB, to fund the repayment of up to \$4,000,000,000 in Bonds to be issued by the CAB and for the purpose of providing revenue to the CAB not to exceed \$4,000,000,000 annually to fund administration, operations and maintenance costs of the CAB; approving the form of such Revenue Pledge Agreement; authorizing the execution and delivery by District No. 3 thereof and performance by District No. 3 thereunder; approving related financing documents in connection therewith; authorizing incidental action; repealing prior inconsistent actions; and establishing the effective date thereof.

**Amended and Restated Mill Levy Allocation Policy Agreement by and among the CAB, The Aurora Highlands Metropolitan District No. 1, The Aurora Highlands Metropolitan District No. 2, The Aurora Highlands Metropolitan District No. 3, Aerotropolis Area Coordinating Metropolitan District, ATEC No. 1, and ATEC No. 2:** Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Boards approved the Amended and Restated Mill Levy Allocation Policy Agreement by and among the CAB, The Aurora Highlands Metropolitan District No. 1, The Aurora Highlands Metropolitan District No. 2, The Aurora Highlands Metropolitan District No. 3, Aerotropolis Area Coordinating Metropolitan District, ATEC No. 1, and ATEC No. 2

**Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election:** Attorney Ruhland reviewed the Resolution with the Boards. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards adopted the Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

## **MANAGER MATTERS**

**CliftonLarsonAllen LLP Master Service Agreements and related statement(s) of** work Ms. Denslow reviewed the Master Service Agreement with the Boards. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards approved the CliftonLarsonAllen LLP Master Service Agreements and related statement(s) of work.



**CONSTRUCTION**    None  
**MATTERS**

**OTHER BUSINESS**    There was no other business for discussion at this time.

**ADJOURNMENT**    There being no further business to come before the Boards at this time, the Boards adjourned the meeting at 4:00 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

**ORDER BY BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1  
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors of The Aurora Highlands Metropolitan District No. 1 (the “**District**”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of Aurora Highlands, LLC, a Nevada limited liability company (“**Petitioner**”), one hundred percent (100%) fee owner of the real property described in the Petition attached hereto, and requesting that the Board of Directors include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board of Directors of the District on December 16, 2021, at the hour of 1:00 p.m., at Information Center, 3900 E-470 Beltway, Aurora, CO 80019 and via teleconference:  
[https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09](https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09;);  
Meeting ID: 838 7329 2119; Passcode: 445053, after publication of notice of the filing of such Petition, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Aurora Sentinel* on December 9, 2021, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District;  
and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petition be granted.

IT IS THEREFORE ORDERED that such Petition be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Arapahoe County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 1, duly called and held on December 16, 2021, at the hour of 1:00 p.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Secretary

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS  
(PETITION FOR INCLUSION)**

## PETITION FOR INCLUSION OF PROPERTY PETITION FOR INCLUSION

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Aurora Highlands, LLC, a Nevada limited liability company (the "**Petitioner**"), does hereby respectfully petition The Aurora Highlands Metropolitan District No. 1 (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioners represent to the District as follows:

1. The land to be included consists of approximately 73 acres, situate in the City of Aurora, County of Adams, State of Colorado, and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").
2. The Petitioner owns the Property and is the fee owner of one hundred percent (100%) of the Property and no other person or entity owns an interest in the Property except as beneficial holders of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court, including the Property into the boundaries of the District (the "**Order for Inclusion**"). The Petitioners acknowledge that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioners acknowledge that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioners acknowledge that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioners agree that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioner agrees that it will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

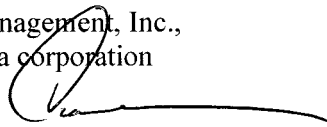
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed this 8<sup>th</sup> day of November, 2021.

**PETITIONER:**

AURORA HIGHLANDS, LLC  
a Nevada limited liability company

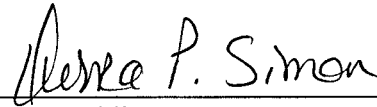
By: CGF Management, Inc.,  
a Nevada corporation

By:   
Carlo G. Ferreira, President

STATE OF COLORADO )  
CITY AND ) ss.  
COUNTY OF DENVER )

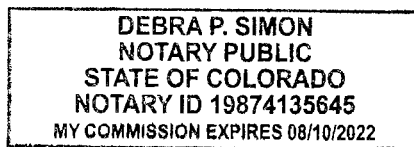
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2021, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires: 8/10/2022

[SEAL]



**EXHIBIT A  
PROPERTY**  
**THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15**

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30 BEARS SOUTH 89°23'15" WEST, A DISTANCE OF 2,615.80 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, SOUTH 00°11'32" EAST, A DISTANCE OF 70.89 FEET TO THE WESTERLY BOUNDARY OF THE COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT AMENDMENT RECORDED IN BOOK 2853, AT PAGE 290, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID EAST LINE ALONG SAID WESTERLY BOUNDARY, SOUTH 22°08'28" EAST, A DISTANCE OF 252.76 FEET TO THE WESTERLY BOUNDARY OF THE COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 2853, AT PAGE 286, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING THE WESTERLY BOUNDARY OF SAID AMENDMENT ALONG SAID LAST DESCRIBED WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 03°57'51" WEST, A DISTANCE OF 54.71 FEET;
2. SOUTH 22°11'09" EAST, A DISTANCE OF 2,141.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 12°56'23" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°14'52", AN ARC LENGTH OF 16.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°11'17", AN ARC LENGTH OF 987.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°59'57" WEST, A DISTANCE OF 954.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 557.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'28", AN ARC LENGTH OF 2.18 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°13'25" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'28", AN ARC LENGTH OF 31.49 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°00'03" WEST, A DISTANCE OF 95.84 FEET;

THENCE NORTH 04°55'16" EAST, A DISTANCE OF 186.49 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 288.54 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 516.61 FEET;

THENCE NORTH 63°24'49" WEST, A DISTANCE OF 6.66 FEET;

THENCE NORTH 09°34'38" EAST, A DISTANCE OF 49.98 FEET;

THENCE NORTH 59°01'23" WEST, A DISTANCE OF 52.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAIN STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,087.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°01'25" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'10", AN ARC LENGTH OF 552.76 FEET;
2. TANGENT TO SAID CURVE, NORTH 00°09'35" WEST, A DISTANCE OF 291.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,257.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°07'15", AN ARC LENGTH OF 441.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°56'50", AN ARC LENGTH OF 35.76 FEET;

TANGENT TO SAID CURVE, NORTH 61°40'00" EAST, A DISTANCE OF 182.77 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 0.67 FEET;

THENCE NORTH 57°51'09" EAST, A DISTANCE OF 240.53 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 352.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 198.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°01'04", AN ARC LENGTH OF 203.95 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 30°41'04" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°41'04" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°58'56", AN ARC LENGTH OF 117.88 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 28°20'00" EAST, A DISTANCE OF 320.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 28°20'00" EAST, A DISTANCE OF 61.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°20'00" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 61°40'00" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°40'00" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°25'19", AN ARC LENGTH OF 17.39 FEET TO THE WESTERLY BOUNDARY OF THE COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 2224, AT PAGE 893, IN SAID OFFICIAL RECORDS;

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID SOUTHEASTERLY BOUNDARY ALONG SAID LAST DESCRIBED WESTERLY BOUNDARY, SOUTH 28°20'00" EAST, A DISTANCE OF 81.16 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER;

THENCE DEPARTING SAID LAST DESCRIBED WESTERLY BOUNDARY ALONG SAID SOUTH LINE, NORTH 89°23'15" EAST, A DISTANCE OF 76.13 FEET TO THE **POINT OF BEGINNING**.

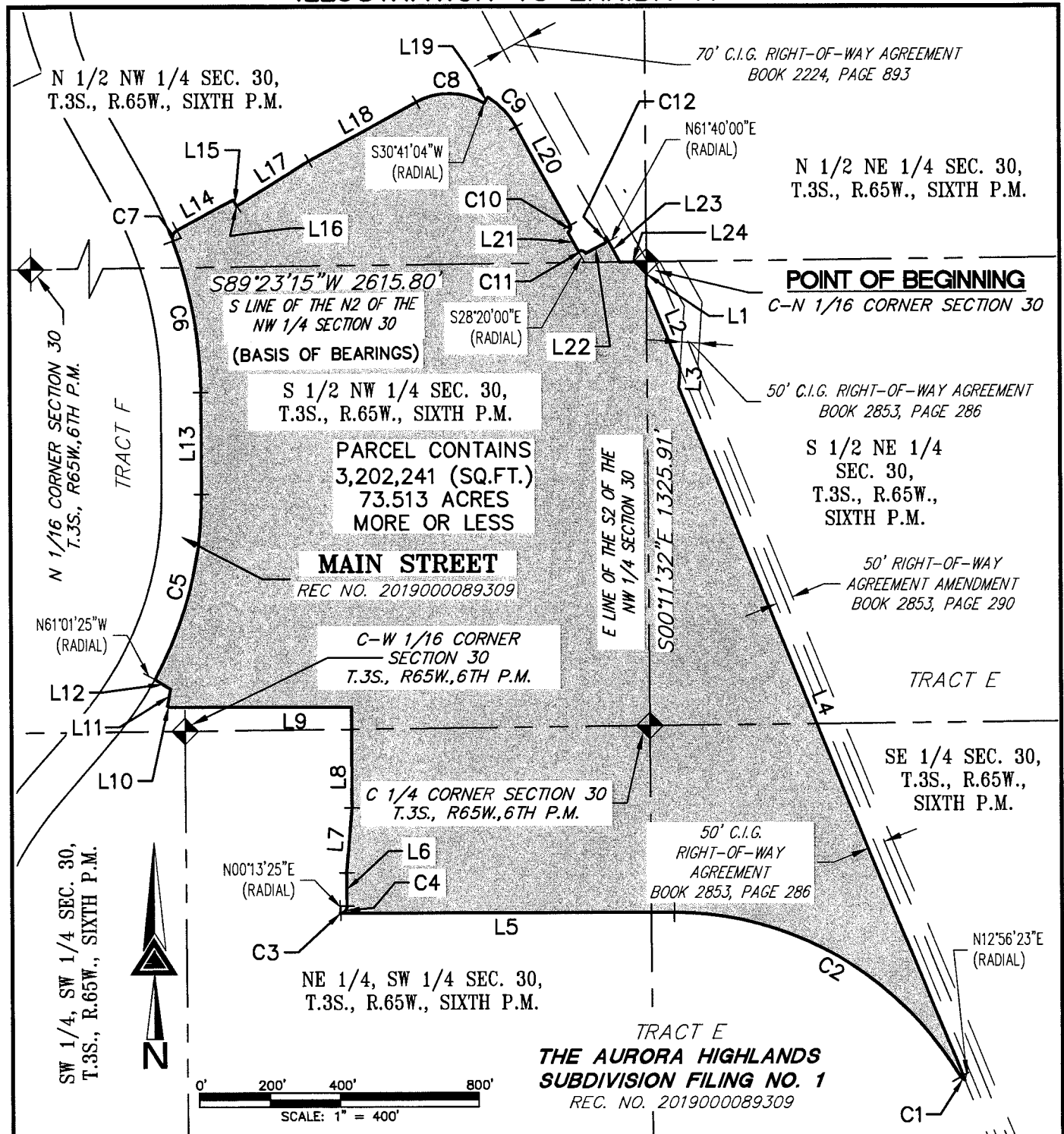
CONTAINING AN AREA OF 73.513 ACRES, (3,202,241 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\132419-11\DWG\EXHIBITS\  
 DWG NAME: 2021-11-02 TAH F15 District Inclusion  
 DWG: BJM CHK: BJM  
 DATE: 11/2/2021  
 SCALE: 1" = 400'



**300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com**

**TAH FILING NO. 15 BNDY**  
SEC. 30, T3S, R65W, 6TH P.M.  
CITY OF AURORA, ADAMS COUNTY, COLORADO  
JOB NUMBER 132419-11 4 OF 5 SHEETS

## ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°11'32"E	70.89'
L2	S22°08'28"E	252.76'
L3	S03°57'51"W	54.71'
L4	S22°11'09"E	2141.75'
L5	S89°59'57"W	954.19'
L6	N00°00'03"W	95.84'
L7	N04°55'16"E	186.49'
L8	N00°00'03"W	288.54'
L9	S89°59'57"W	516.61'
L10	N63°24'49"W	6.66'
L11	N09°34'38"E	49.98'
L12	N59°01'23"W	52.13'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N00°09'35"W	291.20'
L14	N61°40'00"E	182.77'
L15	S28°20'00"E	20.00'
L16	N61°40'00"E	0.67'
L17	N57°51'09"E	240.53'
L18	N61°40'00"E	352.33'
L19	N30°41'04"E	20.00'
L20	S28°20'00"E	320.19'
L21	S28°20'00"E	61.50'
L22	N61°40'00"E	64.00'
L23	S28°20'00"E	81.16'
L24	N89°23'15"E	76.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°14'52"	20.00'	16.49'
C2	60°11'17"	940.00'	987.45'
C3	0°13'28"	557.00'	2.18'
C4	90°13'28"	20.00'	31.49'
C5	29°08'10"	1087.00'	552.76'
C6	20°07'15"	1257.00'	441.43'
C7	81°56'50"	25.00'	35.76'
C8	59°01'04"	198.00'	203.95'
C9	30°58'56"	218.00'	117.88'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	66°25'19"	15.00'	17.39'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:132419-11\DWG\EXHIBITS\  
 DWG NAME: 2021-11-02 TAH F15 District Inclusion  
 DWG: BJM CHK: BJM  
 DATE: 11/2/2021  
 SCALE: N/A



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**TAH FILING NO. 15 BNDY**  
**SEC. 30, T3S, R65W, 6TH P.M.**  
**CITY OF AURORA, ADAMS COUNTY, COLORADO**  
 JOB NUMBER 132419-11 5 OF 5 SHEETS

**EXHIBIT B TO ORDER BY BOARD OF DIRECTORS  
(PROOF OF PUBLICATION)**

**ORDER BY BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1  
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors of The Aurora Highlands Metropolitan District No. 1 (the “**District**”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of Aurora Highlands, LLC, a Nevada limited liability company (“**Petitioner**”), one hundred percent (100%) fee owner of the real property described in the Petition attached hereto, and requesting that the Board of Directors include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board of Directors of the District on December 16, 2021, at the hour of 1:00 p.m., at Information Center, 3900 E-470 Beltway, Aurora, CO 80019 and via teleconference:  
[https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09](https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09;);  
Meeting ID: 838 7329 2119; Passcode: 445053, after publication of notice of the filing of such Petition, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Aurora Sentinel* on December 9, 2021, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District;  
and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petition be granted.

IT IS THEREFORE ORDERED that such Petition be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Arapahoe County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 1, duly called and held on December 16, 2021, at the hour of 1:00 p.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Secretary

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS  
(PETITION FOR INCLUSION)**

## PETITION FOR INCLUSION OF PROPERTY PETITION FOR INCLUSION

In accordance with Section 32-1-401(l)(a), C.R.S., the undersigned, Aurora Highlands, LLC, a Nevada limited liability company (the "**Petitioner**"), does hereby respectfully petition The Aurora Highlands Metropolitan District No. 1 (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioners represent to the District as follows:

1. The land to be included consists of approximately 70 acres, situate in the City of Aurora, County of Adams, State of Colorado, and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").
2. The Petitioner owns the Property and is the fee owner of one hundred percent (100%) of the Property and no other person or entity owns an interest in the Property except as beneficial holders of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court, including the Property into the boundaries of the District (the "**Order for Inclusion**"). The Petitioners acknowledge that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioners acknowledge that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioners acknowledge that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioners agree that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioner agrees that it will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

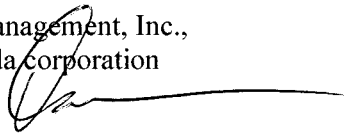
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed this 8<sup>th</sup> day of November, 2021.

**PETITIONER:**

AURORA HIGHLANDS, LLC  
a Nevada limited liability company


By: CGF Management, Inc.,  
a Nevada corporation

By:   
Carlo G. Ferreira, President

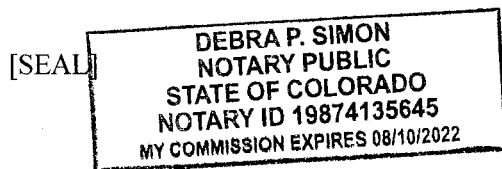
STATE OF COLORADO )  
CITY AND ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2021, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.

  
Notary Public

My commission expires: 8/10/2022



**EXHIBIT A  
PROPERTY**  
**THE AURORA HIGHLANDS SUBDIVISION FILING NO. 16**

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 30, WHENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER BEARS NORTH 89°23'33" EAST, A DISTANCE OF 2,654.60 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 09°31'11" EAST, A DISTANCE OF 123.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 61.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°28'59", AN ARC LENGTH OF 180.84 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°08'59" EAST, A DISTANCE OF 265.88 FEET;

THENCE SOUTH 75°21'25" EAST, A DISTANCE OF 74.87 FEET;

THENCE NORTH 89°08'59" EAST, A DISTANCE OF 146.39 FEET;

THENCE NORTH 72°09'35" EAST, A DISTANCE OF 68.44 FEET;

THENCE NORTH 89°08'59" EAST, A DISTANCE OF 31.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°46'50", AN ARC LENGTH OF 202.53 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 60°04'11" EAST, A DISTANCE OF 430.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 473.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'13", AN ARC LENGTH OF 69.10 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 43°58'49" EAST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 493.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°52'01" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'12", AN ARC LENGTH OF 145.73 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°55'49" EAST, A DISTANCE OF 265.48 FEET;

THENCE NORTH 52°58'42" EAST, A DISTANCE OF 33.27 FEET;

THENCE NORTH 89°55'49" EAST, A DISTANCE OF 301.81 FEET;

THENCE SOUTH 65°14'14" EAST, A DISTANCE OF 47.62 FEET;

THENCE NORTH 89°55'49" EAST, A DISTANCE OF 109.47 FEET;

THENCE NORTH 00°04'11" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°55'49" EAST, A DISTANCE OF 40.66 FEET;

THENCE SOUTH 82°28'30" EAST, A DISTANCE OF 117.28 FEET;



THENCE NORTH 89°55'49" EAST, A DISTANCE OF 57.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,113.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°54'49" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°20'39", AN ARC LENGTH OF 86.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°15'28" EAST, A DISTANCE OF 962.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 437.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°49'03", AN ARC LENGTH OF 318.95 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 47°03'13" WEST, A DISTANCE OF 38.31 FEET;

THENCE NORTH 54°38'54" WEST, A DISTANCE OF 736.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 468.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°48'28", AN ARC LENGTH OF 169.96 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°21'30", AN ARC LENGTH OF 24.70 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 10°11'08" WEST, A DISTANCE OF 174.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 337.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°44'06", AN ARC LENGTH OF 339.58 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 67°55'14" WEST, A DISTANCE OF 781.47 FEET;

THENCE NORTH 22°04'46" WEST, A DISTANCE OF 208.69 FEET;

THENCE NORTH 21°32'15" WEST, A DISTANCE OF 1,350.34 FEET;

THENCE NORTH 03°57'51" EAST, A DISTANCE OF 138.68 FEET;

THENCE NORTH 29°09'49" WEST, A DISTANCE OF 148.22 FEET;

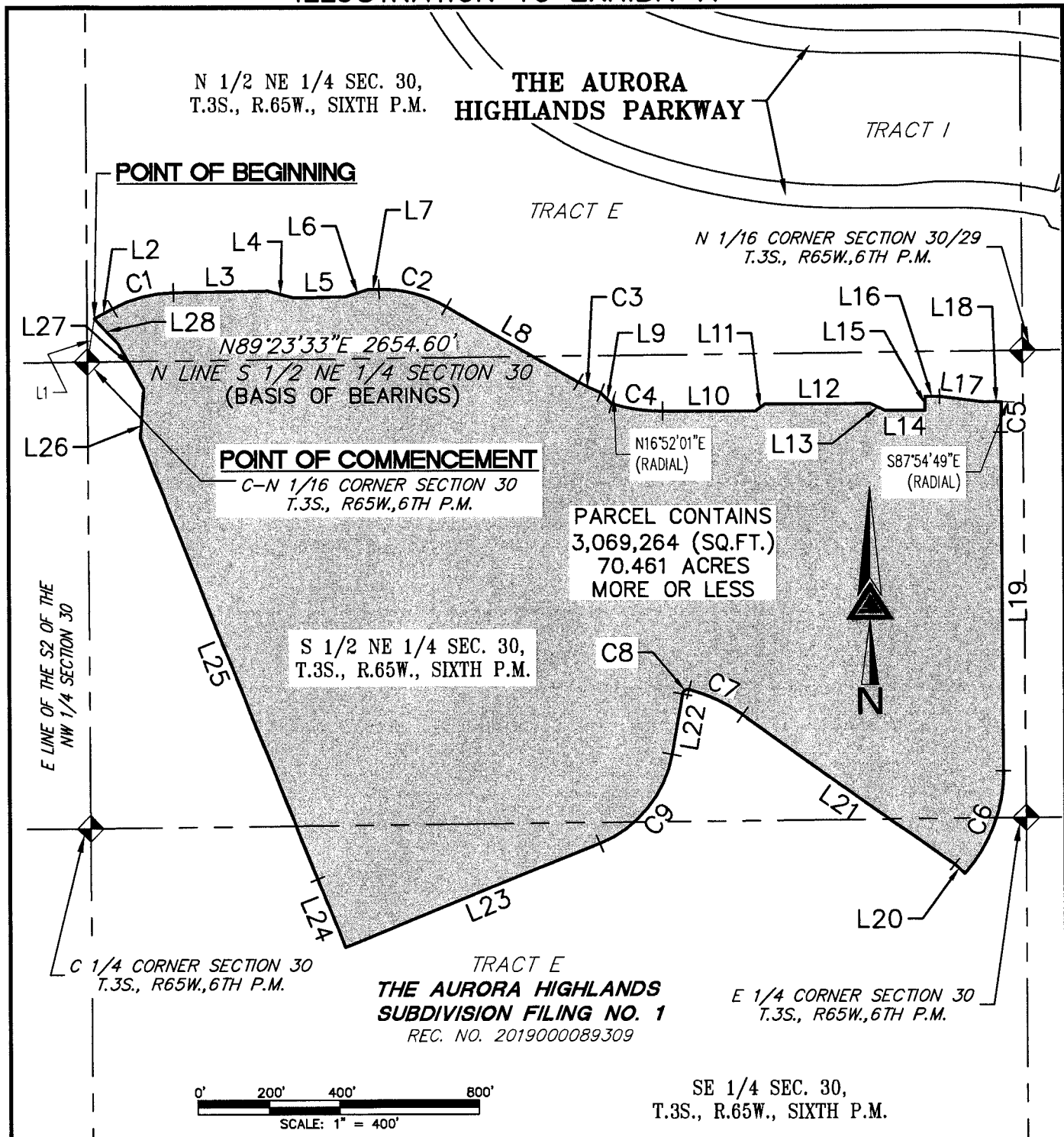
THENCE NORTH 44°39'20" WEST, A DISTANCE OF 97.77 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 70.461 ACRES, (3,069,264 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 e. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

## ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\132419-11\DWG\EXHIBITS\  
DWG NAME: 2021-11-03 TAH F16 District Inclusion  
DWG: BJM CHK: BJM  
DATE: 11/3/2021  
SCALE: 1" = 400'

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave,  
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**TAH FILING NO. 16 BNDY**  
SEC. 30, T3S, R65W, 6TH P.M.  
CITY OF AURORA, ADAMS COUNTY, COLORADO  
JOB NUMBER 132419-11 3 OF 4 SHEETS

## ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°31'11"E	123.89'
L2	N61°40'00"E	61.13'
L3	N89°08'59"E	265.88'
L4	S75°21'25"E	74.87'
L5	N89°08'59"E	146.39'
L6	N72°09'35"E	68.44'
L7	N89°08'59"E	31.44'
L8	S60°04'11"E	430.29'
L9	S43°58'49"E	44.31'
L10	N89°55'49"E	265.48'
L11	N52°58'42"E	33.27'
L12	N89°55'49"E	301.81'
L13	S65°14'14"E	47.62'
L14	N89°55'49"E	109.47'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N00°04'11"W	40.00'
L16	N89°55'49"E	40.66'
L17	S82°28'30"E	117.28'
L18	N89°55'49"E	57.84'
L19	S00°15'28"E	962.26'
L20	N47°03'13"W	38.31'
L21	N54°38'54"W	736.20'
L22	S10°11'08"W	174.41'
L23	S67°55'14"W	781.47'
L24	N22°04'46"W	208.69'
L25	N21°32'15"W	1350.34'
L26	N03°57'51"E	138.68'
L27	N29°09'49"W	148.22'
L28	N44°39'20"W	97.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°28'59"	377.00'	180.84'
C2	30°46'50"	377.00'	202.53'
C3	8°22'13"	473.00'	69.10'
C4	16°56'12"	493.00'	145.73'
C5	2°20'39"	2113.00'	86.45'
C6	41°49'03"	437.00'	318.95'
C7	20°48'28"	468.00'	169.96'
C8	94°21'30"	15.00'	24.70'
C9	57°44'06"	337.00'	339.58'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:132419-11\DWG\EXHIBITS\  
 DWG NAME: 2021-11-03 TAH F16 District Inclusion  
 DWG: BJM CHK: BJM  
 DATE: 11/3/2021  
 SCALE: N/A



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**TAH FILING NO. 16 BNDY**  
**SEC. 30, T3S, R65W, 6TH P.M.**  
**CITY OF AURORA, ADAMS COUNTY, COLORADO**  
 JOB NUMBER 132419-11 4 OF 4 SHEETS

**EXHIBIT B TO ORDER BY BOARD OF DIRECTORS  
(PROOF OF PUBLICATION)**

**ORDER BY BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1  
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors of The Aurora Highlands Metropolitan District No. 1 (the “**District**”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of Aurora Highlands, LLC, a Nevada limited liability company (“**Petitioner**”), one hundred percent (100%) fee owner of the real property described in the Petition attached hereto, and requesting that the Board of Directors include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board of Directors of the District on December 16, 2021, at the hour of 1:00 p.m., at Information Center, 3900 E-470 Beltway, Aurora, CO 80019 and via teleconference:  
[https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09](https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09;);  
Meeting ID: 838 7329 2119; Passcode: 445053, after publication of notice of the filing of such Petition, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Aurora Sentinel* on December 9, 2021, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District;  
and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petition be granted.

IT IS THEREFORE ORDERED that such Petition be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Arapahoe County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 1, duly called and held on December 16, 2021, at the hour of 1:00 p.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Secretary

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS  
(PETITION FOR INCLUSION)**

## PETITION FOR INCLUSION OF PROPERTY PETITION FOR INCLUSION

In accordance with Section 32-1-401(l)(a), C.R.S., the undersigned, Aurora Highlands, LLC, a Nevada limited liability company (the "**Petitioners**"), do hereby respectfully petition The Aurora Highlands Metropolitan District No. 1 (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioners represent to the District as follows:

1. The land to be included consists of approximately 55 acres, situate in the County of Adams, State of Colorado, and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").
2. The Petitioners individually each own a portion of the Property, and collectively are the fee owners of one hundred percent (100%) of the Property and no other person or entity owns an interest in the Property except as beneficial holders of encumbrances.
3. The Petitioners hereby assent to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court, including the Property into the boundaries of the District (the "**Order for Inclusion**"). The Petitioners acknowledge that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioners acknowledge that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioners acknowledge that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioners agree that the Board may, in its sole and absolute discretion, require the Petitioners to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioners agree that they will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioners hereby request that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

[Petitioner's Signature Page Follows]

AURORA HIGHLANDS, LLC,  
a Nevada limited liability company

By: CGF Management, Inc.,  
a Nevada corporation, its Manager

By:   
Carlo G. Ferreira, President

STATE OF Colorado )  
 ) S.S.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me January 17, 2020, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, acting as Manager of Aurora Highlands, LLC, a Nevada limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.



  
(Signature of notarial officer)

My commission expires: 10/18/2023



**EXHIBIT A**  
**Legal Description of the Property**

**Parcel One**

[see attached four pages]

## EXHIBIT A

## PROPERTY

**LEGAL DESCRIPTION**

## THE AURORA HIGHLANDS SUBDIVISION FILING NO. 14

THREE PARCELS OF LAND BEING A PORTION OF TRACT D AND ALL OF TRACT U, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2020000118550 BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A (TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2)**

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRACT E;

THENCE ALONG THE BOUNDARY OF SAID TRACT E THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°00'48" EAST, A DISTANCE OF 299.50 FEET;
2. SOUTH 89°59'12" EAST, A DISTANCE OF 452.07 FEET;
3. SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;
4. SOUTH 89°59'12" EAST, A DISTANCE OF 65.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
6. TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 248.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
8. NORTH 89°59'12" WEST, A DISTANCE OF 606.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 4.267 ACRES, (185,886 SQUARE FEET), MORE OR LESS.

**TOGETHER WITH****PARCEL B (TRACT U, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1)**

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID TRACT U;

THENCE ALONG THE BOUNDARY OF SAID TRACT U THE FOLLOWING THIRTEEN (13) COURSES:

1. THENCE NORTH 89°59'12" WEST, A DISTANCE OF 217.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

3. NORTH 00°00'48" EAST, A DISTANCE OF 96.50 FEET;
4. NORTH 03°49'39" EAST, A DISTANCE OF 75.17 FEET;
5. NORTH 00°00'48" EAST, A DISTANCE OF 88.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
7. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 304.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°15'21", AN ARC LENGTH OF 26.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 82.00 FEET;
9. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°28'27", AN ARC LENGTH OF 26.44 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 119.32 FEET;
11. SOUTH 00°00'48" WEST, A DISTANCE OF 149.50 FEET;
12. NORTH 89°59'12" WEST, A DISTANCE OF 2.73 FEET;
13. SOUTH 00°00'48" WEST, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 1.724 ACRES, (75,083 SQUARE FEET), MORE OR LESS.

**TOGETHER WITH**

**PARCEL C (A PORTION OF TRACT D, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1)**

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTH 06°32'14" EAST, A DISTANCE OF 1,017.25 FEET;
2. NORTH 05°36'23" EAST, A DISTANCE OF 71.76 FEET;
3. NORTH 00°00'48" EAST, A DISTANCE OF 77.04 FEET;
4. NORTH 89°59'12" WEST, A DISTANCE OF 99.06 FEET;
5. NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

7. TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. NON-TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
13. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 12.27 FEET;
14. NORTH 00°00'48" EAST, A DISTANCE OF 174.00 FEET;
15. NORTH 89°59'12" WEST, A DISTANCE OF 300.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT D;

THENCE ALONG THE BOUNDARY OF SAID TRACT D THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 36°31'59" EAST, A DISTANCE OF 207.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.25 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°47'05" EAST;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°13'44", AN ARC LENGTH OF 34.01 FEET;
3. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 252.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7,965.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°31'46", AN ARC LENGTH OF 768.68 FEET;
5. TANGENT TO SAID CURVE, SOUTH 84°27'25" EAST, A DISTANCE OF 527.50 FEET;
6. SOUTH 39°27'25" EAST, A DISTANCE OF 40.20 FEET;
7. SOUTH 05°32'35" WEST, A DISTANCE OF 686.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,043.00 FEET;
8. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°24'04", AN ARC LENGTH OF 371.38 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°08'31" WEST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A

CENTRAL ANGLE OF 86°45'51", AN ARC LENGTH OF 30.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°22'39" WEST, A DISTANCE OF 50.69 FEET;

THENCE SOUTH 85°58'20" WEST, A DISTANCE OF 60.53 FEET;

THENCE SOUTH 78°22'39" WEST, A DISTANCE OF 93.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°38'09", AN ARC LENGTH OF 70.90 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 86°00'48" WEST, A DISTANCE OF 810.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°36'30", AN ARC LENGTH OF 24.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 218.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°52'04", AN ARC LENGTH OF 67.98 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 06°32'14" WEST, A DISTANCE OF 696.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'23", AN ARC LENGTH OF 40.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°43'16", AN ARC LENGTH OF 105.65 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 06°32'14" WEST, A DISTANCE OF 139.22 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF TRACT I, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2;

THENCE ALONG SAID EASTERLY PROLONGATION AND THE NORTHERLY BOUNDARY OF TRACT I, AND THE EASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89°01'19" WEST, A DISTANCE OF 100.47 FEET;
2. NORTH 73°43'38" WEST, A DISTANCE OF 71.02 FEET;
3. NORTH 81°49'34" WEST, A DISTANCE OF 70.03 FEET;
4. NORTH 83°27'46" WEST, A DISTANCE OF 70.00 FEET;
5. NORTH 06°32'14" EAST, A DISTANCE OF 120.00 FEET;
6. SOUTH 83°27'46" EAST, A DISTANCE OF 56.09 FEET;
7. NORTH 06°32'14" EAST, A DISTANCE OF 64.00 FEET;
8. SOUTH 83°27'46" EAST, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 43.146 ACRES, (1,879,449 SQUARE FEET), MORE OR LESS.

**CONTAINING A TOTAL AREA OF 49.137 ACRES, (2,140,418 SQUARE FEET), MORE OR LESS.**

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

**EXHIBIT B TO ORDER BY BOARD OF DIRECTORS  
(PROOF OF PUBLICATION)**

**ORDER BY BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1  
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors of The Aurora Highlands Metropolitan District No. 1 (the “**District**”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of Aurora Highlands, LLC, a Nevada limited liability company (“**Petitioner**”), one hundred percent (100%) fee owner of the real property described in the Petition attached hereto, and requesting that the Board of Directors include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board of Directors of the District on December 16, 2021, at the hour of 1:00 p.m., at Information Center, 3900 E-470 Beltway, Aurora, CO 80019 and via teleconference:  
[https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09](https://us06web.zoom.us/j/83873292119?pwd=RkNSMWlBczgxaUpNcFY3aDJlcklJdz09;);  
Meeting ID: 838 7329 2119; Passcode: 445053, after publication of notice of the filing of such Petition, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Aurora Sentinel* on December 9, 2021, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District;  
and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petition be granted.

IT IS THEREFORE ORDERED that such Petition be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Arapahoe County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 1, duly called and held on December 16, 2021, at the hour of 1:00 p.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Secretary



**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS  
(PETITION FOR INCLUSION)**

## PETITION FOR INCLUSION OF PROPERTY PETITION FOR INCLUSION

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Aurora Highlands, LLC, a Nevada limited liability company (the "**Petitioners**"), do hereby respectfully petition The Aurora Highlands Metropolitan District No. 1 (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioners represent to the District as follows:

1. The land to be included consists of approximately 63 acres, situate in the County of Adams, State of Colorado, and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").
2. The Petitioners individually each own a portion of the Property, and collectively are the fee owners of one hundred percent (100%) of the Property and no other person or entity owns an interest in the Property except as beneficial holders of encumbrances.
3. The Petitioners hereby assent to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court, including the Property into the boundaries of the District (the "**Order for Inclusion**"). The Petitioners acknowledge that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioners acknowledge that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioners acknowledge that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioners agree that the Board may, in its sole and absolute discretion, require the Petitioners to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioners agree that they will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioners hereby request that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the

taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed this 19th day of November, 2021.

**PETITIONER:**

AURORA HIGHLANDS, LLC  
a Nevada limited liability company

By: CGF Management, Inc.,  
a Nevada corporation

By:   
Carlo G. Ferreira, President

STATE OF Colorado )  
 ) ss.  
COUNTY OF Adams )

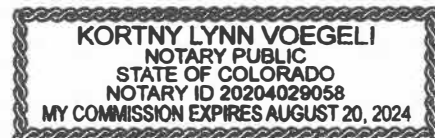
The foregoing instrument was acknowledged before me this 19th day of November, 2021, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.

  
Notary Public

My commission expires: August 20, 2024

[SEAL]



**EXHIBIT A**  
**Legal Description of the Property**

**Parcel One**

[see attached four pages]

# EXHIBIT A PROPERTY

## LEGAL DESCRIPTION

### THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTIONS 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 62°12'49" EAST, A DISTANCE OF 840.22 FEET AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 62°12'49" EAST, A DISTANCE OF 42.12 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 28°20'00" EAST, A DISTANCE OF 102.78 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 193.91 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 26°43'12" EAST, A DISTANCE OF 284.13 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 320.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 61°40'00" EAST, A DISTANCE OF 104.10 FEET;

THENCE NORTH 28°20'00" WEST, A DISTANCE OF 31.48 FEET;

THENCE NORTH 28°45'47" WEST, A DISTANCE OF 926.89 FEET;

THENCE NORTH 61°14'13" EAST, A DISTANCE OF 345.34 FEET;

THENCE SOUTH 28°45'47" EAST, A DISTANCE OF 230.22 FEET;

THENCE NORTH 79°37'13" EAST, A DISTANCE OF 238.93 FEET;

THENCE SOUTH 87°58'51" EAST, A DISTANCE OF 340.45 FEET;

THENCE SOUTH 83°27'58" EAST, A DISTANCE OF 525.95 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID TRACT E AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,004.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°18'59" EAST;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'07", AN ARC LENGTH OF 648.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,952.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'03", AN ARC LENGTH OF 694.46 FEET;
3. TANGENT TO SAID CURVE, NORTH 89°55'49" EAST, A DISTANCE OF 298.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,172.00 FEET;

4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $05^{\circ}53'47''$ , AN ARC LENGTH OF 120.61 FEET;

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH  $00^{\circ}15'28''$  EAST, A DISTANCE OF 399.83 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID NORTH LINE, NORTH  $89^{\circ}23'33''$  EAST, A DISTANCE OF 54.00 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 30 & 29;

THENCE NORTH  $89^{\circ}28'44''$  EAST, A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,054.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $83^{\circ}46'47''$  EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ}08'25''$ , AN ARC LENGTH OF 148.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $28^{\circ}34'30''$  WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $28^{\circ}38'40''$ , AN ARC LENGTH OF 10.00 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH  $89^{\circ}55'49''$  WEST, A DISTANCE OF 107.20 FEET;

THENCE NORTH  $82^{\circ}28'30''$  WEST, A DISTANCE OF 117.28 FEET;

THENCE SOUTH  $89^{\circ}55'49''$  WEST, A DISTANCE OF 40.66 FEET;

THENCE SOUTH  $00^{\circ}04'11''$  EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH  $89^{\circ}55'49''$  WEST, A DISTANCE OF 109.47 FEET;

THENCE NORTH  $65^{\circ}14'14''$  WEST, A DISTANCE OF 47.62 FEET;

THENCE SOUTH  $89^{\circ}55'49''$  WEST, A DISTANCE OF 301.81 FEET;

THENCE SOUTH  $52^{\circ}58'42''$  WEST, A DISTANCE OF 33.27 FEET;

THENCE SOUTH  $89^{\circ}55'49''$  WEST, A DISTANCE OF 265.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 493.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}56'12''$ , AN ARC LENGTH OF 145.73 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH  $43^{\circ}58'49''$  WEST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 473.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $21^{\circ}33'36''$  EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ}22'13''$ , AN ARC LENGTH OF 69.10 FEET;

THENCE TANGENT TO SAID CURVE, NORTH  $60^{\circ}04'11''$  WEST, A DISTANCE OF 430.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $30^{\circ}46'50''$ , AN ARC LENGTH OF 202.53 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH  $89^{\circ}08'59''$  WEST, A DISTANCE OF 31.44 FEET;

THENCE SOUTH  $72^{\circ}09'35''$  WEST, A DISTANCE OF 68.44 FEET;

THENCE SOUTH  $89^{\circ}08'59''$  WEST, A DISTANCE OF 146.39 FEET;

THENCE NORTH 75°21'25" WEST, A DISTANCE OF 74.87 FEET;

THENCE SOUTH 89°08'59" WEST, A DISTANCE OF 265.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°28'59", AN ARC LENGTH OF 180.84 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°40'00" WEST, A DISTANCE OF 61.13 FEET;

THENCE NORTH 44°39'20" WEST, A DISTANCE OF 20.84 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 131.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 61°40'00" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 28°20'00" WEST, A DISTANCE OF 61.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°20'00" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 28°20'00" WEST, A DISTANCE OF 320.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 218.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°58'56", AN ARC LENGTH OF 117.88 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 30°41'04" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°41'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°01'04", AN ARC LENGTH OF 203.95 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°40'00" WEST, A DISTANCE OF 352.33 FEET;

THENCE SOUTH 57°51'09" WEST, A DISTANCE OF 240.53 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 0.67 FEET;

THENCE NORTH 28°20'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 182.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°56'50", AN ARC LENGTH OF 35.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAIN STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,257.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°43'10" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'00", AN ARC LENGTH OF 198.55 FEET;
2. TANGENT TO SAID CURVE, NORTH 29°19'50" WEST, A DISTANCE OF 216.66 FEET;
3. NORTH 23°47'56" WEST, A DISTANCE OF 112.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,137.50 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'12", AN ARC LENGTH OF 107.28 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 67°33'49" EAST, A DISTANCE OF 205.76 FEET;

THENCE SOUTH 63°11'01" EAST, A DISTANCE OF 56.82 FEET;

THENCE NORTH 67°33'49" EAST, A DISTANCE OF 266.42 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 208.24 FEET;

THENCE NORTH 58°23'46" EAST, A DISTANCE OF 101.28 FEET TO SAID NORTHERLY BOUNDARY;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 13.85 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 61.976 ACRES, (2,699,670 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF

BRADY J. MOORHEAD, PLS 38668  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
 300 E. MINERAL AVENUE, SUITE 1  
 LITTLETON, CO 80122



**EXHIBIT B TO ORDER BY BOARD OF DIRECTORS  
(PROOF OF PUBLICATION)**