

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3
(THE “DISTRICT”)**

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	May 2025
Carla Ferreira	Vice President	May 2025
Michael Sheldon	Treasurer	May 2027
VACANT		May 2027
Cynthia (Cindy) Shearon	Assistant Secretary	May 2027
Denise Denslow	Recording Secretary	N/A

DATE: January 24, 2024
TIME: 11:00 A.M.
PLACE: Virtual via Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjFiOTRkNmQtYWM2NC00Nzk5LWI4MWMtNGYwYzdmY2Q4MTk2%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Or call in (audio only)

[+1 720-547-5281](tel:+17205475281),481935942# United States, Denver

Phone Conference ID: 481 935 942#

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.

- D. Review and consider approval of minutes from the November 14, 2023 statutory annual meeting and the November 16, 2023 special meeting (enclosures).

II. FINANCIAL MATTERS

- A. None.

III. LEGAL MATTERS

- A. Review and approve Resolution Designating Posting Location (enclosure).
- B. Conduct Public Hearing to consider inclusion of approximately 90.440 acres of property owned by Aurora Highlands, LLC into the District boundaries (enclosure – Petition for Inclusion) and consider adoption of Board Order for Inclusion of Real Property (enclosure).

IV. MANAGER MATTERS

V. CONSTRUCTION MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no regular meetings scheduled for 2024

RECORD OF PROCEEDINGS

MINUTES OF THE STATUTORY ANNUAL MEETING OF
THE BOARDS OF DIRECTORS OF
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD,
AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT,
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 1-6
AND
ATEC METROPOLITAN DISTRICT NOS. 1 AND 2
HELD
NOVEMBER 14, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Boards of Directors of The Aurora Highlands Community Authority Board (“CAB”), Aerotropolis Area Coordinating Metropolitan District (“AACMD”), The Aurora Highlands Metropolitan District Nos. 1, 2, 3, 4, 5 and 6 (“TAH 1-6”) and ATEC Metropolitan District Nos. 1 and 2 (“ATEC 1 and 2”, and together with the CAB, AACMD and TAH 1-6, the “CAB and CAB Member Districts”) was convened on Tuesday, November 14, 2023, at 5:30 p.m. at the Aurora Highlands P-8 School Gym, 24405 E. 42nd Avenue, Aurora Colorado 80019. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Matt Hopper; CAB, AACMD, TAH 2-6, ATEC 1 and 2
Michael Sheldon; CAB, AACMD, TAH 1-6, ATEC 1 and 2
Carla Ferreira; CAB, AACMD, TAH 1-6, ATEC 1 and 2
Cynthia Shearon; CAB, AACMD, TAH 2-6
William C. Westmoreland; TAH 1

Also, In Attendance Were:

MaryAnn M. McGeady, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Denise Denslow, Jason Carroll and Jenna Trujillo; CliftonLarsonAllen LLP
Jerry Jacobs, Cristina Madrigal and Ashley Myers; Timberline District Consulting, LLC
Residents of The Aurora Highlands Metropolitan District No. 1

ANNUAL MEETING ITEMS

Confirmation of Posting of Annual Meeting Notice: It was noted for the record that notice of the time, date and location of the annual meeting was duly posted on the CAB and CAB Member Districts’ website and that no objections to the means of hosting the meeting by taxpaying electors within any of the Districts’ boundaries have been received.

RECORD OF PROCEEDINGS

Presentation Regarding the Status of the Public Infrastructure Projects Within the CAB Member Districts and CAB Outstanding Bonds: The CAB and CAB Member Districts’ consultants presented information regarding the status of public infrastructure projects within the Districts, including the status of the CAB’s outstanding bonds.

Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the CAB and CAB Member Districts in Relation to Adopted Budgets, for the Calendar Year: The CAB and CAB Member Districts’ Accountant presented the CAB and CAB Member Districts’ Unaudited Financial Statements, including year-to-date revenue and expenditures of the CAB and CAB Member Districts in relation to the CAB and CAB Member Districts’ adopted budgets, for the calendar year.

Public Questions: The Boards and consultants answered questions posed by interested parties in attendance at the annual meeting.

ADJOURNMENT

There being no further business to come before the Boards at this time, the annual meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Annual Meeting

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3
HELD
NOVEMBER 16, 2023**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of The Aurora Highlands Metropolitan District No. 3 (the “District”), County of Adams was convened on Thursday, November 16, 2023 at 1:04 p.m. via Zoom. The District Board meeting was open to the public.

Directors In Attendance Were:

Matt Hopper, President
Carla Ferreira, Vice President
Michael Sheldon, Treasurer

Director Cynthia Shearon, Assistant Secretary, was absent and excused.

Also in Attendance Were:

Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland PC
MaryAnn McGeady, Esq., Jon Hoistad, Esq. and Elisabeth Cortese, Esq.; McGeady Becher P.C.
Denise Denslow, Rachel Alles, Jenna Trujillo and Jason Carroll;
CliftonLarsonAllen LLP
Jerry Jacobs and Cristina Madrigal; Timberline District Consulting, LLC
 (“**Timberline**”)
William Westmoreland; Member of the public

ADMINISTRATIVE MATTERS **Disclosure of Potential Conflicts of Interest/Quorum:** The Board 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 Board 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/Meeting Location/Posting of Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. The Board determined to conduct this meeting at the above-stated location, with participants attending via videoconference. The Board further noted that notice providing the time, date and location of the meeting was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District’s boundaries have been received. Upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the

Board approved the agenda, as presented.

Public Comment: None.

May 2, 2023 Regular Election: Director Hopper updated the Board, noting that as of February 28, 2023, because there were no more candidates, than positions to be filled, the election was cancelled. Directors Shearon, Sheldon and a vacancy were each elected to four-year terms to expire in 2027. The vacant seat will be up for a two-year term in 2025 to fill its partial term.

Appointment of Officers: The Board appointed the following slate of officers:

President: Matt Hopper
 Vice President: Carla Ferreira
 Treasurer: Michael Sheldon
 Assistant Secretary: Cynthia Shearon
 Recording Secretary: Denise Denslow

2024 Annual Administrative Matters Resolution: Director Hopper reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board adopted the 2024 Annual Administrative Resolution, as presented.

Resolution Designating Posting Location: Following review, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board adopted the Resolution Designating Posting Location, as presented.

Requirements of Section 32-1-809, C.R.S. and Direct Staff Regarding Compliance for 2024 (District Transparency Notice): Following discussion, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board directed staff regarding compliance for 2024.

2024 Insurance Renewal: Following review and discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the 2024 insurance renewal and authorized the renewal of the District's membership in the Special District Association for 2024.

CONSENT AGENDA The Board considered the following item under the Consent Agenda:

- Minutes from November 3, 2022 Special Meeting

Following review, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

FINANCIAL

September 30, 2023 Schedule of Cash Position updated as of November 8, 2023 and

MATTERS

Property Tax Reconciliation: Following review, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Board accepted the September 30, 2023 Schedule of Cash Position updated as of November 8, 2023 and Property Tax Reconciliation, as presented.

Public Hearing to Consider Amendment of 2023 Budget: Ms. Trujillo noted that an amendment was not needed.

Public Hearing on Proposed 2024 Budget: Director Hopper opened the public hearing at 1:10 p.m. to consider the proposed 2024 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and Director Hopper closed the public hearing at 1:11 p.m.

Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board approved the 2024 Budget, as discussed, and adopted the Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies, as presented.

District Accountant to Prepare the DLG-70 Certification of Tax Levies Form for Certification to the Board of County Commissioners and other interested parties: Following discussion, upon motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board authorized the District accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

Execution of the DLG-70 Certification of Tax Levies: Following discussion, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board designated CliftonLarsonAllen LLP to execute the DLG-70 Certification of Tax Levies.

District Account to Prepare 2025 Budget: Upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board directed the District accountant to prepare the 2025 Budget.

District Account to Prepare and File the Application for Exemption from 2023 Audit: Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board directed the District accountant to prepare and file the Application for Exemption from 2023 Audit.

LEGAL MATTERS None.

MANAGER **CliftonLarsonAllen LLP Master Service Agreement and Statement(s) of Work for**

MATTERS

2024: Following review, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Master Service Agreement and Statement(s) of Work for 2024, as presented.

**CONSTRUCTION
MATTERS**

None.

OTHER BUSINESS

There was no other business for discussion.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon a motion duly made by Director Hopper, seconded by Director Ferreira, the Board adjourned the meeting at 1:13 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3
RESOLUTION DESIGNATING LOCATION TO POST NOTICE**

WHEREAS, pursuant to Sections 24-6-402(2)(c) and 32-1-903(2), C.R.S., notice and, where possible, the agenda of The Aurora Highlands Metropolitan District No. 3 (the “**District**”) Board of Directors (the “**Board**”) meetings at which the adoption of any formal action is to occur or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be posted within the boundaries of the respective Districts at least 24 hours prior to each meeting at a location designated at the first regular meeting of each year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Aurora Highlands Metropolitan District No. 3 as follows:

Notices of meetings (regular, special and work/study session) of the Board required pursuant to §24-6-401, et seq., C.R.S., shall be posted at least 24 hours prior to each meeting at:

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

In the event of an exigent or emergency circumstance such as a power outage or an interruption in internet service, the District will post notice of public meetings at least 24 hours prior to the meeting at the following location:

The northwest corner of the intersection of Powhaton Road and 26th Avenue, Aurora, Colorado

ADOPTED this 24th day of January, 2024.

THE AURORA HIGHLANDS
METROPOLITAN DISTRICT NO. 3

By: _____
Chair

ATTEST:

Secretary

**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. 3 (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 90.440 acres, situated in the County of Adams, State of Colorado, and is legally described on Exhibits A-1, A-2 and A-3 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.

AURORA HIGHLANDS, LLC,
a Nevada limited liability company

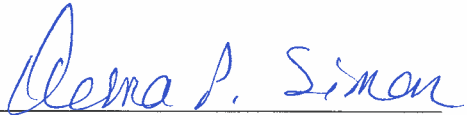
By: CGF Management, Inc.,
a Nevada corporation, its Manager

By: 
Carlo G. Ferreira, President

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

This instrument was acknowledged before me on the 28th day of December, 2023, 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: 8/10/2026

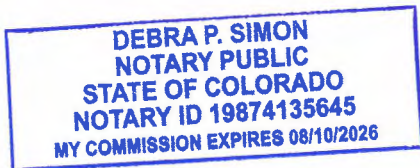


EXHIBIT A-1
TO PETITION FOR INCLUSION
PROPERTY

TAH PA 4 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT B, 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 NORTHWEST QUARTER OF SECTION 19, 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 NORTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°19'54" EAST, A DISTANCE OF 2,652.31 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 29°49'00" WEST, A DISTANCE OF 131.67 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'04" EAST, A DISTANCE OF 308.97 FEET;

THENCE SOUTH 02°13'30" EAST, A DISTANCE OF 92.47 FEET;

THENCE SOUTH 01°35'45" WEST, A DISTANCE OF 119.03 FEET;

THENCE SOUTH 00°19'04" EAST, A DISTANCE OF 91.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 85°45'28" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°55'35", AN ARC LENGTH OF 22.50 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°02'00" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°11'12", AN ARC LENGTH OF 22.04 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°35'43" EAST, A DISTANCE OF 7.26 FEET;

THENCE SOUTH 11°18'36" EAST, A DISTANCE OF 55.16 FEET TO THE WESTERLY RIGHT-OF-WAY OF DENALI BOULEVARD AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°19'04" EAST, A DISTANCE OF 261.57 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 10°59'32" WEST, A DISTANCE OF 50.99 FEET;

THENCE SOUTH 00°19'04" EAST, A DISTANCE OF 98.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY 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 TANGENT TO SAID CURVE, SOUTH 89°40'56" WEST, A DISTANCE OF 176.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC

LENGTH OF 39.27 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°40'56" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°40'56" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°40'56" WEST, A DISTANCE OF 187.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°19'04" WEST, A DISTANCE OF 1,160.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°27'01", AN ARC LENGTH OF 39.03 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°08'02" EAST, A DISTANCE OF 468.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°32'54", AN ARC LENGTH OF 39.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 14.412 ACRES, (627,789 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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

EXHIBIT A-1
TO PETITION FOR INCLUSION
ILLUSTRATION OF GENERAL BOUNDARIES OF PROPERTY

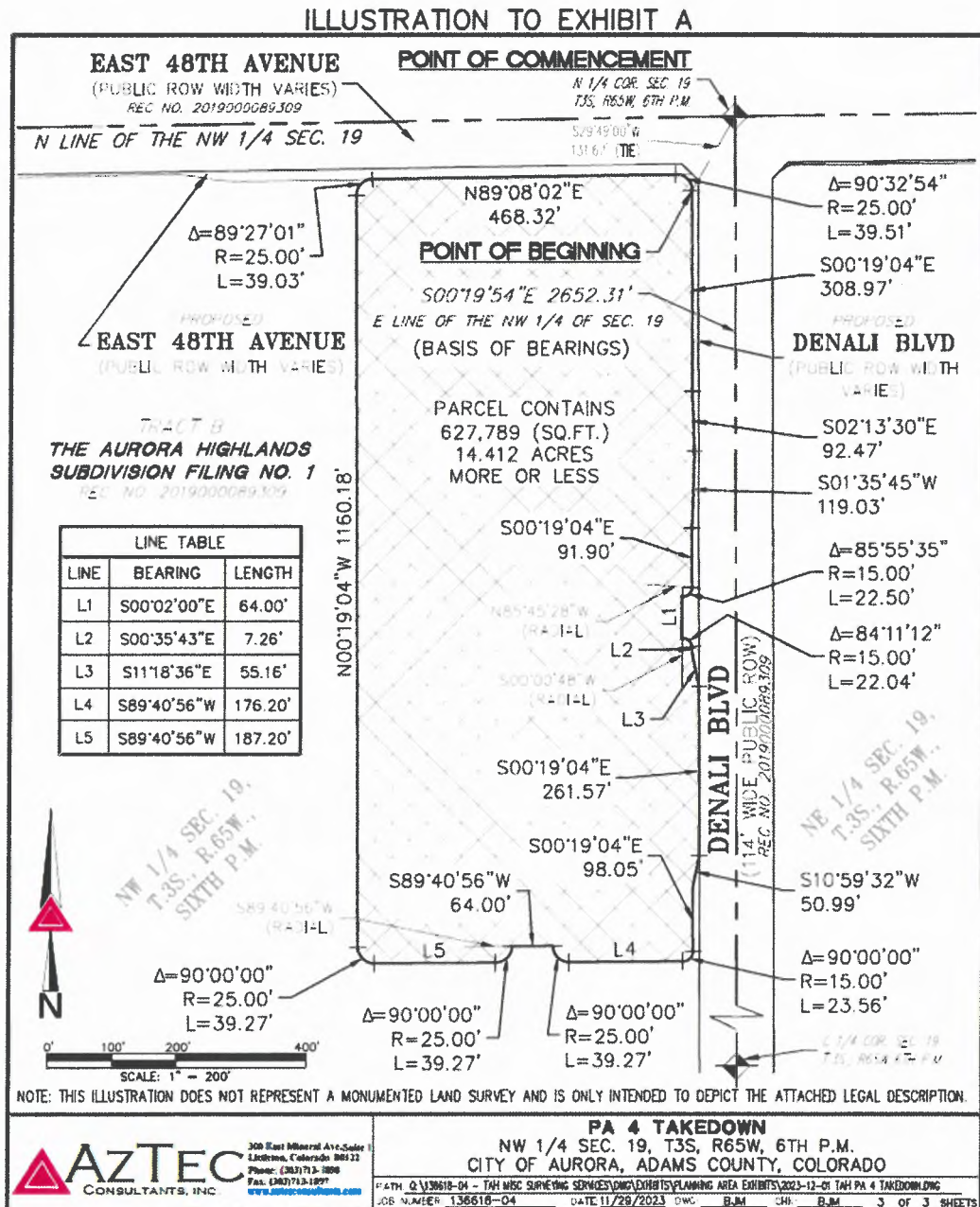


EXHIBIT A-2
TO PETITION FOR INCLUSION
PROPERTY

TAH PA 13.1 AND 13.2 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, 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 EAST HALF OF SECTION 19, 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 EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 147.29 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT WIDE NON-EXCLUSIVE EASEMENT DESCRIBED AS EXHIBIT A IN THE EASEMENT DEED AND TEMPORARY CONSTRUCTION EASEMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009000085352 AND DECEMBER 02, 2015 AT RECEPTION NO. 2015000100920, IN SAID OFFICE OF THE CLERK AND RECORDER, AND RECORDED OCTOBER 31, 2006 AT RECEPTION NO. B6155188, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°20'41" EAST, A DISTANCE OF 147.33 FEET;
2. SOUTH 00°22'39" EAST, A DISTANCE OF 256.22 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°20'45" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'56", AN ARC LENGTH OF 467.78 FEET;
2. TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 507.83 FEET TO THE SOUTHEAST CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING TEN (10) COURSES:

1. NORTH 82°51'42" WEST, A DISTANCE OF 88.69 FEET;
2. NORTH 89°59'12" WEST, A DISTANCE OF 61.43 FEET;
3. NORTH 00°00'48" EAST, A DISTANCE OF 68.08 FEET;
4. NORTH 03°48'02" WEST, A DISTANCE OF 100.02 FEET;
5. SOUTH 86°11'58" WEST, A DISTANCE OF 20.00 FEET;

6. NORTH 03°48'02" WEST, A DISTANCE OF 50.98 FEET;
7. NORTH 00°00'48" EAST, A DISTANCE OF 551.10 FEET;
8. SOUTH 89°59'12" EAST, A DISTANCE OF 20.00 FEET;
9. NORTH 00°00'48" EAST, A DISTANCE OF 124.41 FEET;
10. NORTH 89°59'12" WEST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF FULTONDALE STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'48" EAST, A DISTANCE OF 669.85 FEET;

THENCE DEPARTING SAID NORTHERLY PROLONGATION, NORTH 89°40'56" EAST, A DISTANCE OF 1,144.69 FEET TO SAID WESTERLY LINE OF THE 30.00-FOOT-WIDE NON-EXCLUSIVE EASEMENT;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 1,126.47 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 41.549 ACRES, (1,809,881 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

EXHIBIT A-3
TO PETITION FOR INCLUSION
PROPERTY

TAH PA 29.1 AND 29.2 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS SOUTH 00°20'41" EAST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 76.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°53'06" EAST, A DISTANCE OF 1,501.43 FEET;

THENCE SOUTH 00°20'50" EAST, A DISTANCE OF 1,066.75 FEET;

THENCE SOUTH 89°40'56" WEST, A DISTANCE OF 256.25 FEET;

THENCE NORTH 64°19'19" WEST, A DISTANCE OF 322.65 FEET;

THENCE SOUTH 89°39'19" WEST, A DISTANCE OF 1,009.27 FEET;

THENCE NORTH 00°20'44" WEST, A DISTANCE OF 355.23 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 54.03 FEET;

THENCE NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 54.03 FEET;

THENCE NORTH 00°20'44" WEST, A DISTANCE OF 517.40 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 54.04 FEET TO THE **POINT OF BEGINNING**.

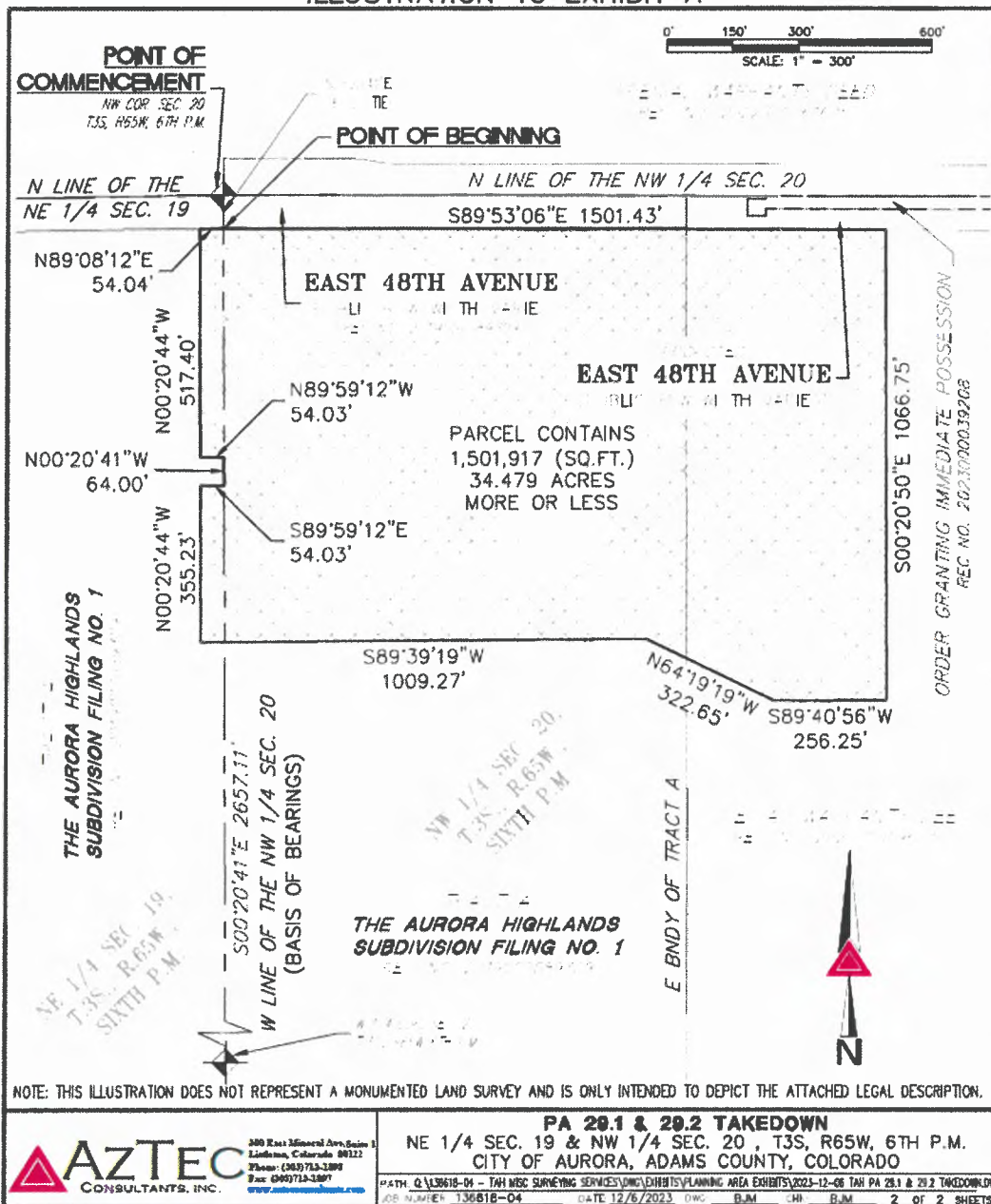
CONTAINING AN AREA OF 34.479 ACRES, (1,501,917 SQUARE FEET), MORE OR LESS.

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

EXHIBIT A-3
TO PETITION FOR INCLUSION
ILLUSTRATION OF GENERAL BOUNDARIES OF PROPERTY

ILLUSTRATION TO EXHIBIT A



**ORDER BY BOARD OF DIRECTORS OF
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors (the “**Board**”) of The Aurora Highlands Metropolitan District No. 3 (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 January 24, 2024, at the hour of 11:00 a.m., via Microsoft Teams: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjFiOTRkNmQtYWM2NC00Nzk5LWI4MWMtNGYwYzdmY2Q4MTk2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d and via telephone, dial 1-720-547-5281 and enter the phone conference ID: 481 935 942#, 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 January 18, 2024, 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. 3, duly called and held on January 24, 2024, at the hour of 11:00 a.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS
METROPOLITAN DISTRICT NO. 3

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)**