

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 1
(THE “DISTRICT”)**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net/>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
William C. Westmoreland		May 2025
Carla Ferreira		May 2023
Michael Sheldon		May 2023
Cindy Shearon		May 2023
Nicholas English		May 2025
Denise Denslow		N/A

DATE: September 21, 2022
TIME: 2:00 P.M.
PLACE: Construction Trailer (formerly Information Center)
3900 E. 470 Beltway
Aurora, CO 80019

THIS DISTRICT BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

1. To attend via Zoom Videoconference use the below link:

Join Zoom Meeting

<https://us02web.zoom.us/j/83201579755?pwd=N0wxaHZzSkVzWFNtaG1qWVpWcHhCdz09>

Meeting ID: 832 0157 9755

Passcode: 314241

Or to join audio only:

One tap mobile

1-719-359-4580

Passcode: 314241

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. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three minutes per person.
- D. Discuss results of the May 3, 2022 Regular Election.
- E. Consider appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

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 April 27, 2022 special meeting minutes (enclosure).

III. LEGAL MATTERS

- A. Conduct Public Hearing to consider the inclusion of approximately .934 acres of property owned by Aurora Highlands, LLC into The Aurora Highlands Metropolitan District No. 1 boundaries. Consider adoption of The Aurora Highlands Metropolitan District No. 1 Order for Inclusion of Real Property (enclosures; Petition and Order).
- B. Conduct Public Hearing to consider the inclusion of approximately 209 acres of property owned by Aurora Highlands, LLC into The Aurora Highlands Metropolitan District No. 1 boundaries. Consider adoption of The Aurora Highlands Metropolitan District No. 1 Order for Inclusion of Real Property (enclosures; Petition and Order).
- C. Conduct Public Hearing to consider the inclusion of approximately 4.446 acres of property owned by Aurora Highlands, LLC into The Aurora Highlands Metropolitan District No. 1 boundaries. Consider adoption of The Aurora Highlands Metropolitan District No. 1 Order for Inclusion of Real Property (enclosures; Petition and Order).

IV. FINANCIAL MATTERS

A. None.

V. MANAGER MATTERS

A. None.

VI. CONSTRUCTION MATTERS

A. None.

VII. OTHER BUSINESS

A. None.

VIII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 3, 2022

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 1, 2, & 3 HELD APRIL 27, 2022

A special meeting of the Boards of Directors (the “Boards”) of The Aurora Highlands Metropolitan District No. 1 (“District No. 1”), The Aurora Highlands Metropolitan District No. 2 (“District No. 2”) and The Aurora Highlands Metropolitan District No. 3 (“District No. 3”, along with District No. 1 and District No. 2, the “Districts”), County of Adams, was convened on Wednesday, April 27, 2022 at 3:17 p.m. at the Construction Trailer (formerly Information Center), 3900 E. 470 Beltway, Aurora, Colorado. The Districts’ Board meeting was held with all Directors attending in person at the physical meeting location. The meeting was also open to the public via videoconference.

Directors in Attendance Were:

Matt Hopper
Carla Ferreira
Michael Sheldon
Cynthia (Cindy) Shearon

Also in Attendance Were:

Matthew Ruhland, Esq. of Cockrel Ela Glesne Greher & Ruhland, P.C.
MaryAnn McGeady, Esq., Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq. of McGeady Becher P.C.
Denise Denslow and Shauna D’Amato of CliftonLarsonAllen LLP
Jerry Jacobs, Christina Madrigal and Corey Pilato of Timberline District Consulting, LLC
Nicholas English, member of the public

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest: Mr. 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. No new conflicts were disclosed.

Quorum/Confirmation of Meeting Location/Posting of Notice: Director Hopper confirmed a quorum for the special meeting. The Boards entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location

RECORD OF PROCEEDINGS

of the Districts' Board meeting. Following discussion, upon motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Boards determined that because there was not a suitable or convenient location within the Districts' boundaries to conduct this meeting it was determined to conduct this meeting at the above-stated location, with all Directors attending in person, and the consultants attending via videoconference. The Boards further noted that notice providing the time, date and location was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxing electors within the Districts' boundaries have been received.

Agenda: The Boards considered the proposed Agenda for the Districts' special meeting. Following discussion, upon motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Agenda was approved, as presented.

Public Comment: Nicholas English expressed overall concerns about the new Service Plan and development in the community. He also expressed concerns regarding Director Hopper, and he believes the relationship between Summit Strategies and the Districts has not been adequately explained and inquired whether there was a conflict of interest.

CONSENT AGENDA

November 4, 2021 Special Meeting Minutes: Following discussion, upon motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Consent Agenda was approved.

LEGAL MATTERS

Consolidated Second Amended and Restated Service Plan: Mr. Ruhland reviewed the Consolidated Second Amended and Restated Service Plan with the Boards, noting this has been discussed at a previous meeting. He also reported that this has been in effect since April 23, 2022.

Amended and Restated Intergovernmental Agreement by and between the City of Aurora, Colorado and the Districts: Mr. Ruhland reviewed the Amended and Restated Intergovernmental 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 Amended and Restated Intergovernmental Agreement by and between the City of Aurora, Colorado and the Districts.

The Aurora Highlands Community Authority Board ("CAB") Second Amended and Restated Establishment Agreement between and among Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB:

RECORD OF PROCEEDINGS

Resolutions of the Boards of Directors of the Districts Approving the Addition of The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District) into the CAB and authorizing execution of the Second Amended and Restated Establishment Agreement between and among Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB: Mr. Ruhland reviewed the Second Amended and Restated Establishment Agreement with the Boards. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved The Aurora Highlands Community Authority Board (“CAB”) Second Amended and Restated Establishment Agreement between and among Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB and adopted the Resolutions of the Boards of Directors of the Districts Approving the Addition of The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District) into the CAB and authorized execution of the Second Amended and Restated Establishment Agreement between and among Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB.

Amended and Restated Disclosure to Purchasers for Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB: Mr. Ruhland reviewed the Amended and Restated Disclosure to Purchasers with the Boards. Following discussion, the Boards directed staff to prepare, record and file the Amended and Restated Disclosure to Purchasers for Aerotropolis Area Coordinating Metropolitan District, the Districts, The Aurora Highlands Metropolitan District No. 6 (formerly known as First Creek Ranch Metropolitan District), ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2 and the CAB, in compliance with requirements of the districts’ service plans and to post it on the Districts’ website.

Public Hearing on Petition for Inclusion of approximately 58.990 acres of Real Property owned by Aurora Highlands, LLC into the Aurora Highlands Metropolitan District No. 1 boundaries; Consider adoption of the Aurora Highlands Metropolitan District No. 1 of Resolution for Inclusion of Real

RECORD OF PROCEEDINGS

Property: Upon a duly made motion by Director Hopper, the District No. 1 Board opened the public hearing at 3:21 p.m. to consider the inclusion of approximately 58.990 acres of real property into the boundaries of District No. 1 and to consider adoption of Resolution for Inclusion of Real Property. It was noted that publication of notice stating that the District No. 1 Board would consider approving the inclusion of approximately 58.990 acres of real property into of the boundaries of District No. 1 was made in a newspaper having general circulation within District No. 1. No written objections were received prior to this public hearing. No further public comments were received and the public hearing was closed at 3:22 p.m.

Mr. Ruhland reviewed the Petition for Inclusion with District No. 1 Board. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the District No. 1 Board approved the Petition for Inclusion of approximately 58.990 real property into of the boundaries of District No. 1 and adopted the Resolution for Inclusion of Real Property.

Update on the Districts' Regular Elections: Mr. Ruhland updated the Boards on the election, noting that District Nos. 2 and 3 have canceled their elections with no change to their Boards. District No. 1 also canceled its election and will have two new Board members in May.

FINANCIAL
MATTERS

None.

MANAGER
MATTERS

None.

CONSTRUCTION
MATTERS

None

OTHER BUSINESS

None.

ADJOURNMENT

There being no further items before the Boards, upon motion duly made by Director Ferreira, seconded by Director Shearon and, upon vote, unanimously carried, the meeting was adjourned at 3:23 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**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 0.934 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.

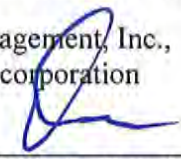
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District 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 12 day of August, 2022.

PETITIONER:

AURORA HIGHLANDS, LLC
a Nevada limited liability company

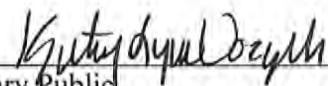
By: CGF Management, Inc.,
a Nevada corporation

By: 
Carlo G. Ferreira, President

STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 12 day of August, 2022, 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]

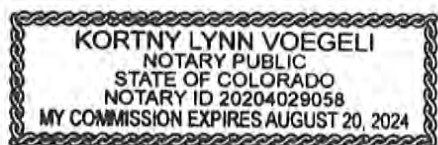


EXHIBIT A

Legal Description of the Property

FOUR PARCELS OF LAND BEING THOSE CERTAIN PORTIONS 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:

PARCEL A

BEGINNING AT THE NORTHEAST CORNER OF TRACT M AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10 RECORDED AT RECEPTION NO. 2021000148384, IN SAID OFFICIAL RECORDS;

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 45.92 FEET;

THENCE NORTH 89°55'57" WEST, A DISTANCE OF 149.41 FEET;

THENCE NORTH 00°04'11" WEST, A DISTANCE OF 105.00 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 173.47 FEET;

THENCE NORTH 65°14'14" WEST, A DISTANCE OF 47.62 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 301.81 FEET;

THENCE SOUTH 52°58'39" WEST, A DISTANCE OF 33.27 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 311.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 322.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°34'07", AN ARC LENGTH OF 93.12 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 42°53'31" WEST, A DISTANCE OF 43.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 302.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°41'39" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'10", AN ARC LENGTH OF 32.87 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 60°04'11" WEST, A DISTANCE OF 520.12 FEET TO A POINT HEREINAFTER REFERRED TO AS "**POINT A**", AND THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 377.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°19'42" WEST;

THENCE ALONG THE BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10 THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'07", AN ARC LENGTH OF 43.44 FEET;
2. 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;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'13", AN ARC LENGTH OF 69.10 FEET;
4. 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;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'12", AN ARC LENGTH OF 145.73 FEET;
6. TANGENT TO SAID CURVE, NORTH 89°55'49" EAST, A DISTANCE OF 265.48 FEET;
7. NORTH 52°58'42" EAST, A DISTANCE OF 33.27 FEET;
8. NORTH 89°55'49" EAST, A DISTANCE OF 301.81 FEET;
9. SOUTH 65°14'14" EAST, A DISTANCE OF 47.62 FEET;
10. NORTH 89°55'49" EAST, A DISTANCE OF 109.47 FEET;
11. NORTH 00°04'11" WEST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.628 ACRES, (27,360 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL B

COMMENCING AT SAID "**POINT A**";

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS FILING NO. 10, ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 377.00 FEET,

WESTERLY THROUGH A CENTRAL ANGLE OF 17°34'36", AN ARC LENGTH OF 115.65 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 89°08'59" WEST, A DISTANCE OF 74.79 FEET;

THENCE SOUTH 72°09'35" WEST, A DISTANCE OF 68.44 FEET;

THENCE SOUTH 89°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 309.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 198.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'11", AN ARC LENGTH OF 0.18 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT B", AND THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°27'09" EAST;

THENCE ALONG THE BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10 THE FOLLOWING SEVEN (7) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'08", AN ARC LENGTH OF 43.44 FEET;
2. NORTH 89°08'59" EAST, A DISTANCE OF 265.88 FEET;
3. SOUTH 75°21'25" EAST, A DISTANCE OF 74.87 FEET;
4. NORTH 89°08'59" EAST, A DISTANCE OF 146.39 FEET;
5. NORTH 72°09'35" EAST, A DISTANCE OF 68.44 FEET;
6. 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;
7. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'07", AN ARC LENGTH OF 43.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.037 ACRES, (1,598 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL C

COMMENCING AT SAID "POINT B";

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS FILING NO. 10, ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 377.00 FEET, WESTERLY THROUGH A CENTRAL ANGLE OF 14°16'44", AN ARC LENGTH OF 93.95 FEET TO THE

BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°16'49" EAST, AND THE **POINT OF BEGINNING**;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'11", AN ARC LENGTH OF 0.18 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°40'00" WEST, A DISTANCE OF 104.29 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 NON-TANGENT TO SAID CURVE, 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 2.50 FEET TO THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, AND 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 ALONG THE BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10 THE FOLLOWING SEVEN (7) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
2. 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;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
4. TANGENT TO SAID CURVE, NORTH 61°40'00" EAST, A DISTANCE OF 131.56 FEET;
5. SOUTH 44°39'20" EAST, A DISTANCE OF 20.84 FEET;
6. NORTH 61°40'00" EAST, A DISTANCE OF 61.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 377.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'08", AN ARC LENGTH OF 43.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.018 ACRES, (804 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL D

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT E AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT E, SOUTH 28°20'00" EAST, A DISTANCE OF 20.00 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 63.08 FEET;

THENCE SOUTH 71°22'56" WEST, A DISTANCE OF 151.33 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 1,257.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 71°22'56" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'46", AN ARC LENGTH OF 36.48 FEET TO THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, AND THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

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

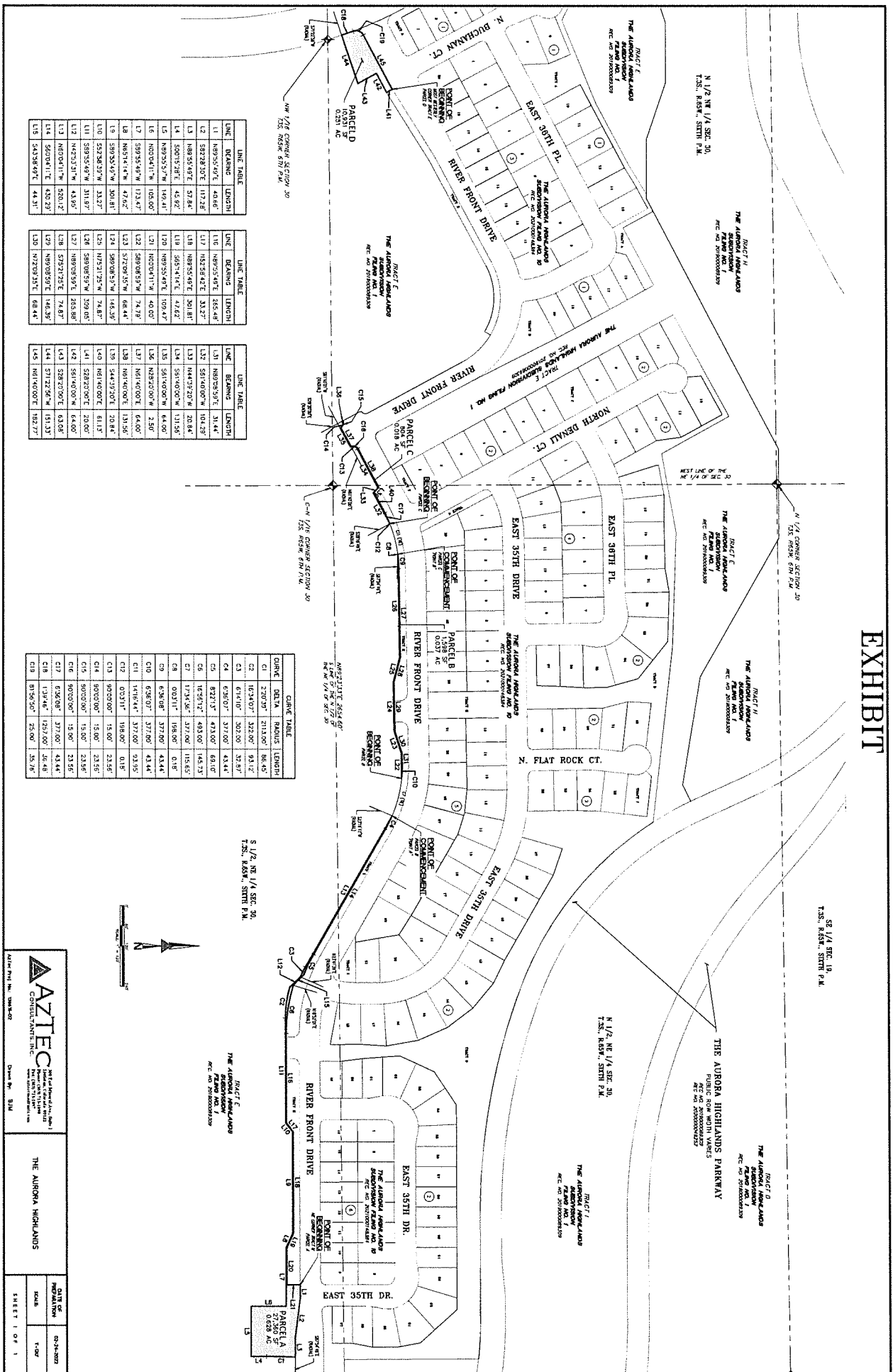
THENCE TANGENT TO SAID CURVE, NORTH 61°40'00" EAST, A DISTANCE OF 182.77 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.251 ACRES, (10,931 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 0.934 ACRES, (40,693 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



LINE	BEARING	LENGTH
L1	N89°55'42"E	4.66'
L2	S82°28'32"E	117.28'
L3	N88°55'42"E	57.84'
L4	S00°15'42"E	45.92'
L5	N89°55'42"W	149.41'
L6	N00°04'11"W	105.60'
L7	S89°55'48"W	173.67'
L8	N85°14'14"W	47.62'
L9	S85°55'45"W	30.85'
L10	S52°38'31"W	33.27'
L11	S89°55'48"W	311.87'
L12	N42°31'31"W	43.95'
L13	N85°04'11"W	520.12'
L14	S00°04'11"E	420.29'
L15	S43°38'42"E	44.31'

LINE	BEARING	LENGTH
L16	N89°55'42"E	325.48'
L17	N45°38'42"E	33.27'
L18	N88°55'48"E	301.81'
L19	S85°14'14"E	47.62'
L20	N89°55'48"E	109.47'
L21	N00°04'11"W	46.02'
L22	S89°08'57"W	74.78'
L23	S72°08'57"W	68.44'
L24	S89°08'57"W	145.39'
L25	N75°21'25"W	74.87'
L26	S89°08'57"W	309.05'
L27	N89°08'57"E	265.86'
L28	S73°21'25"E	74.87'
L29	N89°08'50"E	148.39'
L30	N72°03'25"E	68.44'

LINE	BEARING	LENGTH
L31	N89°55'42"E	31.44'
L32	S81°40'00"W	101.29'
L33	N44°14'20"W	20.84'
L34	S51°40'00"W	131.56'
L35	S81°40'00"W	64.00'
L36	N82°42'00"E	2.80'
L37	N81°40'00"E	64.00'
L38	N81°40'00"E	131.56'
L39	S43°38'42"E	20.84'
L40	N81°40'00"E	61.13'
L41	S28°21'00"E	22.00'
L42	S81°40'00"W	64.00'
L43	S28°21'00"E	63.08'
L44	S71°22'56"W	151.33'
L45	N81°40'00"E	150.77'

CURVE	DELTA	RADIUS	LENGTH
C1	220°00'	2113.00'	86.45'
C2	163°00'	322.00'	83.12'
C3	67°00'	302.00'	32.87'
C4	63°00'	317.00'	43.44'
C5	87°15'	473.00'	69.10'
C6	162°51'2"	433.00'	145.73'
C7	173°43'46"	317.00'	115.63'
C8	0°31'1"	198.00'	0.18'
C9	63°06'	377.00'	43.44'
C10	63°06'	377.00'	43.44'
C11	170°14'	372.00'	123.55'
C12	0°31'1"	198.00'	0.18'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	63°06'	377.00'	43.44'
C18	171°04'	1252.00'	16.48'
C19	81°56'30"	22.00'	33.18'

AZTEC
CONSULTANTS, INC.
300 East 10th Street, Suite 100
Aurora, Colorado 80010
Phone: 303.733.1111
Fax: 303.733.1112
www.aztecinc.com

THE AURORA HIGHLANDS

DATE OF REVISION: 03-24-2022
SCALE: 1"=50'
SHEET 1 OF 1

**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 (the “**Board**”) 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 include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board on September 21, 2022, at the hour of 2:00 p.m., at the Construction Trailer (former Information Center), located at 3900 East 470 Beltway, Aurora, CO 80019 and via Zoom:

1. To attend via Zoom Videoconference, contact Kathy Suazo at 1-303-779-5710 to obtain the link, or access the link directly using the information below:

<https://us02web.zoom.us/j/83201579755?pwd=N0wxaHZzSkVzWFNtaG1qWVpWcHhCdz09>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

(a) Meeting ID: 832 0157 9755

(b) Passcode: 314241,

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 Denver Post on September 16, 2022, 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 Adams 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 September 21, 2022, at the hour of 2:00 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)**

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

**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 Petitioner represents to the District as follows:

1. The land to be included consists of approximately 209 acres, situated in the County of Adams, State of Colorado, and is legally described on Exhibits A-1 and A-2 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 Petitioner acknowledges 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 Petitioner acknowledges 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 Petitioner acknowledges 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 Petitioner agrees 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 23 day of August 2022.

PETITIONER:

AURORA HIGHLANDS, LLC
a Nevada limited liability company

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

Carlo G. Ferreira, President

STATE OF Colorado)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 23 day of August, 2022,
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.

Kortny Lynn Voegeli
Notary Public

My commission expires: August 20, 2024

[SEAL]

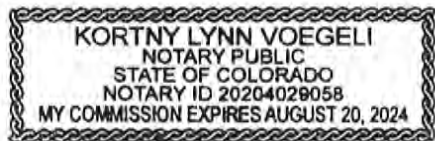


EXHIBIT A-1
TO PETITION FOR INCLUSION
PROPERTY

[see attached 3 pages]

EXHIBIT A

LEGAL DESCRIPTION

THREE PARCELS OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT E AS DEPICTED ON 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 THE SOUTH HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 89°37'56" EAST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 68°05'48" WEST, A DISTANCE OF 150.39 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT E, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 01°37'32" EAST, A DISTANCE OF 1,272.32 FEET;
- 2) SOUTH 89°31'40" WEST, A DISTANCE OF 884.85 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°31'23" WEST, A DISTANCE OF 727.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 640.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°29'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°29'26", AN ARC LENGTH OF 83.67 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°59'57" EAST, A DISTANCE OF 969.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 860.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°48'54", AN ARC LENGTH OF 1,017.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 1,335.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 610.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°48'00", AN ARC LENGTH OF 210.80 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°37'44" WEST, A DISTANCE OF 1,403.63 FEET;

THENCE SOUTH 89°37'52" WEST, A DISTANCE OF 139.34 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 65.778 ACRES, (2,865,302 SQUARE FEET), MORE OR LESS.

TOGETHER WITH,

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 89°37'56" EAST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 00°08'27" WEST, A DISTANCE OF 57.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°38'11" WEST, A DISTANCE OF 1,169.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 690.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°50'55" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°02'04", AN ARC LENGTH OF 241.27 FEET TO THE WESTERLY BOUNDARY OF COLORADO INTERSTATE GAS COMPANY RIGHT OF WAY AGREEMENT RECORDED IN BOOK 2853, AT PAGE 286, IN SAID OFFICIAL RECORDS;

THENCE TANGENT TO SAID CURVE, ALONG SAID WESTERLY BOUNDARY, NORTH 22°11'09" WEST, A DISTANCE OF 1,360.17 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 63°52'20" EAST, A DISTANCE OF 1,322.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,081.20 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°00'34" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'12", AN ARC LENGTH OF 541.64 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 56°56'03" EAST, A DISTANCE OF 158.11 FEET TO THE EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°08'27" EAST, A DISTANCE OF 2,329.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 66.401 ACRES, (2,892,421 SQUARE FEET), MORE OR LESS.

TOGETHER WITH,

PARCEL C

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°08'27" WEST, A DISTANCE OF 208.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, NORTH 89°35'42" EAST, A DISTANCE OF 69.79 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°10'38" WEST, A DISTANCE OF 2,284.73 FEET;

THENCE SOUTH 56°56'03" EAST, A DISTANCE OF 624.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,444.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 33°03'59" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°09'02", AN ARC LENGTH OF 1,566.89 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 60°54'58" EAST, A DISTANCE OF 248.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 902.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°51'16" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°54'37", AN ARC LENGTH OF 407.90 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°14'07" EAST, A DISTANCE OF 512.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,008.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°13'59", AN ARC LENGTH OF 109.66 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 85°56'53" WEST, A DISTANCE OF 144.28 FEET;

THENCE NORTH 83°19'47" WEST, A DISTANCE OF 64.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 982.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°53'28" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°39'20", AN ARC LENGTH OF 11.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°45'53" WEST, A DISTANCE OF 776.76 FEET;

THENCE SOUTH 00°14'07" EAST, A DISTANCE OF 776.58 FEET;

THENCE SOUTH 09°33'09" EAST, A DISTANCE OF 64.86 FEET;

THENCE SOUTH 00°14'07" EAST, A DISTANCE OF 141.52 FEET;

THENCE SOUTH 89°35'42" WEST, A DISTANCE OF 1,205.03 FEET TO THE EASTERLY BOUNDARY OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 200601012450, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°08'27" WEST, A DISTANCE OF 151.00 FEET;
2. SOUTH 89°35'42" WEST, A DISTANCE OF 138.21 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 76.738 ACRES, (3,342,699 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 208.917 ACRES, (9,100,422 SQUARE FEET), MORE OR LESS.

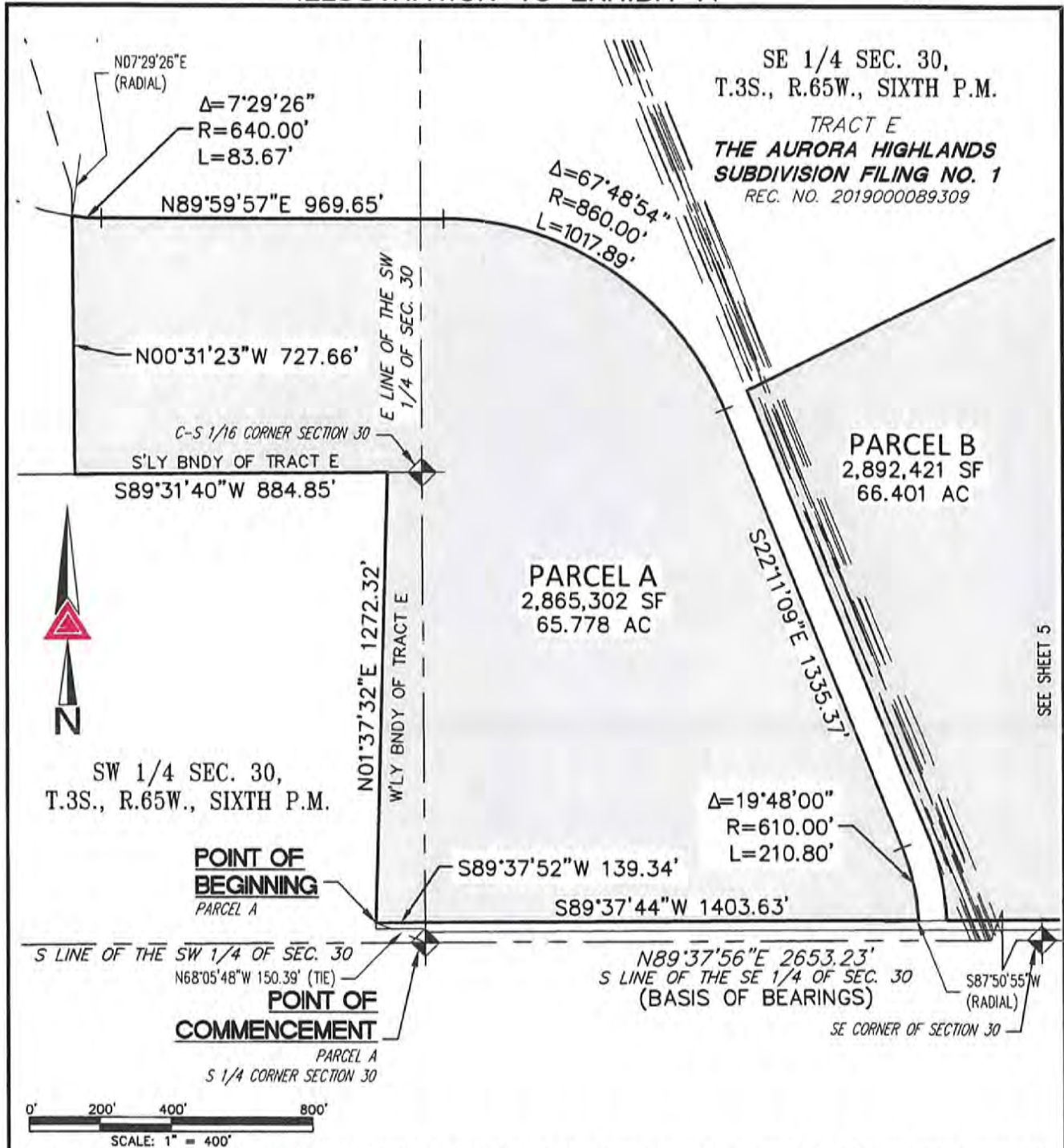
EXHIBIT ATTACHED AND MADE A PART HEREOF.

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 A-2
TO PETITION FOR INCLUSION
ILLUSTRATION OF GENERAL BOUNDARIES OF PROPERTY

[see attached 3 pages]

ILLUSTRATION TO EXHIBIT A



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

PATH: Q:\136618-04 - TAH Misc L&E\Draw\EXHIBITS
 DWG NAME: (2020-02-04) DE Harten Developer Parcel.DWG
 DWG: CWB CHK: BJM
 DATE: 8/22/2022
 SCALE: 1" = 400'

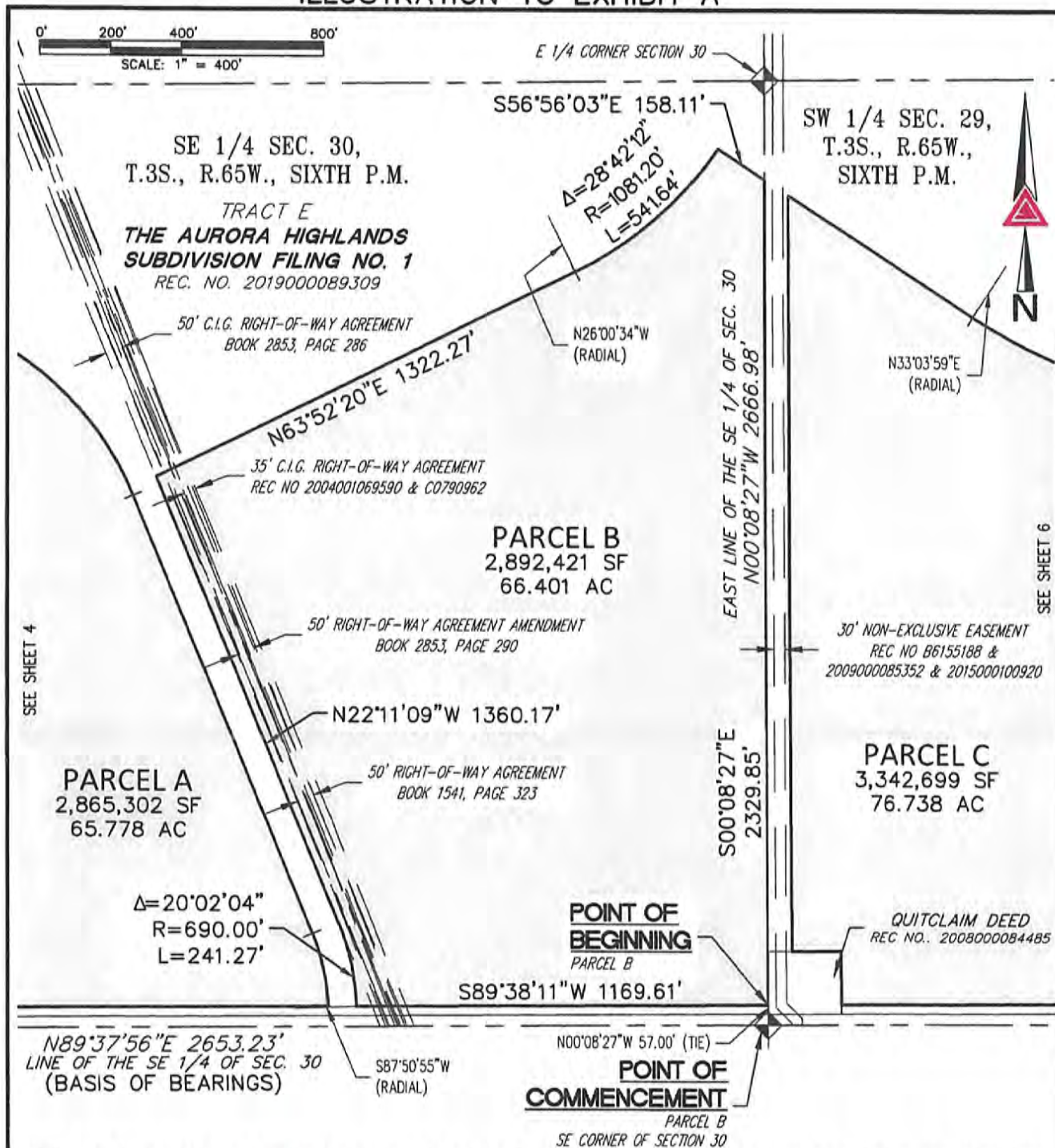


300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

DEVELOPER PARCELS
 S 1/2 SEC. 30, SW 1/4 SEC. 29, T3S, R65W, 6TH P.M.
 ADAMS COUNTY, COLORADO
 JOB NUMBER 136618-04 4 OF 6 SHEETS

SEE SHEET 5

ILLUSTRATION TO EXHIBIT A



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

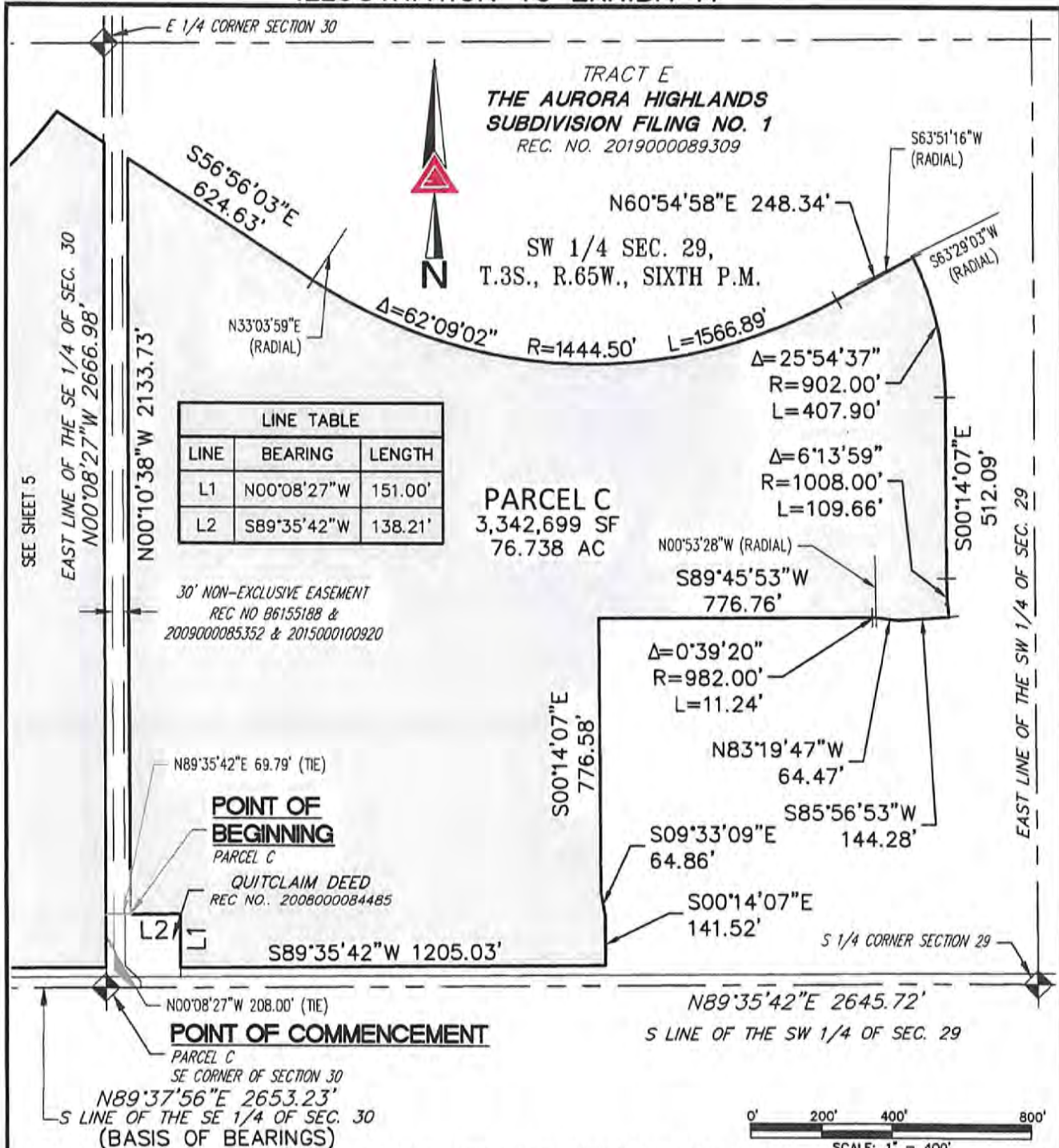
PATH: Q:\136618-04 - TAN Misc L&E\DWG\DWGMENTS
 DWG NAME: (2020-02-04) DR Horton Developer Parcel DWG
 DWG: CWR CHK: BJM
 DATE: 8/22/2022
 SCALE: 1" = 400'

AZTEC
 CONSULTANTS, INC.

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

DEVELOPER PARCELS
 S 1/2 SEC. 30, SW 1/4 SEC. 29, T3S, R65W, 6TH P.M.
 ADAMS COUNTY, COLORADO
 JOB NUMBER 136618-04 5 OF 6 SHEETS

ILLUSTRATION TO EXHIBIT A



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

PATH: Q:\136618-04 - TAM Misc L&E's\DWG\CONTRTS
 DWG NAME: (2020-02-04) DR Horizon Developer Parcel/DWG
 DWG: CWB CHK: BJM
 DATE: 8/22/2022
 SCALE: 1" = 400'

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 Suite 1
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DEVELOPER PARCELS
 S 1/2 SEC. 30, SW 1/4 SEC. 29, T3S, R65W, 6TH P.M.
 ADAMS COUNTY, COLORADO
 JOB NUMBER 136618-04 6 OF 6 SHEETS

**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 (the “**Board**”) 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 include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board on September 21, 2022, at the hour of 2:00 p.m., at the Construction Trailer (former Information Center), located at 3900 East 470 Beltway, Aurora, CO 80019 and via Zoom:

1. To attend via Zoom Videoconference, contact Kathy Suazo at 1-303-779-5710 to obtain the link, or access the link directly using the information below:

<https://us02web.zoom.us/j/83201579755?pwd=N0wxaHZzSkVzWFNtaG1qWVpWcHhCdz09>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

- (a) Meeting ID: 832 0157 9755

- (b) Passcode: 314241,

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 Denver Post on September 16, 2022, 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 Adams 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 September 21, 2022, at the hour of 2:00 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)**

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

**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 4.446 acres situated 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 12 day of August, 2022.

PETITIONER:

AURORA HIGHLANDS, LLC
a Nevada limited liability company

By: CGF Management, Inc.,
a Nevada corporation

By: [Signature]
Carlo G. Ferreira, President

STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 12 day of August, 2022, 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.

[Signature]
Notary Public

My commission expires: August 20, 2024

[SEAL]

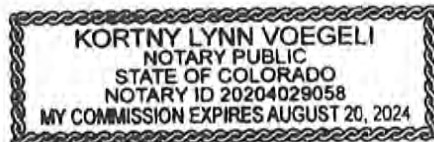


EXHIBIT A
LEGAL DESCRIPTION
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 18

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF TRACT C, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE ON THE WESTERLY BOUNDARY OF SAID TRACT C, SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 00°00'15" EAST, A DISTANCE OF 1,610.55 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°00'15" EAST, A DISTANCE OF 628.44 FEET TO THE SOUTHWEST CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2022000025755, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8 THE FOLLOWING THREE (3) COURSES:

1. DEPARTING SAID WESTERLY BOUNDARY, NORTH 45°00'31" EAST, A DISTANCE OF 35.36 FEET;
2. SOUTH 89°47'10" EAST, A DISTANCE OF 41.98 FEET;
3. NORTH 86°11'58" EAST, A DISTANCE OF 70.06 FEET TO THE WESTERLY BOUNDARY OF THE COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 2224, AT PAGE 889, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID LAST DESCRIBED WESTERLY BOUNDARY, SOUTH 28°29'39" EAST, A DISTANCE OF 673.40 FEET;

THENCE DEPARTING SAID LAST DESCRIBED WESTERLY BOUNDARY, SOUTH 61°32'12" WEST, A DISTANCE OF 127.49 FEET;

THENCE NORTH 28°27'41" WEST, A DISTANCE OF 85.63 FEET;

THENCE SOUTH 61°13'34" WEST, A DISTANCE OF 81.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 357.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'58", AN ARC LENGTH OF 178.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°52'32" WEST, A DISTANCE OF 62.65 FEET TO SAID WESTERLY BOUNDARY OF TRACT C;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 01°16'08" WEST, A DISTANCE OF 2.89 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 4.446 ACRES, (193,673 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

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

**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 (the “**Board**”) 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 include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board on September 21, 2022, at the hour of 2:00 p.m., at the Construction Trailer (former Information Center), located at 3900 East 470 Beltway, Aurora, CO 80019 and via Zoom:

1. To attend via Zoom Videoconference, contact Kathy Suazo at 1-303-779-5710 to obtain the link, or access the link directly using the information below:

<https://us02web.zoom.us/j/83201579755?pwd=N0wxaHZzSkVzWFNtaG1qWVpWcHhCdz09>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

- (a) Meeting ID: 832 0157 9755

- (b) Passcode: 314241,

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 *Denver Post* on September 16, 2022, 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 Adams 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 September 21, 2022, at the hour of 2:00 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)**

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