

THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6  
("DISTRICT")

8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710  
www.theaurorahighlands.specialdistrict.net

**NOTICE OF A SPECIAL MEETING AND AGENDA**

**DATE:** January 24, 2024

**TIME:** 11:00 A.M.

**LOCATION:** 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](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)

**ACCESS:** Or call in (audio only)

[+1 720-547-5281](tel:+17205475281).,[481935942#](tel:+1481935942) United States, Denver

Phone Conference ID: 481 935 942#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Matt Hopper	President	May, 2025
Carla Ferreira	Vice President	May, 2025
Michael Sheldon	Treasurer	May, 2027
Cynthia (Cindy) Shearon	Assistant Secretary	May, 2027
Vacant		May, 2027
Denise Denslow	Secretary	N/A

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm location of meeting and posting of meeting notice and designate 24-hour posting location. Approve Agenda.

- 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. 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. Conduct Public Hearing to consider exclusion of approximately 90.44 acres of property owned by Richmond American Homes of Colorado, Inc. out of the District boundaries (enclosure – Petition for Exclusion) and consider adoption of Resolution for Exclusion of Real Property (enclosure).

**IV. MANAGER MATTERS**

**V. CONSTRUCTION MATTERS**

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 21, 2024.**

## RECORD OF PROCEEDINGS

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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. 42<sup>nd</sup> 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

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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. 6  
("DISTRICT")  
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. 6, County of Adams was convened on Thursday, November 16, 2023 at 1:16 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

The absence of Director Cynthia Shearon was excused.

**Also in Attendance Were:**

MaryAnn McGeady, Esq., Elisabeth A. Cortese, Esq. and Jon Hoistad; McGeady Becher P.C.  
Denise Denslow, Rachel Alles, Jenna Trujillo and Jason Carroll; CliftonLarsonAllen LLP ("**CLA**")  
Jerry Jacobs and Cristina Madrigal; Timberline District Consulting, LLC ("**Timberline**")  
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland PC  
Dr. William Westmoreland; The Aurora Highlands Metropolitan District No. 1

**ADMINISTRATIVE  
MATTERS**

**Disclosure of Potential Conflicts of Interest/Quorum:** Attorney McGeady discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards 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 Board 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:** The Board considered the proposed Agenda for the District's special meeting. Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board approved the Agenda, as presented.

**Confirmation of 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. Following discussion, upon motion duly made by Director

Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board determined that because there was not a suitable or convenient physical location to conduct this meeting it was determined to conduct this meeting virtually via Zoom. The Board further noted that notice providing the date, time and audio / video conference access for 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.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon, and upon vote unanimously carried, the Board determined that notices of meetings of the Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District's website, and, if said website is unavailable within the boundaries of the District at the following location: the southern boundary of the District, north of E. 26th Avenue, Aurora, Colorado.

**Public Comment:** None.

**May 2, 2023 Regular Election:** Attorney Hoistad discussed the results of the District's May 2, 2023 Regular Election with the Board, noting that all ballot questions and issues had passed. It was further noted that Michael Sheldon and Cynthia Shearon were each deemed elected to 4-year terms ending in May, 2027.

**Appointment of Officers:** Upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, 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

**Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices:** The Board discussed business to be conducted, location of meetings and regular meeting dates for 2024. A regular meeting was scheduled on November 21, 2024 at 1:00 p.m. at the Construction Trailer and/or virtually via electronic means. Following discussion, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board adopted the Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices, as presented.

**Insurance Discussion:**

**Cyber Security and Increased Crime Coverage:** The Board discussed the addition of and/or increases to current cyber security and crime coverage limits.

**Insurance Committee:** A committee, consisting of Director Hopper and Director Ferreira, was appointed to consider the addition of and/or increases to current cyber security and crime coverage limits.

**Renewal of District's Insurance and Special District Association ("SDA") Membership for 2024:** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board authorized the renewal of the District's insurance coverage and SDA membership for 2024.

**Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (Transparency Notices):** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board directed staff to comply with Section 32-1-809, C.R.S. (Transparency Notice) Requirements.

## **CONSENT AGENDA**

The Board considered the following item under the Consent Agenda:

### **Approval of the November 3, 2022 Regular Meeting Minutes**

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 MATTERS**

**September 30, 2023 Unaudited Financial Statements and Schedule of Cash Position:** Ms. Trujillo reviewed the Unaudited Financial Statements and Schedule of Cash Position with the Board. Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board accepted the September 30, 2023 Unaudited Financial Statements and Schedule of Cash Position, as presented.

**Public Hearing on Amendment to 2023 Budget:** Director Hopper opened the public hearing to consider amendment to the District's 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, it was determined that an Amendment to the 2023 Budget was not necessary.

**Public Hearing on Proposed 2024 Budget:** Director Hopper opened the public hearing 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 the public hearing was closed.

Ms. Trujillo reviewed the estimated 2023 expenditures and the proposed 2024 expenditures with the Board. Following review, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board adopted the Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies, subject to final assessed valuation and adjustments related to legislative changes (General Fund: 72.785 mills; ARI / ARTA: 0.198 mills; Total: 72.983 mills) and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Adams County not later than January 10, 2024. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2024.

**DLG-70 Certification of Tax Levies Form (“Certification”)**: Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the Certification and to transmit the Certification to the Board of County Commissioners of Adams County not later than January 10, 2024.

**Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan**: Following discussion, it was determined that a Resolution Authorizing Adjustment of the District’s Mill Levy in Accordance with the Service Plan, would not be necessary.

**Preparation of 2025 Budget**: Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget.

**2023 Application for Exemption from Audit**: The Board discussed the requirements for an Audit. Following discussion, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board appointed the District Accountant to prepare and file an Application for Audit Exemption for the District for 2023.

**LEGAL MATTERS** **Resolution Amending Policy on Colorado Open Records Act Requests**: Following discussion, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote unanimously carried, the Board adopted the Resolution Amending Policy on Colorado Open Records Act Requests, as presented.



**MANAGER  
MATTERS**

**Master Services Agreements and Statements of Work between the District and CLA for 2024 Accounting and Management Services:** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved the Master Services Agreement and Statements of Work for 2024 Accounting and Management Services by and between the District and CLA, subject to final legal review.

**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 and, upon vote unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

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

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**PETITION FOR EXCLUSION OF REAL PROPERTY**

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*TO: THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6,*  
**ADAMS COUNTY, COLORADO**

The undersigned, as petitioner and fee owner of real property situated in Adams County, Colorado, hereby respectfully petitions The Aurora Highlands Metropolitan District No. 6 (the "District"), acting by and through its Board of Directors, for the exclusion of real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District in accordance with the provisions of Sections 32-1-501 *et seq.*, C.R.S.

The undersigned petitioner further requests that an Order may be entered in the District Court in and for the County of Adams, State of Colorado, effectuating the exclusion of the Property from said District, and that from and after the entry of such Order, said property shall not be liable for assessments or other obligations of said District.

The undersigned petitioner represents to the District that it is the owner of one hundred percent (100%) of the Property and that no other person, persons, entity or entities own any interest therein, except as beneficial holders of encumbrances, and that it assents to the exclusion of the Property from the District.

The undersigned petitioner represents that the Property at present constitutes a portion of said District.

The undersigned petitioner further agrees to pay the fees and costs associated with the exclusion of the Property from the District if this petition is accepted, including the costs of publication of appropriate legal notices.

[Signature Page Follow]

PETITIONER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., a Delaware corporation

By: [Signature]  
Matt Jenkins, Division President

ADDRESS OF PETITIONER:

4350 S. Monaco St.,  
Denver, CO 80237

STATE OF COLORADO )  
 ) ss:  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2024, by Matt Jenkins, Division President of RICHMOND AMERICAN HOMES OF COLORADO, INC., a Delaware corporation.

Witness my hand and official seal.

My commission expires: 9/24/2024

**KIMBERLY VANTINE**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20124049463  
My Commission Expires 9/24/2024

[Signature]  
Notary Public

[SEAL]

**EXHIBIT A**

**LEGAL DESCRIPTION**

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

ILLUSTRATION TO EXHIBIT A

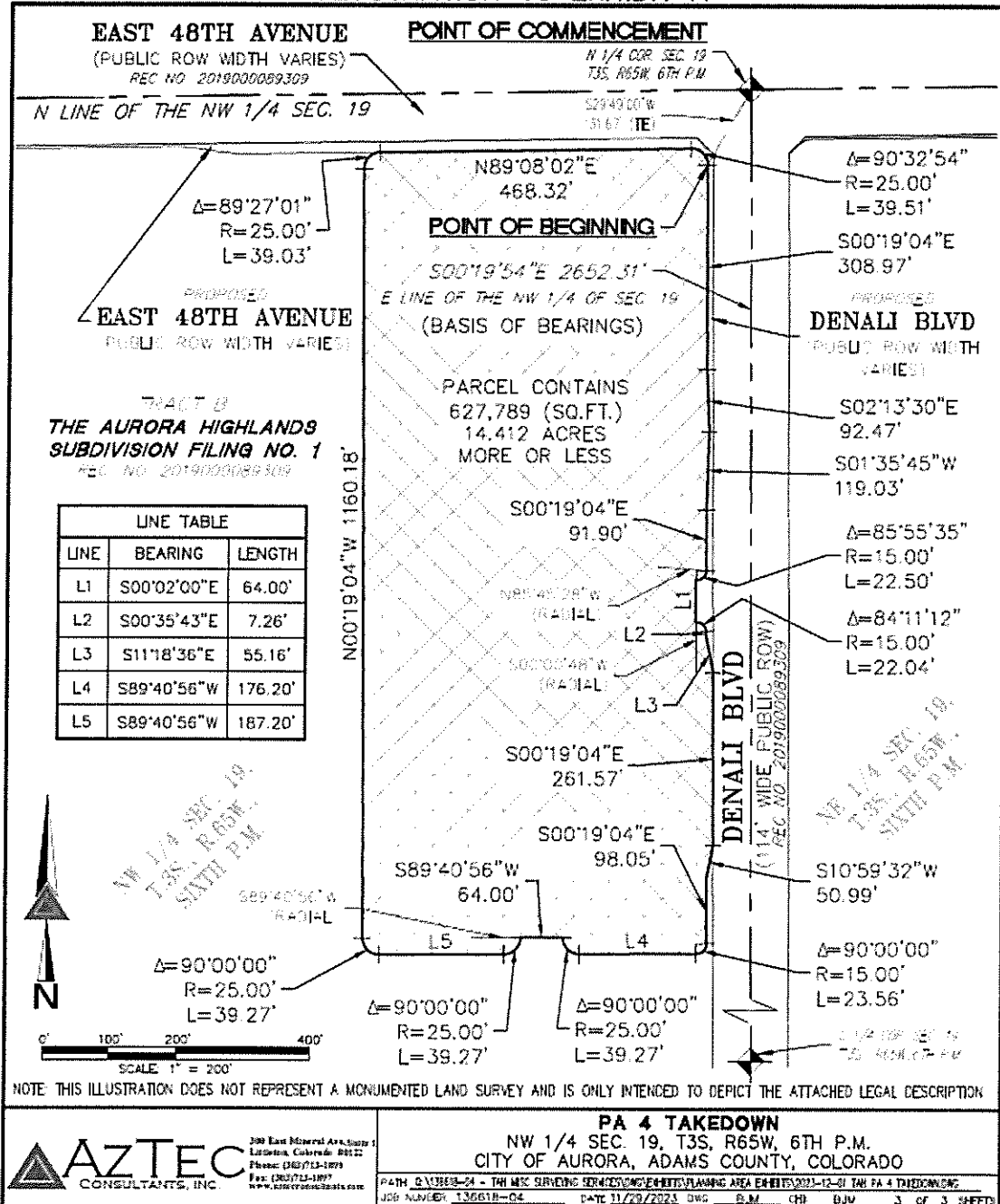


Exhibit A-3

**LEGAL DESCRIPTION**  
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**.

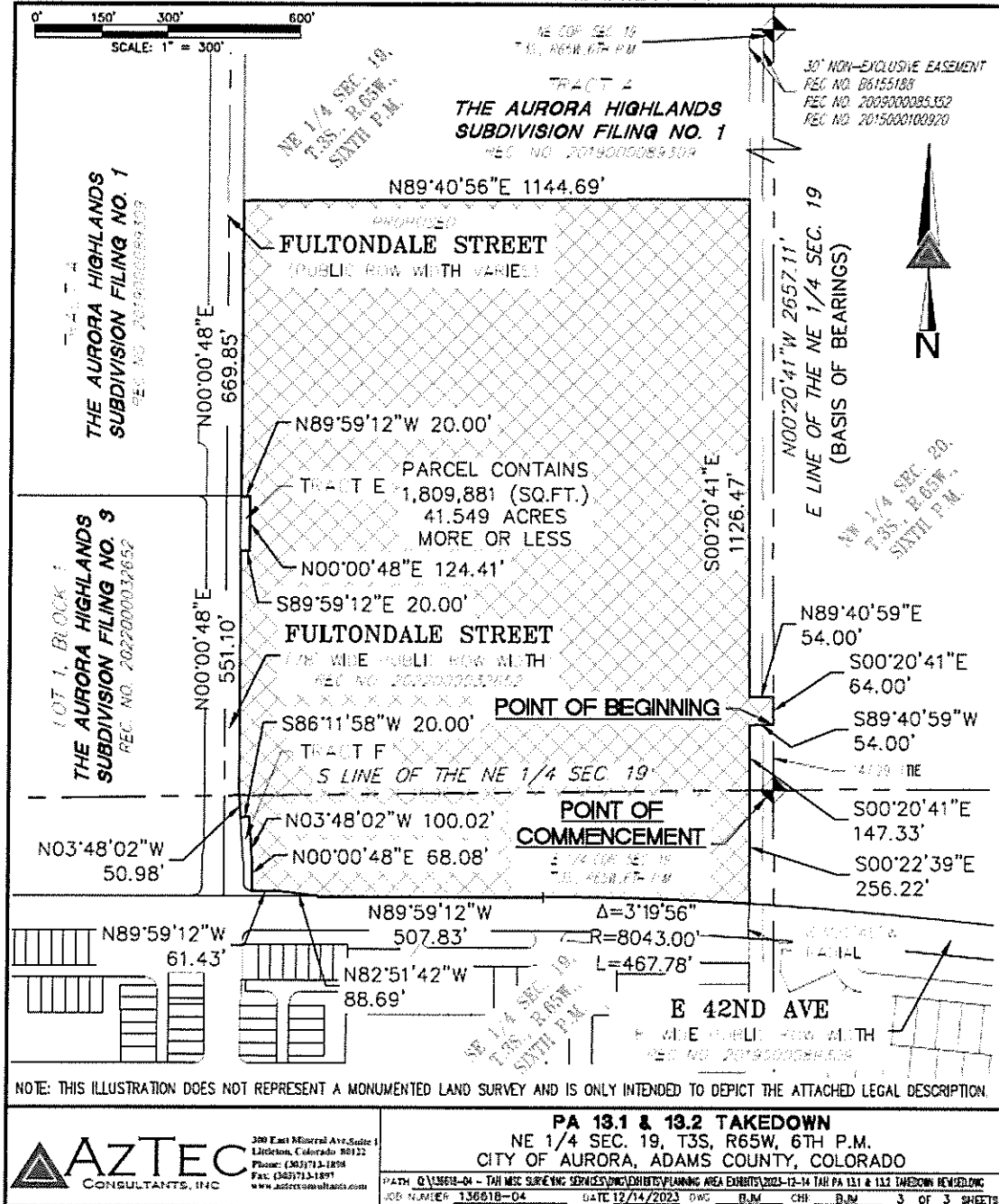
CONTAINING AN AREA OF 41.549 ACRES, (1,809,881 SQUARE FEET), MORE OR LESS.

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



ILLUSTRATION TO EXHIBIT A



**LEGAL DESCRIPTION**  
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;

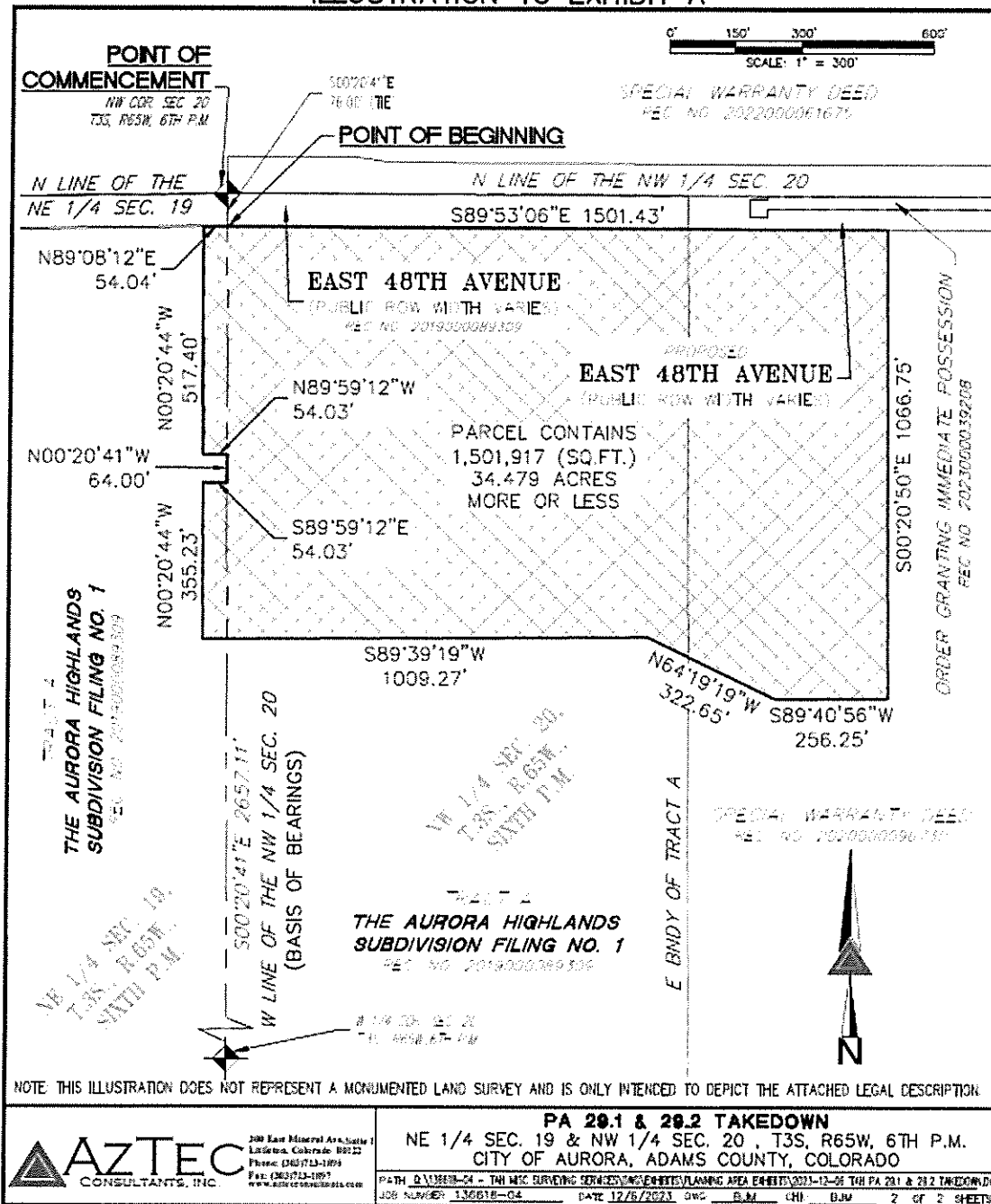
THENCE NORTH 89°08'12" EAST, A DISTANCE OF 54.04 FEET TO THE **POINT OF BEGINNING**.

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

ILLUSTRATION TO EXHIBIT A



**RESOLUTION NO. 2024-01-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6**

**RESOLUTION FOR EXCLUSION OF REAL PROPERTY**

A. Richmond American Homes of Colorado, Inc., a Delaware corporation (the “**Petitioner**”), the 100% fee owner of the Property (defined herein) has petitioned The Aurora Highlands Metropolitan District No. 6 (the “**District**”) for the exclusion from the boundaries of said District of the real property hereinafter described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

B. Public Notice has been published in accordance with Section 32-1-501(2), C.R.S., calling for a public hearing on the request for approval of said Petition.

C. No written objection was filed by any person in the District to the Petition.

D. The Board of Directors has taken into consideration all of the factors set forth in Section 32-1-501(3), C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6, ADAMS COUNTY, COLORADO:

1. The Board of Directors finds that:
  - (a) exclusion of the Property is in the best interests of the Property to be excluded;
  - (b) exclusion of the Property is in the best interests of the District;
  - (c) exclusion of the Property is in the best interests of the county or counties in which the District is located;
  - (d) the relative costs to the Property to be excluded from the provision of the District’s services exceed the benefits of the Property remaining within the District’s boundaries;
  - (e) under its current service plan the District does not have the ability to provide economical and sufficient service to both the Property seeking exclusion and all of the properties located within the District boundaries;
  - (f) the District does not have the ability to provide services to the Property to be excluded at a reasonable cost compared with the cost which would be imposed by other entities in the surrounding area providing similar services;
  - (g) denying the petition may have a negative impact on employment and other economic conditions in the District and surrounding areas;

(h) denying the petition may have a negative economic impact on the region and on the District, surrounding area and State as a whole;

(i) an economically feasible alternative service may be available; and

(j) it should not be necessary for the District to levy any additional costs on other property within the District if the Petition for Exclusion is granted.

2. The Board of Directors of the District shall and hereby does, order that the Petition for Exclusion be granted, and the Property be excluded from the boundaries of the District subject to Petitioner paying the costs associated with processing the petition and requesting the court enter the Order for Exclusion, and recording thereof.

3. The Board of Directors of the District shall and hereby does further acknowledge and resolve that in accordance with Section 32-1-503, C.R.S., the Property described herein shall be obligated to the same extent as all other property within the District with respect to and shall be subject to the levy of taxes for the payment of that proportion of the outstanding indebtedness of the District and interest thereon existing immediately prior to the effective date of the Order for Exclusion (“**Outstanding Indebtedness**”).

4. The Board of Directors of the District shall and hereby does further order that, in accordance with Section 32-1-503(1), C.R.S., upon the effective date of the Order excluding the Property, the Property shall not be subject to any property tax levied by the Board of Directors of the District for the operating costs of the District.

5. The Board of Directors of the District shall and hereby does further resolve that in its discretion it may establish, maintain, enforce and, from time to time, modify service charges, tap fees, and other rates, fees, tolls and charges, upon residents or users in the area of the District as it existed prior to the exclusion, including the Property, to supplement the proceeds of tax levies in the payment of the Outstanding Indebtedness and the interest thereon.

The name and address of the Petitioner and the legal description of said Property are as follows:

Petitioner:	Richmond American Homes of Colorado, Inc., a Delaware corporation
Address of Petitioner:	4350 S. Monaco Street Denver, Colorado 80237
Legal Description of the Property:	Approximately 90.44 acres of land legally described on <b><u>Exhibit A</u></b> and incorporated herein by this reference.

APPROVED AND ADOPTED ON JANUARY 24, 2024.

**THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 6**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION**

**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**.

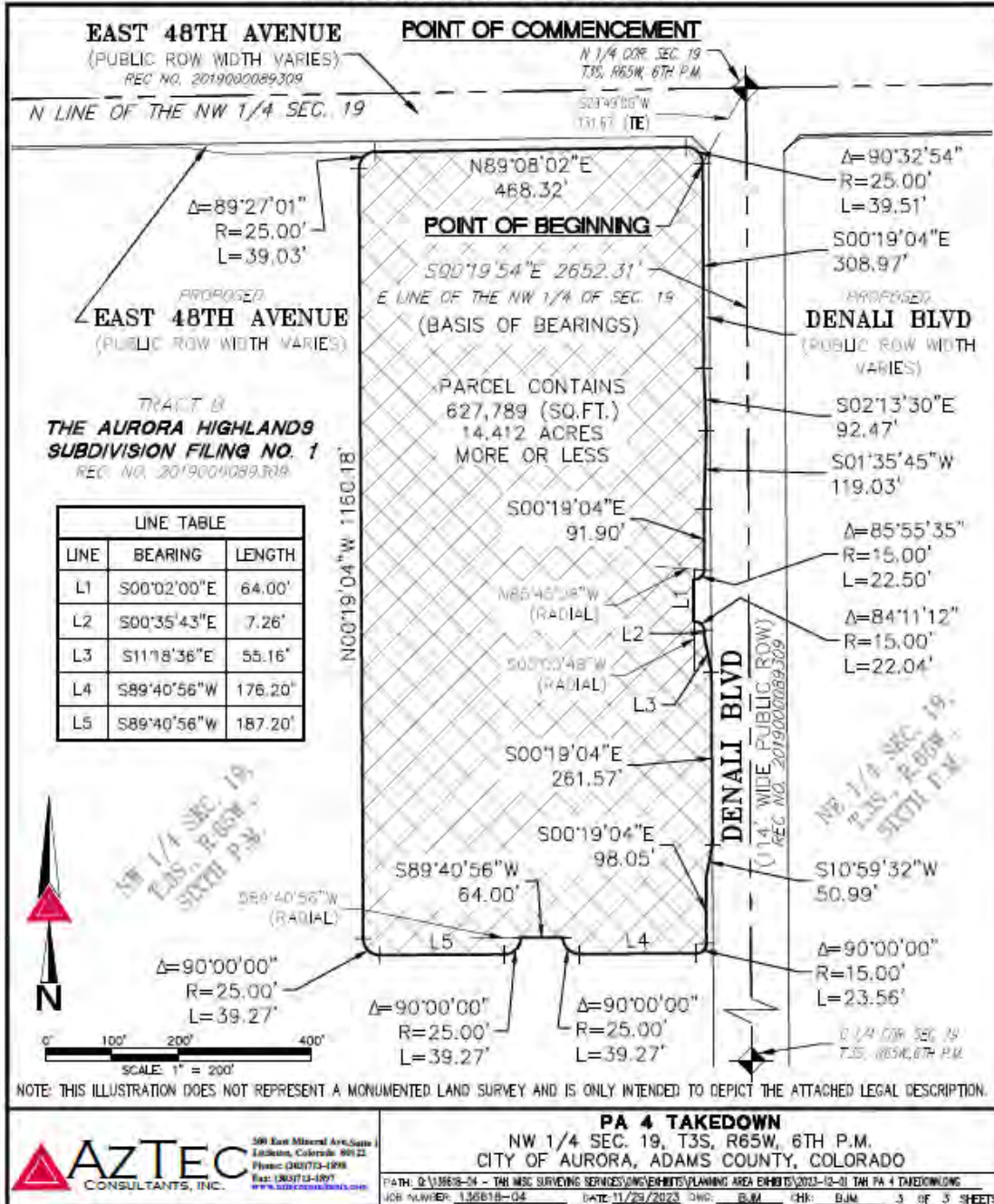
CONTAINING AN AREA OF 14.412 ACRES, (627,789 SQUARE FEET), MORE OR LESS.

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



ILLUSTRATION TO EXHIBIT A



**LEGAL DESCRIPTION**  
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;

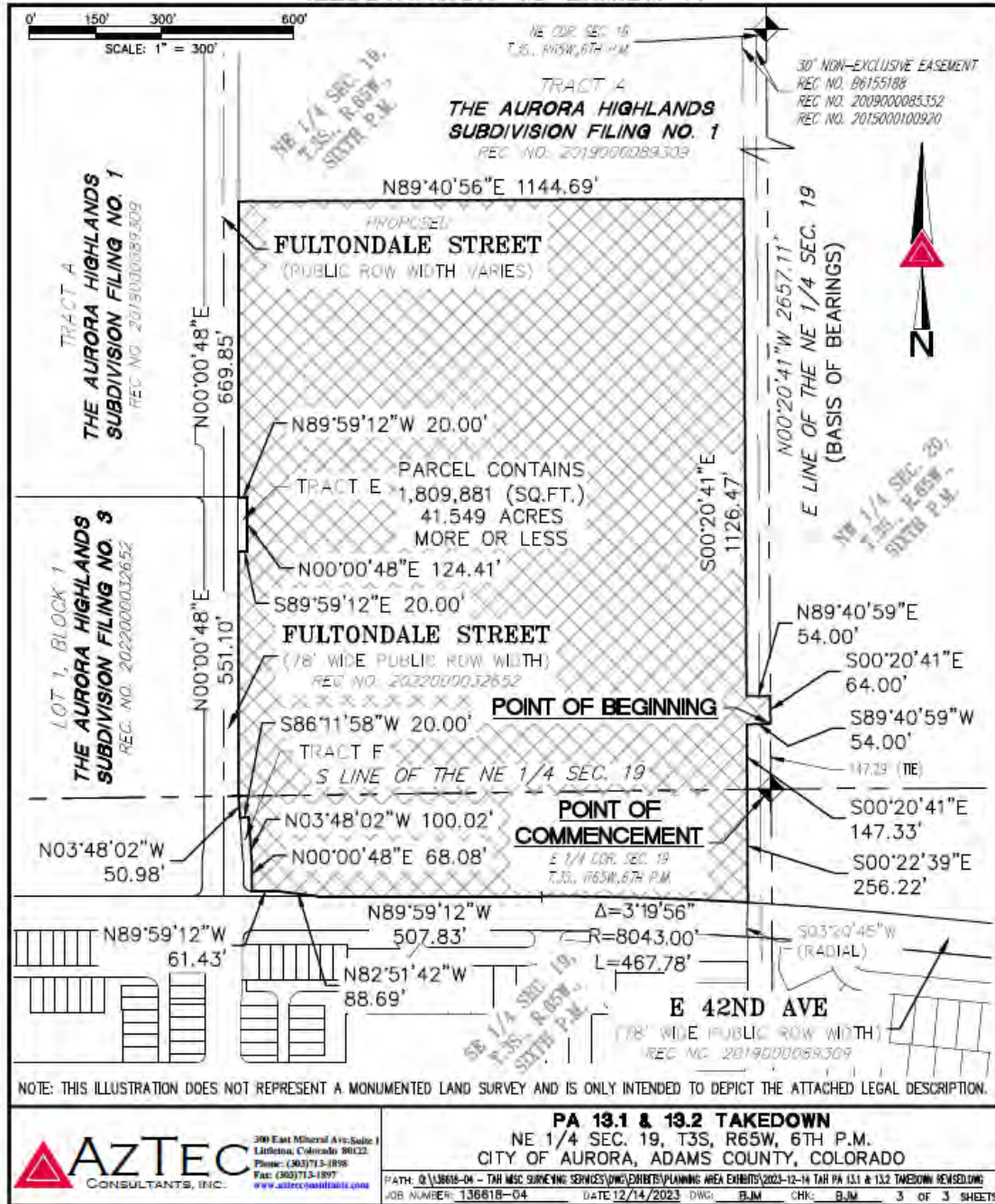
THENCE ALONG SAID EAST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET TO THE **POINT OF BEGINNING**.

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

ILLUSTRATION TO EXHIBIT A



**LEGAL DESCRIPTION**  
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**;

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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;

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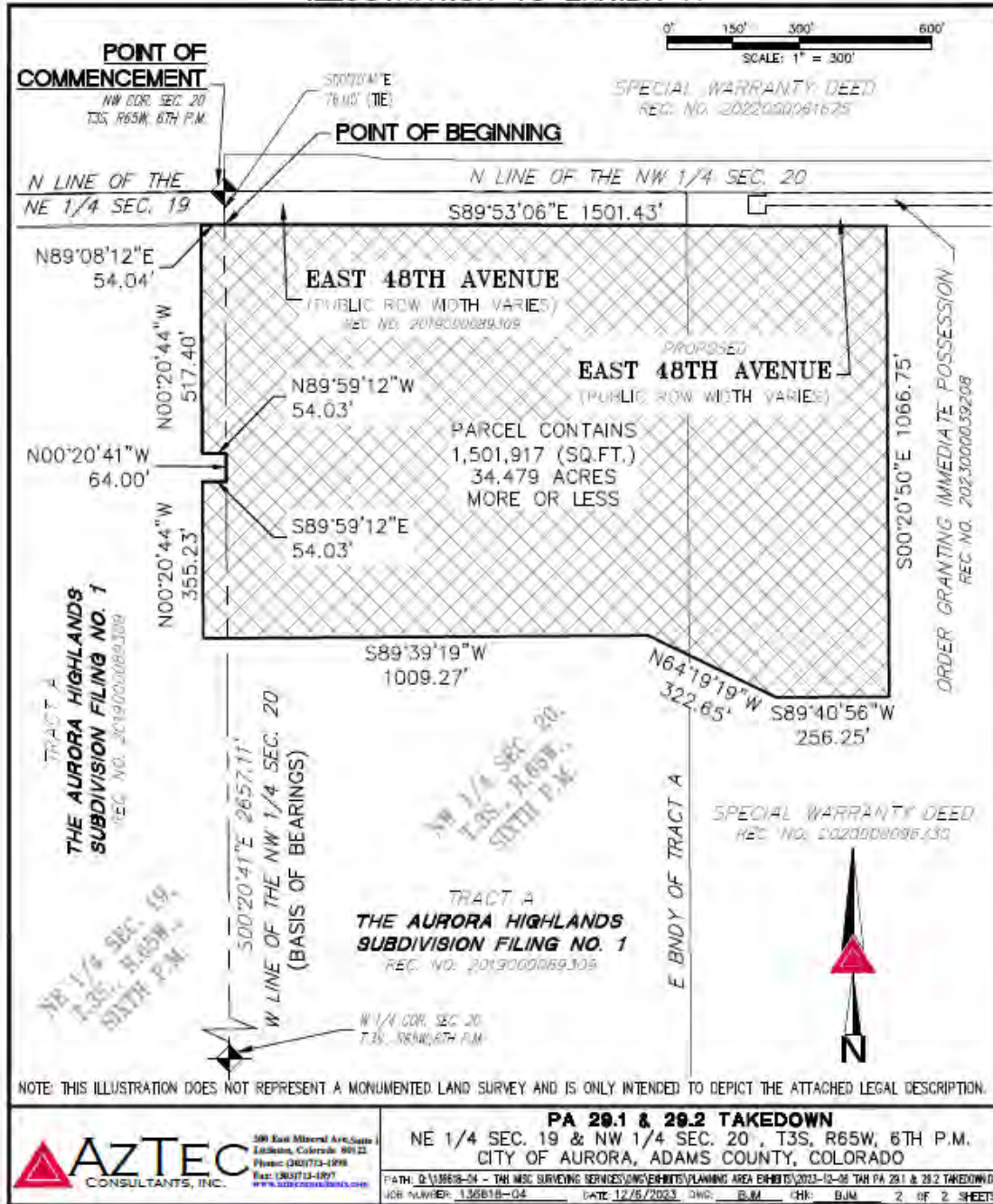
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300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



**CERTIFICATION**

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2024-01-01, Resolution of the Board of Directors of The Aurora Highlands Metropolitan District No. 6, Resolution for Exclusion of Real Property.

**THE AURORA HIGHLANDS METROPOLITAN  
DISTRICT NO. 6**

Date: January 24, 2024

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