

RESOLUTION NO. 2020-04-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD
IMPOSING FACILITIES FEES ON RESIDENTIAL AND COMMERCIAL PROPERTY**

A. The Aurora Highlands Community Authority Board (the “**CAB**”) is a political subdivision and public corporation of the State of Colorado created pursuant to Section 29-1-203.5, C.R.S., and that certain CAB Establishment Agreement, made and entered into effective November 21, 2019, as amended pursuant to that certain CAB First Amended and Restated Establishment Agreement, made and entered into effective April 16, 2020, and as may be further amended from time to time (the “**CABEA**”), by and between Aerotropolis Area Coordinating Metropolitan District, The Aurora Highlands Metropolitan District Nos . 1 through 3, and ATEC Metropolitan District Nos. 1 and 2 (collectively, the “**Districts**”).

B. The CAB is authorized in the CABEA to impose and, from time to time, increase or decrease fees, rates, tolls, penalties, or charges for services, programs, and facilities furnished by the CAB on behalf of the Districts in accordance with the approved Service Plans for the Districts and Section 32-1-1001(1)(j) and (k), C.R.S.

C. Section 32-1-1001(1)(j), C.R.S., also provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens.

D. The CABEA further provides that the CAB is authorized to provide for various improvements, including, but not limited to, water, sewer, street, park and recreation, and other public improvements needed for the area served by the Districts and all other necessary, incidental and appurtenant facilities (the “**Public Improvements**”).

E. The Districts and the CAB anticipate that the CAB will be the issuer of certain bonds to be incurred for purposes of financing the Public Improvements.

F. The CAB has determined that the Public Improvements to be provided by the CAB and/or, in the future, one or more additional Districts, would be of benefit to the residents and taxpayers of the Districts, and therefore, to assist the Districts and the CAB in defraying the costs of the Public Improvements, the CAB desires to establish a fee for services and/or facilities provided by the CAB, to be imposed upon single-family residential property (the “**Single-Family Residential Facilities Fee**”), multi-family residential property (the “**Multi-Family Residential Facilities Fee**”), and commercial property (the “**Commercial Facilities Fee**”), within the Districts (the Single-Family Residential Facilities Fee, Multi-Family Residential Facilities Fee, and the Commercial Facilities Fee referred to collectively herein as the “**Facilities Fee(s)**”).

G. The property currently within the boundaries of the Districts is described on **Exhibit A** attached hereto and incorporated herein and, as additional property is included within the boundaries of the Districts, such additional property shall become subject to either the Residential Facilities Fee or the Commercial Facilities Fee.

NOW, THEREFORE, be it resolved by the Board of Directors of The Aurora Highlands Community Authority Board, Adams County, Colorado, that:

1. Definitions. The following capitalized terms shall have the respective meanings set forth below:

“**Commercial Space**” means the gross square footage of interior space intended for non-residential use within any buildings, excluding parking structures, constructed within the Property for which a building permit is required by the City, as determined according to the area described in the building permit for such space.

“**Multi-Family Residential Dwelling Unit**” means each dwelling unit within any residential building intended to be rented for occupancy by multiple individuals or families.

“**Single-Family Residential Dwelling Unit**” means either of the following:

i. a building designed or intended for occupancy by not more than one family, which functions as a continuous enclosure without any impassable separation such as a wall or floor without any opening;

ii. each dwelling unit within any residential building intended to be owned and for occupancy by multiple individuals or families.

2. Adoption of Facilities Fees. The Board of Directors of the CAB hereby finds, determines, and declares that it is in the interest of the CAB, the Districts, and their inhabitants and taxpayers to exercise their power to impose the following Facilities Fees:

(a) Residential Facilities Fees.

(i) There is hereby imposed a Facilities Fee on all Single-Family Residential Dwelling Unit within the Districts in the amount of \$2,500 per single-family residential unit.

(ii) There is hereby imposed a Facilities Fee on all Multi-Family Residential Dwelling Unit within the District in the amount of \$1,500 per multiple-family residential unit.

(b) Commercial Facilities Fee.

(i) There is hereby imposed a Commercial Facilities Fee on all Commercial Space within the Districts in the amount of \$1.00 per square foot of commercial property.

3. Payment of Facilities Fees. Facilities Fees are due and shall be paid within ten (10) days of the issuance of each building permit unless otherwise specified by resolution of the CAB (the “**Due Date**”). The Facilities Fees shall be paid to the CAB. The CAB may impose

penalties for non-compliance as permitted by law. Upon collection of the Facilities Fee by the CAB and provision of an adequate legal description of the subject property, the CAB shall cause a release of its lien applicable to the subject property. Without limiting the foregoing, a late charge on any past-due amounts shall accrue from the date due at a rate of \$150.00 per month, or up to five percent (5%) per month, not to exceed twenty-five percent (25%) of the amount due, whichever is greater, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on the outstanding Facilities Fee, exclusive of assessed late fees, from and after the Due Date, at the rate of 18% per annum pursuant to Section 29-1-102(7), C.R.S.

4. Prepayment of Facilities Fees. Nothing herein shall prevent any party from prepaying the respective Facilities Fee at any time with the consent of the CAB. Prepaid Facilities Fees shall not be refunded or reimbursed.

5. Modification/Future Events. The Facilities Fees adopted herein, and the rate, thereof have been established based on projected budgetary requirements of the CAB using various assumptions regarding the cost of Public Improvements, bond issues and interest rates therefor, together with operations expenses and maintenance expenses. Actual costs may differ from projections, and the CAB may determine to modify the Facilities Fees imposed hereunder based upon actual circumstances.

5. Notification/Collection. The appropriate officers, agents and/or employees of the CAB are hereby authorized to establish a system for notification of adoption of this Resolution and collection of amounts due hereunder. Such notification shall provide for the recording of this Resolution or of an appropriate Notice of Facilities Fee upon the property to be charged.

6. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(1)(j), C.R.S., the Facilities Fees shall, until paid, constitute a perpetual lien on and against the property subjected to the Facilities Fees hereunder from and after the date of adoption of this Resolution by the Board of Directors of the CAB, which lien may, in the event of non-payment of the Facilities Fee as required in this Resolution, be foreclosed upon in the same manner as provided by the Laws of the State of Colorado for the foreclosure of mechanics' liens. Upon payment of the appropriate Facilities Fee and a request by the party making the payment, the properties subject to such Facilities Fee shall be released from the lien thereof by the recording of a form of Release of Lien by the CAB.

7. Legal Action. The CAB shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien with respect to any Single-Family Residential Dwelling Unit, Multi-Family Residential Dwelling Unit, or Commercial Space for which payment of the Facilities Fee is in default. The owner of the defaulting property shall pay all costs, including attorneys' fees, incurred by the CAB in connection with the foregoing. In foreclosing such lien, the CAB will enforce the lien only with respect to any property that is in default with regard to payment of the Facilities Fee, and only to the extent necessary to collect the unpaid Facilities Fee, accrued interest thereon, and costs of collection (including, but not limited to, reasonable attorneys' fees).

8. Priority of Lien. Except for the lien against the property within the Districts created by the imposition of property taxes by the Districts and other taxing jurisdictions pursuant to Section 32-1-1202, C.R.S., all liens for unpaid Facilities Fees shall, to the fullest extent permitted by law, have priority over all other liens of record affecting the property subject to such Facilities Fees and shall run with such property and remain in effect until paid in full.

9. Severability. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

10. Information. Any inquiries pertaining to this Resolution or the Facilities Fees may be directed to the CAB's manager, controller, or other person, as directed by the CAB: The Aurora Highlands Community Authority Board c/o CliftonLarsonAllen LLC, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF THE
AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD IMPOSING
FACILITIES FEES ON RESIDENTIAL AND COMMERCIAL PROPERTY]**

APPROVED AND ADOPTED on the 16th day of April 2020.

THE AURORA HIGHLANDS COMMUNITY
AUTHORITY BOARD

By: 
Matthew Hopper, President

Attest:


Assistant Secretary

EXHIBIT A

Property Currently Included within the Districts

LEGAL DESCRIPTION
AACMD - DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE,
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
358.71 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND
LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF THE SOUTH HALF OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 SOUTH 00°17'35" EAST, A DISTANCE OF 171.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE NORTH 89°40'56" EAST, A DISTANCE OF 56.42 FEET;

THENCE SOUTH 45°09'21" EAST, A DISTANCE OF 35.25 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 331.34 FEET;

THENCE SOUTH 82°51'00" EAST, A DISTANCE OF 88.54 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 1525.78 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 441.50 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 5.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

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

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 99.06 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 77.04 FEET;

THENCE SOUTH 05°36'23" WEST, A DISTANCE OF 71.76 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 1081.25 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 181.09 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 280.00 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 5.90 FEET;

THENCE SOUTH 34°31'48" WEST, A DISTANCE OF 120.63 FEET;

THENCE SOUTH 64°48'13" WEST, A DISTANCE OF 571.90 FEET;

THENCE NORTH 24°33'37" WEST, A DISTANCE OF 115.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 903.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°20'59", AN ARC LENGTH OF 730.49 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 379.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'23", AN ARC LENGTH OF 333.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 139.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°29'38", AN ARC LENGTH OF 163.74 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 207.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'43", AN ARC LENGTH OF 73.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°09'27", AN ARC LENGTH OF 62.41 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 477.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'38", AN ARC LENGTH OF 244.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'08", AN ARC LENGTH OF 196.58 FEET;

THENCE SOUTH 62°03'59" WEST, A DISTANCE OF 113.99 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. C0819066 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 28°45'55" WEST, A DISTANCE OF 778.60 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RIGHT-OF-WAY AGREEMENT RECORDED AT RECEPTION NO. C0819064 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 28°45'39" WEST, A DISTANCE OF 1426.14 FEET;

THENCE DEPARTING SAID LAST DESCRIBED NORTHEASTERLY BOUNDARY NORTH 00°00'15" EAST, A DISTANCE OF 453.14 FEET;

THENCE SOUTH 89°59'45" EAST, A DISTANCE OF 114.00 FEET;

THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 44°59'28" EAST, A DISTANCE OF 35.35 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 287.94 FEET;

THENCE SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 1174.67 FEET;

THENCE NORTH 44°50'52" EAST, A DISTANCE OF 35.46 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 9.99 FEET;

THENCE NORTH 89°40'56" EAST, A DISTANCE OF 68.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 177.323 ACRES, (7,724,189 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

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



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

AND
LEGAL DESCRIPTION
TAH 1 - DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 358.71 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
567.42 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 358.71 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND

LEGAL DESCRIPTION

TAH 2- DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 567.42 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE,
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
776.13 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 567.42 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND

LEGAL DESCRIPTION

TAH 3- DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 776.13 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE,
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
984.84 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 776.13 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND

LEGAL DESCRIPTION

ATEC METROPOLITAN DISTRICT NOS. 1 AND 2

ALL THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 29, 2007 AT RECEPTION NO. 2007000052063 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO BEING A PORTION OF SECTION 21 AND A PORTION OF THE WEST HALF OF SECTION 28, ALL IN TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 89°54'42" EAST 2,662.71 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SOUTH 89°54'41" EAST 210.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 798 AT PAGE 210 OF THE RECORDS OF THE CLERK AND RECORDER OF SAID ADAMS COUNTY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, NORTH 00°17'17" WEST 30.00 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY AND A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY THE FOLLOWING 3 COURSES:

- 1) NORTH 00°17'18" WEST 2,639.67 FEET;
- 2) NORTH 00°17'04" WEST 2,669.51 FEET;
- 3) NORTH 00°16'20" WEST 744.45 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 4445 AT PAGE 140 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°35'27" EAST 471.95 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°31'12" EAST 6,051.20 FEET TO SAID PARALLEL LINE;

THENCE, ALONG SAID PARALLEL LINE, NORTH 89°54'41" WEST 496.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 67.312 ACRES (2,932,107 SQ. FT.), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND
LEGAL DESCRIPTION
ATEC 1 - DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 150.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND PARALLEL LINE NORTH 00°17'18"
WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 238.71 FEET
NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE **POINT OF
BEGINNING**;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 89°35'36" WEST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 358.71 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 447.42 FEET NORTHERLY TO THE
SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



AND
LEGAL DESCRIPTION
ATEC 2 - DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 358.71 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND PARALLEL LINE NORTH 00°17'18"
WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 238.71 FEET
NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE **POINT OF
BEGINNING**;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE SOUTH 89°35'36" WEST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 567.42 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 447.42 FEET NORTHERLY TO THE
SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 358.71 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
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