

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD (“CAB”)**

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

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

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2025/May 2025
Carla Ferreira (AACMD Rep.)	Vice President	2025/May 2025
Michael Sheldon (TAH 1– 6 Rep.)	Treasurer/Asst. Secretary	2027/May 2027
VACANT	Assistant Secretary	2025/May 2027
Cynthia (Cindy) Shearon (AACMD Rep.)	Assistant Secretary	2027/May 2027
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2027/May 2027
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2027/May 2027
Denise Denslow	Secretary	N/A

DATE: **April 18, 2024**  
TIME: **1:00 P.M.**  
PLACE: **Virtual Via Zoom**

**PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09>

**Meeting ID: 839 2784 2723**

**Passcode: 979737**

**One tap mobile**

**+17193594580, \*979737#**

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm Quorum, location of meeting and posting of meeting notices. Approve Agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

**II. CONSENT AGENDA**

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

- Approval of March 21, 2024 special meeting minutes (enclosure).

### **III. FINANCIAL MATTERS**

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$110,164.54 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated February 29, 2024, updated as of April 12, 2024 (enclosure).
- C. Discuss and consider approval of acceptance of the CAB and Aerotropolis Area Coordinating Metropolitan District (“AACMD”) Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 70 Engineer’s Report and Verification of Costs No. 49 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Subordinate Project Fund Requisition No. 23 under the CAB’s Subordinate Special Tax Revenue Bonds, Series 2022B related to the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 70 Engineer’s Report and Verification of Costs No. 49 prepared by Schedio Group LLC (enclosure).
- D. Discuss and consider approval of acceptance of the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 30 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Subordinate Project Fund Requisition No. 24 under the CAB’s Subordinate Special Tax Revenue Bonds, Series 2022B related to the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 30 prepared by Schedio Group LLC and authorize reimbursement to Aurora Highlands, LLC pursuant to the Amended and Restated Capital Construction and Reimbursement Agreement (In-Tract Improvements) by and between the CAB and Aurora Highlands, LLC (enclosure).

### **IV. MANAGER MATTERS**

- A. Manager’s Report.

The Aurora Highlands Community Authority Board

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- B. Ratify approval of **Task Order No. 05** to **MSA** for Landscape Maintenance Services between the CAB and **BrightView Landscape Development, Inc.** for Filing 18 Irrigation Repairs, in the amount of \$5,481.00.

**V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS**

- A. Update from Timberline District Consulting, LLC (enclosure).
- B. Discuss and consider creation of a Social Committee.

**VI. OTHER BUSINESS**

**VII. BOARD MEMBER MATTERS**

**VIII. LEGAL MATTERS**

- A. Acknowledge acceptance of the Special Warranty Deed from AACMD to the CAB for portion of Tracts E and I (enclosure).
- B. Acknowledge ratification and confirmation of plat for The Aurora Highlands Subdivision Filing No. 12 (enclosure).
- C. Update on status of settlement of Piper Sandler & Co. claim.

**IX. EXECUTIVE SESSION**

- A. If necessary, adjourn to executive session pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to receive legal advice, determine positions relative to matters that may be subject to negotiations, develop strategy for negotiation, and instruct negotiators on matters relating to the prior engagement of Piper Sandler & Co.

**X. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 16, 2024.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD (“CAB”) HELD MARCH 21, 2024

A special meeting of the Board of Directors of the CAB, County of Adams (referred to hereafter as the “**Board**”) was convened on Thursday, March 21, 2024 at 1:17 p.m. via Zoom. The meeting was open to the public.

**Directors in Attendance Were:**

Matt Hopper (AACMD Rep.)  
Carla Ferreira (AACMD Rep.)  
Cynthia Shearon (AACMD Rep.)

The absence of Directors Michael Sheldon, Deanna Hopper and Kathleen Sheldon were excused.

**Also in Attendance Were:**

Denise Denslow, Rachel Alles and Jenna Trujillo; CliftonLarsonAllen LLP (“**CLA**”)  
Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.  
Jerry Jacobs and Cristina Madrigal; Timberline District Consulting, LLC (“**Timberline**”)  
Dr. William Westmoreland; The Aurora Highlands Metropolitan District No. 1

**ADMINISTRATIVE  
MATTERS**

**Disclosure of Potential Conflicts of Interest:** Director M. Hopper discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board 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 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. No new conflicts were disclosed.

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Director M. Hopper confirmed a quorum for the special meeting. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB’s Board meeting. Following discussion, upon motion duly made by Director M. 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

## RECORD OF PROCEEDINGS

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time, date 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 CAB's boundaries have been received.

**Agenda:** The Board considered the proposed Agenda for the CAB's special meeting. Following discussion, upon motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Agenda was approved.

**Public Comment:** None.

### CONSENT AGENDA

The Board considered the following actions:

#### **Approval of February 15, 2024 Special Meeting Minutes**

Following discussion, upon motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved of the Consent Agenda item.

### FINANCIAL MATTERS

**Payment of Claims for Operating Costs:** Following review and discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved the payment of claims for operating costs in the amount of \$117,825.85.

#### **Cash Position Report dated January 31, 2024, updated as of March 15, 2024:**

Ms. Trujillo reviewed the Cash Position Report with the Board. Following review and discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board accepted the Cash Position Report dated January 31, 2024, updated as of March 15, 2024.

**CAB and Aerotropolis Area Coordinating Metropolitan District (“AACMD”) Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 69 Engineer’s Report and Verification of Costs No. 48 prepared by Schedio Group LLC (“Engineer’s Report No. 48”):** Director M. Hopper reviewed Engineer’s Report No. 48 with the Board. Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board accepted Engineer’s Report No. 48.

**Subordinate Project Fund Requisition No. 21, under the CAB’s Subordinate Special Tax Revenue Refunding and Improvement Bonds, Series 2022B related to Engineer’s Report No. 48 (“Project Fund Requisition No. 21”):** Director M. Hopper reviewed Project Fund Requisition No. 21 with the Board. Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved Subordinate Project Fund Requisition No. 21.

## RECORD OF PROCEEDINGS

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**CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 29 prepared by Schedio Group LLC (“Engineer’s In-Tract Report No. 29”)**: Director M. Hopper reviewed Engineer’s In-Tract Report No. 29 with the Board. Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board accepted Engineer’s In-Tract Report No. 29.

**Subordinate Project Fund Requisition No. 22 under the CAB’s Subordinate Special Tax Revenue Refunding and Improvement Bonds, Series 2022B related to Engineer’s In-Tract Report No. 29 (“Project Fund Requisition No. 22”)**: Director M. Hopper reviewed Project Fund Requisition No. 22 with the Board. Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved Project Fund Requisition No. 22 and authorized reimbursement to Aurora Highlands, LLC pursuant to the Amended and Restated Capital Construction and Reimbursement Agreement (In-Tract Improvements) by and between the CAB and Aurora Highlands, LLC.

### MANAGER MATTERS

**Manager’s Report:** No report was given.

**Task Order No. 02 to Master Service Agreement (“MSA”) for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for Dog Station Maintenance (January – March)**: Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved **Task Order No. 02 to MSA** for Landscape Maintenance Services between the CAB and **LandTech Contractors, LLC** for Dog Station Maintenance (January – March), in the amount of \$1,089.00.

**Task Order No. 03 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for Filing 1 Landscape Maintenance (April 2024 – July 2025)**: Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved **Task Order No. 03 to MSA** for Landscape Maintenance Services between the CAB and **LandTech Contractors, LLC** for Filing 1 Landscape Maintenance (April 2024 – July 2025), in the amount of \$48,712.00.

**Task Order No. 04 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for Filing 3 Landscape Maintenance (August 2024 – July 2025)**: Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved **Task Order No. 04 to MSA** for Landscape

## RECORD OF PROCEEDINGS

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Maintenance Services between the CAB and **LandTech Contractors, LLC** for Filing 3 Landscape Maintenance (August 2024 – July 2025), in the amount of \$25,344.00

**Task Order No. 05 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for Filings 10 & 11 Landscape Maintenance (April 2024 – March 2027):** Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved **Task Order No. 05** to MSA for Landscape Maintenance Services between the CAB and **LandTech Contractors, LLC** for Filings 10 & 11 Landscape Maintenance (April 2024 – March 2027), in the amount of \$335,028.00.

**Task Order No. 04 to MSA for Landscape Maintenance Services between the CAB and BrightView Landscape Services, Inc. for TAH Filings 4 – 5, Gas Line Easement and Pet Waste Collection (January 2024 – December 2024):** Following discussion, upon a motion duly made by Director M. Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved **Task Order No. 04** to MSA for Landscape Maintenance Services between the CAB and **BrightView Landscape Services, Inc.** for TAH Filings 4 – 5, Gas Line Easement and Pet Waste Collection (January 2024 – December 2024), in the amount of \$3,022.00.

COVENANT  
ENFORCEMENT  
AND COMMUNITY  
MANAGEMENT  
MATTERS

**Update from Timberline:** The Board acknowledged the reports enclosed in the packet.

**Creation of Social Committee:** The Board discussed the formation of a Social Committee and directed Ms. Madrigal to coordinate with Director Ferrera regarding formation.

OTHER BUSINESS

None.

BOARD MEMBER  
MATTERS

**Public Art Program:** Director Ferreira informed the Board that the CAB had recently won an award for its Public Art Program and that she would like to organize a time for the CAB's consultants to view the Public Art Program.

LEGAL MATTERS

**Status of Settlement of Piper Sandler & Co. Claim:** Director M. Hopper reported that he and Director Ferreira continue to work towards a resolution with Piper Sandler & Co.

EXECUTIVE  
SESSION

**Executive Session:** No executive session was necessary.

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further items before the Board, upon motion duly made by Director Ferreira, seconded by Director Shearon and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

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



## THE AURORA HIGHLANDS CAB Check register

Date	Vendor	Document no.	Amount
	<b>Bank: 1st Bank - 45984 - 1st Bank</b>	<b>Account no: 3661296684</b>	
04/12/2024	45984-00003--Aurora Water		754.93
04/12/2024	45984-00008--CEGR LAW	1335	472.00
04/12/2024	45984-00010--CliftonLarsonAllen LLP	1336	32,541.59
04/12/2024	45984-00019--Fairfield and Woods, P.C.	1337	805.00
04/12/2024	45984-00026--High Plains	1338	12,257.50
04/12/2024	45984-00036--McGeady Becher P.C.	1339	59,200.65
04/12/2024	45984-00066--Xcel Energy		4,132.87
	<b>Total for 1st Bank - 45984</b>		<b><u>110,164.54</u></b>

## THE AURORA HIGHLANDS CAB Cash Requested Report

Bill number	Date	Fund_ID	Account	Account title	Transaction amount
<b>Aurora Water</b>					
A118702 MAR24	03/22/2024	10	7702	Water	43.77
A118703 MAR24	03/22/2024	10	7702	Water	43.77
A118704 MAR24	03/22/2024	10	7702	Water	43.77
A118705 MAR24	03/22/2024	10	7702	Water	43.77
A118707 MAR24	03/22/2024	10	7702	Water	30.92
A118708 MAR24	03/22/2024	10	7702	Water	43.77
A118709 MAR24	03/22/2024	10	7702	Water	60.33
A118711 MAR24	03/22/2024	10	7702	Water	78.00
A118712 MAR24	03/22/2024	10	7702	Water	30.92
A118713 MAR24	03/22/2024	10	7702	Water	20.23
A118715 MAR24	03/22/2024	10	7702	Water	20.23
A118716 MAR24	03/22/2024	10	7702	Water	30.92
A118717 MAR24	03/22/2024	10	7702	Water	30.92
A118718 MAR24	03/22/2024	10	7702	Water	20.23
A127015 MAR24	03/22/2024	10	7702	Water	30.92
A127017 MAR24	03/22/2024	10	7702	Water	43.77
A127019 MAR24	03/22/2024	10	7702	Water	43.77
A129831 MAR24	03/22/2024	10	7702	Water	30.92
A129899 MAR24	03/22/2024	10	7702	Water	20.23
A129900 MAR24	03/22/2024	10	7702	Water	43.77
<b>Sum for Aurora Water</b>					<b>754.93</b>
<b>CEGR LAW</b>					
11041.001 FEB24	02/29/2024	10	7702	Water	58.00
11083.001 FEB24	02/29/2024	10	7460	Legal	414.00
<b>Sum for CEGR LAW</b>					<b>472.00</b>
<b>CliftonLarsonAllen LLP</b>					
L241138107	02/29/2024	10	7440	District management	15,502.27
L241138107	02/29/2024	10	7450	Billing	775.00
L241144617	02/29/2024	10	7000	Accounting	1,826.74
L241145634	02/29/2024	10	7000	Accounting	2,117.12
L241147066	02/29/2024	10	7000	Accounting	4,863.38
L241147066	02/29/2024	10	7440	District management	3,262.00
L241203801	02/29/2024	10	1230-45984-00003	Due from TAH6	4,195.08
<b>Sum for CliftonLarsonAllen LLP</b>					<b>32,541.59</b>
<b>Fairfield and Woods, P.C.</b>					
273339	02/29/2024	10	7451	Covenant enforcement	805.00
<b>Sum for Fairfield and Woods, P.C.</b>					<b>805.00</b>
<b>High Plains</b>					
241614	02/29/2024	10	7595	Snow removal	2,087.50
241618	02/29/2024	10	7595	Snow removal	2,690.00
241619	02/29/2024	10	7595	Snow removal	2,040.00
241620	02/29/2024	10	7595	Snow removal	1,750.00
241621	03/31/2024	10	7595	Snow removal	3,690.00
<b>Sum for High Plains</b>					<b>12,257.50</b>
<b>McGeady Becher P.C.</b>					
1397M MAR24	03/31/2024	10	7460	Legal	25,895.76
1397M OCT23 NEW	03/31/2024	10	7460	Legal	33,304.89
<b>Sum for McGeady Becher P.C.</b>					<b>59,200.65</b>
<b>Xcel Energy</b>					
53-0013297409-6 MAR24	03/26/2024	10	7703	Electricity	296.67
53-0013498327-3 MAR24	03/11/2024	10	7703	Electricity	158.71
53-0013498620-9 MAR24	03/13/2024	10	7703	Electricity	224.96

## THE AURORA HIGHLANDS CAB Cash Requested Report

Bill number	Date	Fund_ID	Account	Account title	Transaction amount
53-0013498624-3 MAR24	03/13/2024	10	7703	Electricity	187.56
53-0013498629-8 MAR24	03/11/2024	10	7703	Electricity	201.91
53-0013511817-6 MAR24	03/11/2024	10	7703	Electricity	254.62
53-0013572573-9 MAR24	03/11/2024	10	7703	Electricity	62.77
53-0013646868-2 MAR24	03/25/2024	10	7703	Electricity	35.61
53-0013798913-9 MAR24	03/11/2024	10	7703	Electricity	87.49
53-0013798917-3 MAR24	03/11/2024	10	7703	Electricity	162.85
53-0013798922-0 MAR24	03/13/2024	10	7703	Electricity	106.86
53-0013798928-6 MAR24	03/13/2024	10	7703	Electricity	73.08
53-0013800737-2 MAR24	03/13/2024	10	7703	Electricity	202.98
53-0013876791-7 MAR24	03/13/2024	10	7703	Electricity	230.13
53-0013930308-8 MAR24	03/25/2024	10	7703	Electricity	538.55
53-0014208598-8 MAR24	03/22/2024	10	7703	Electricity	49.72
53-0014208629-6 MAR24	03/11/2024	10	7703	Electricity	68.01
53-0014208647-8 MAR24	03/11/2024	10	7703	Electricity	44.33
53-0014592843-9 MAR24	03/11/2024	10	7703	Electricity	14.84
53-0014625494-7 MAR24	03/15/2024	10	7703	Electricity	14.95
53-0014747891-6 MAR24	03/22/2024	10	7703	Electricity	162.39
53-0014749708-8 MAR24	03/22/2024	10	7703	Electricity	68.42
53-0014823359-3 MAR24	03/26/2024	10	7703	Electricity	17.46
53-0014843216-3 MAR24	03/14/2024	10	7703	Electricity	868.00
<b>Sum for Xcel Energy</b>					<b>4,132.87</b>
<b>Sum Total</b>					<b>110,164.54</b>

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

Schedule of Cash Position

February 29, 2024

Updated as of

April 12, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b>1st Bank XX6684</b>				
Balance as of 2/29/24	\$ 82,817.64	\$ 190,432.86	\$ -	\$ 273,250.50
2/1/2024 Reverse transfer between funds	-	102,567.14	(102,567.14)	-
3/1/2024 Deposit from CSD P&L Pool	497.00	-	-	497.00
3/1/2024 Design Fees	9,341.76	-	-	9,341.76
3/1/2024 Facility Fees	-	37,500.00	-	37,500.00
3/4/2024 Xcel ACH	(887.29)	-	-	(887.29)
3/6/2024 Xcel ACH	(1,673.17)	-	-	(1,673.17)
3/8/2024 Transfer Fee	250.00	-	-	250.00
3/8/2024 Design Fees	1,950.00	-	-	1,950.00
3/13/2024 Aurora Water ACH	(1,392.49)	-	-	(1,392.49)
3/15/2024 Transfer from other Districts	462,368.67	-	-	462,368.67
3/15/2024 Xcel ACH	(54.65)	-	-	(54.65)
3/18/2024 Xcel ACH	(648.07)	-	-	(648.07)
3/18/2024 Legal Refund	8,580.56	-	-	8,580.56
3/18/2024 Design Fees	2,100.00	-	-	2,100.00
3/19/2024 Admin Checks #1323-1333	(103,325.82)	(14,500.00)	-	(117,825.82)
3/19/2024 Transfer from TAHMD1 for ARTA	3,487.85	-	-	3,487.85
3/20/2024 Transfer to ARTA for TAHMD1	(3,487.85)	-	-	(3,487.85)
3/20/2024 Deposit Chargeback	(400.00)	-	-	(400.00)
3/22/2024 Waste Management ACH	(7,573.10)	-	-	(7,573.10)
3/22/2024 Design Fees	1,200.00	-	-	1,200.00
3/29/2024 Transfer from Aurora Highlands LLC	9,689.00	-	-	9,689.00
3/29/2024 Facility Fees	-	20,000.00	-	20,000.00
3/29/2024 Design Fees	1,950.00	-	-	1,950.00
3/31/2024 Billing to date	43,321.68	-	-	43,321.68
Anticipated April Admin	(110,164.54)	-	-	(110,164.54)
Anticipated transfer from TAHCAB districts	81,386.07	-	-	81,386.07
Anticipated transfer to Zions	-	(336,000.00)	-	(336,000.00)
Anticipated Transfer from AACMD -Cap Admin	-	-	102,567.14	102,567.14
Anticipated Balance	\$ 479,333.25	\$ -	\$ -	\$ 479,333.25
<b>Zions Bank - 2021A Project Fund</b>				
Balance as of 2/29/24	\$ -	\$ -	\$ 220,265.21	\$ 220,265.21
3/1/2024 Interest, net fees	-	-	860.91	860.91
Anticipated Balance	\$ -	\$ -	\$ 221,126.12	\$ 221,126.12
<b>Zions Bank - 2021A Revenue Fund</b>				
Balance as of 2/29/24	\$ -	\$ 11,822.29	\$ -	\$ 11,822.29
3/1/2024 Interest, net fees	-	46.18	-	46.18
3/15/2024 Transfer to 2021A Bond Fund	-	(5,500.00)	-	(5,500.00)
3/15/2024 Transfer to 2021B Bond Fund	-	(5,000.00)	-	(5,000.00)
Anticipated Balance	\$ -	\$ 1,368.47	\$ -	\$ 1,368.47
<b>Zions Bank - 2022B Project Fund</b>				
Balance as of 2/29/24	\$ -	\$ -	\$ 29,784,240.52	\$ 29,784,240.52
3/1/2024 Interest, net fees	-	-	132,061.62	132,061.62
3/25/2024 Req 21 - Draw 69	-	-	(8,701,800.33)	(8,701,800.33)
3/25/2024 Req 22 - InTract Report 29	-	-	(1,651,103.59)	(1,651,103.59)
Anticipated Req 23 - Draw 70	-	-	(4,021,615.80)	(4,021,615.80)
Anticipated Req 24 - InTract Report 30	-	-	(300,791.36)	(300,791.36)
Anticipated Balance	\$ -	\$ -	\$ 15,240,991.06	\$ 15,240,991.06
<b>Zions Bank - 2023A Project Fund</b>				
Balance as of 2/29/24	\$ -	\$ -	\$ 25,650,000.00	\$ 25,650,000.00
3/1/2024 Interest, net fees	-	-	3,659.10	3,659.10
3/4/2024 Transfer from Cost of Issuance	-	-	20.59	20.59
Anticipated Balance	\$ -	\$ -	\$ 25,653,679.69	\$ 25,653,679.69
<b>Zions Bank - 2023A Cost of Issuance</b>				
Balance as of 2/29/24	\$ -	\$ -	\$ 13,852.10	\$ 13,852.10
3/1/2024 Interest, net fees	-	-	20.59	20.59
3/4/2024 Transfer from Cost of Issuance	-	-	(20.59)	(20.59)
Anticipated Balance	\$ -	\$ -	\$ 13,852.10	\$ 13,852.10
Grand total	\$ 479,333.25	\$ 1,368.47	\$ 41,129,648.97	\$ 41,610,350.69



**THE AURORA HIGHLANDS  
COMMUNITY AUTHORITY BOARD  
AND  
AEROTROPOLIS AREA COORDINATING  
METROPOLITAN DISTRICT**

**ENGINEER'S REPORT AND VERIFICATION OF COSTS  
ASSOCIATED WITH PUBLIC IMPROVEMENTS**

**Draw No. 70**

PREPARED BY:

SCHEDIO GROUP LLC  
809 14<sup>TH</sup> STREET, SUITE A  
GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO. 44349

DATE PREPARED:

April 10, 2024

CLIENT NO.: 181106

PROJECT: AACMD (SPINE)

Engineer's Report and Verification of Costs No. 49

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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Master Service Agreement ("MSA") for Engineering Services with Aerotropolis Area Coordinating Metropolitan District ("AACMD" and/or "District") on December 11, 2018. Task Order 01 AACMD/ARTA - Cost Verification was approved on December 19, 2018. This Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is Schedio Group's 49th deliverable associated with Task Order 01 of the MSA as it pertains to AACMD.

Per the *Amended and Restated Capital Construction and Reimbursement Agreement* ("CCRA") entered into on December 22, 2021, between The Aurora Highlands Community Authority Board and Aurora Highlands, LLC, a Nevada limited liability company ("Developer"):

Section N: "It is the intent of the CAB that AH LLC continue to be reimbursed for Verified Costs of the Improvements and AH Advances (collectively Verified Costs of the Improvements and AH Advances are referred to herein as "AH Reimbursements"), and to set forth the terms for such reimbursement." See Article II, Section 2.1 of the CCRA for pertaining to AH Reimbursements.

Per the *Agreement Regarding Coordination of Facilities Funding for ATEC Development Area* ("ATEC Agreement") entered into on December 22, 2021, between the Aurora Highlands Community Authority Board and Aurora Tech Center Development, LLC ("ATEC"):

Recitals: Section F: "In order for the Property to be developed, the public improvements that are a part of the Long-Term Capital Improvement Plan, which includes the public improvements that will support the development of the Property, (the "ATEC Improvements") must be designed, funded, acquired, constructed, or installed."

Recitals: Section G: "It is anticipated that the proceeds of CAB Obligations will include, as issued in the discretion of the CAB from time to time, proceeds to be used to fund the ATEC Improvements."

This Report consists of a review of costs incurred, and verification of costs associated with the design and construction of Public Improvements. Accrued interest is not considered in this report.

### SUMMARY OF FINDINGS

Schedio Group reviewed \$4,373,344.62 of incurred expenses associated with Draw Request No. 70. Of the \$4,373,344.62 reviewed, Schedio Group verified \$4,373,344.62 as being associated with the design and construction of Public Improvements. Of the verified amount, \$2,614,637.95 is associated with TAH CAB/Spine Costs, \$665,512.71 with AH In Tract Costs, \$63,275.74 with AF ATEC Spine Costs ("ATEC Spine"), and \$1,029,918.22 with Aerotropolis Regional Transportation Authority Costs ("ARTA"). As costs associated with ARTA are reviewed and verified separately, they will not be included in this Report.

In summary, the total amount verified associated with TAH CAB/Spine Costs, AH In Tract Costs and AF ATEC Spine Costs is **\$3,343,426.40**.

For a summary of verified expenses associated with the design and construction of Public Improvements for TAH CAB/Spine Costs, AH In Tract Costs and AF ATEC Spine Costs, please see *Figure 1 – Summary of Verified Expenses* for TAH CAB/Spine Costs, AH In Tract Costs and AF ATEC Spine Costs below and attached *Exhibit A – Summary of Costs Reviewed (by Job Code and by Vendor)*.

	DEVELOPER		TAH CAB/SPINE & AH IN TRACT			AF ATEC SPINE	TAH CAB/SPINE + AH IN TRACT + AF ATEC SPINE	AF ARTA	ARTA	TOTAL DRAW 70
	DRAW 70	DRAW 70	DRAW 70			DRAW 70	DRAW 70	DRAW 70	DRAW 70	DRAW 70
	REVIEWED AMT	PRIVATE AMT	VERIFIED AMT (SPINE)	VERIFIED AMT (IN TRACT)	VERIFIED AMT (SPINE + IN TRACT)	VERIFIED AMT	VERIFIED AMT	VERIFIED AMT	VERIFIED AMT	VERIFIED AMT
TOTALS -->	\$ 4,373,344.62	\$ -	\$ 2,614,637.95	\$ 665,512.71	\$ 3,280,150.66	\$ 63,275.74	\$ 3,343,426.40	\$ 678,189.40	\$ 351,728.82	\$ 4,373,344.62

Figure 1 - Summary of Verified Expenses for TAH CAB/Spine Costs, AH In Tract Costs and AF ATEC Spine Costs

**DETERMINATION OF PUBLIC PRORATION PERCENTAGE**

As final plats are not available for the entire Aurora Highlands (“AH”) development at the time of this report, Schedio Group was unable to calculate an area-based Public Proration Percentage for application to expenditures with both public and private components. Instead, Schedio Group requested an estimate of Public Area compared to Total Area as a percentage from Norris Design, the planner for the Aurora Highlands development. As a result, Norris Design provided an estimated Public Proration Percentage of 40% for the entire AH development. Schedio Group and Norris Design reserve the right to revise the project’s Public Proration Percentage should additional information become available that would warrant such and either credit or debit the verified amount to date at that time.

**VERIFICATION OF COSTS**

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

**VERIFICATION OF PAYMENTS**

As Draw No. 70 will be ratified during an upcoming board meeting, vendors have not yet received payment for services rendered as of the date of this report.

**VERIFICATION OF CONSTRUCTION**

Schedio Group LLC performed a site visit on April 5, 2024. Observation of the constructed improvements was performed to ensure that Public Improvements are being constructed in general conformance with the approved construction drawings. Photos are available from Schedio Group LLC upon request.

**SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

Schedio Group reserves the right to revise or amend this report should additional information become available that would warrant such.

Various job code changes were implemented between Draw 26 and Draw 70. These job code changes were determined by others (developer, program manager, construction manager, etc.). Schedio Group was not involved in determining the job code changes. Schedio Group has incorporated the job code changes into Draw 70. As a result of the job code changes, historical and current verified dollar amounts have, in some cases, shifted from one job code (project segment) to another job code (project segment), which has caused ARTA’s financial obligation to change per the following agreements:

- Intergovernmental Agreement Among The Board Of County Commissioners Of The County Of Adams, The City of Aurora And The Aerotropolis Area Coordinating Metropolitan District Establishing The Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated February 27, 2018



- Intergovernmental Agreement Regarding Design and Construction of The Aurora Highlands Parkway Among Aerotropolis Area Coordinating Metropolitan District and Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated August 12, 2020

Schedio Group has been reviewing, and will continue to review, details associated with the cost code changes. Based on our reviews to date, Schedio Group has no reason to doubt the validity of the cost code changes. Schedio Group reserves the right to revise any verified amount(s) and its(their) respective assignment to a Cost Code or Job Code throughout the review process.

## ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction, and verification of costs associated with the design and construction of Public Improvements of similar type and function as those described in the attached Engineer's Report dated April 10, 2024.

The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer finds and determines that the Public Improvements considered in the attached Engineer's Report were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that the Public Improvements considered in the attached Engineer's Report, from August 15, 2023, (date of AECOM Invoice No. 2000790817) to March 31, 2024 (date of Brightview Pay App No. 21), are reasonably valued at **\$3,343,426.40**.

In the opinion of the Independent Consulting Engineer, the above-stated value for soft, indirect, and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for payment from Aerotropolis Area Metropolitan Coordinating District to Vendors.



April 10, 2024

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**Timothy A. McCarthy, P.E.**

**Colorado License No. 44349**

## **EXHIBIT A**

### **SUMMARY OF COSTS REVIEWED**

## SUMMARY OF COSTS REVIEWED BY JOB CODE

JOB CODE	JOB CODE DESCRIPTION	TOTAL DRAW 70	DEVELOPER DRAW 70	TAH CAB/SPINE DRAW 70	AH IN TRACT DRAW 70	AF ARTA DRAW 70	ARTA DRAW 70	AF ATEC SPINE DRAW 70
101	Overall Project (Non Specific)	\$ 595,689.63	\$ -	\$ 552,273.05	\$ 43,416.58	\$ -	\$ -	\$ -
102	Mass Grading	\$ 626,875.65	\$ -	\$ 626,875.65	\$ -	\$ -	\$ -	\$ -
103	Walls and Fencing	\$ 586.79	\$ -	\$ 586.79	\$ -	\$ -	\$ -	\$ -
104	Engineer's Report and Verification of Costs	\$ 12,741.91	\$ -	\$ 7,771.76	\$ -	\$ -	\$ 4,970.15	\$ -
140	ISP (Phase 1)	\$ 3,562.26	\$ -	\$ 3,562.26	\$ -	\$ -	\$ -	\$ -
142	ISP (Phase 3)	\$ 6,207.61	\$ -	\$ 6,207.61	\$ -	\$ -	\$ -	\$ -
144	32nd Aveue Phase 1	\$ 0.01	\$ -	\$ 0.01	\$ -	\$ -	\$ -	\$ -
145	32nd Aveue Phase 2	\$ 12.47	\$ -	\$ 12.47	\$ -	\$ -	\$ -	\$ -
146	32nd Aveue Phase 3	\$ 17.81	\$ -	\$ 17.81	\$ -	\$ -	\$ -	\$ -
152	Public Art	\$ 3,279.06	\$ -	\$ 3,279.06	\$ -	\$ -	\$ -	\$ -
200	Demolition	\$ 0.63	\$ -	\$ 0.63	\$ -	\$ -	\$ -	\$ -
203	Monument (Phase 1)	\$ 0.18	\$ -	\$ 0.18	\$ -	\$ -	\$ -	\$ -
204	Monument (Phase 2)	\$ 5,142.45	\$ -	\$ 5,142.45	\$ -	\$ -	\$ -	\$ -
206	26th Ave (E470 - Main St)	\$ 6,212.62	\$ -	\$ 359.68	\$ -	\$ -	\$ 5,852.94	\$ -
207	26th Avenue (Main Street-Harvest)	\$ 6,212.61	\$ -	\$ 359.68	\$ -	\$ -	\$ 5,852.93	\$ -
208	26th Ave (Harvest - Powhatan)	\$ 55,204.74	\$ -	\$ 1,265.80	\$ -	\$ -	\$ 53,938.94	\$ -
209	26th Avenue (TAH Pkwy-Powhatan)	\$ 67,238.46	\$ -	\$ 518.82	\$ -	\$ -	\$ 66,719.64	\$ -
210	E470 Interchange (Phase 1)	\$ 2,036.29	\$ -	\$ -	\$ -	\$ -	\$ 2,036.29	\$ -
211	E470 Interchange (Phase 1.5)	\$ 1,990.56	\$ -	\$ -	\$ -	\$ -	\$ 1,990.56	\$ -
212	E470 Interchange (Phase 2)	\$ 78,800.09	\$ -	\$ -	\$ -	\$ -	\$ 78,800.09	\$ -
213	E470 Interchange (Phase 3)	\$ 1,990.56	\$ -	\$ -	\$ -	\$ -	\$ 1,990.56	\$ -
214	E470 Interchange (Phase 4)	\$ 1,990.66	\$ -	\$ -	\$ -	\$ -	\$ 1,990.66	\$ -
220	Main St (26th Ave -TAH Pkwy)	\$ 158,689.37	\$ -	\$ 158,689.37	\$ -	\$ -	\$ -	\$ -
222	Main St (42nd Ave-46th Ave)	\$ 10,117.47	\$ -	\$ 10,117.47	\$ -	\$ -	\$ -	\$ -
230	Denali Blvd (TAH Pkwy to 42nd Ave)	\$ 25,971.63	\$ -	\$ 25,971.63	\$ -	\$ -	\$ -	\$ -
231	Denali Blvd (42nd Ave - 48th Ave)	\$ 6,401.66	\$ -	\$ 6,401.66	\$ -	\$ -	\$ -	\$ -
241	TAH Parkway (Main St-Denali Blvd)	\$ 610,970.87	\$ -	\$ 568,521.14	\$ -	\$ 42,449.73	\$ -	\$ -
244	TAH Parkway (30th-26th)	\$ 74,904.05	\$ -	\$ 745.87	\$ -	\$ 74,158.18	\$ -	\$ -
246	38th Ave (Himalaya St to E470) North	\$ 11.86	\$ -	\$ -	\$ -	\$ -	\$ 11.86	\$ -
247	38th Ave (Himalaya St to E470) South	\$ 11.86	\$ -	\$ -	\$ -	\$ -	\$ 11.86	\$ -
249	38th Pkwy (TAH Pkwy to Powhatan Rd)	\$ 3,635.50	\$ -	\$ 3,635.50	\$ -	\$ -	\$ -	\$ -
250	42nd Ave (Main St-Denali Blvd)	\$ 55,895.70	\$ -	\$ 55,895.70	\$ -	\$ -	\$ -	\$ -
260	Reserve Blvd (42nd Ave - TAH Pkwy)	\$ 4,957.50	\$ -	\$ 4,957.50	\$ -	\$ -	\$ -	\$ -
289	Pond Improvements	\$ 2,414.21	\$ -	\$ 2,414.21	\$ -	\$ -	\$ -	\$ -
290	I-70 Interchange (Phase 1)	\$ 62,530.27	\$ -	\$ -	\$ -	\$ -	\$ 62,530.27	\$ -
291	I-70 Interchange (Phase 2)	\$ 3,441.61	\$ -	\$ -	\$ -	\$ -	\$ 3,441.61	\$ -
292	I-70 Interchange (Phase 3)	\$ 54,714.82	\$ -	\$ -	\$ -	\$ -	\$ 54,714.82	\$ -
293	I-70 Interchange (Phase 4)	\$ 3,437.82	\$ -	\$ -	\$ -	\$ -	\$ 3,437.82	\$ -
294	I-70 Interchange (Phase 5)	\$ 3,437.82	\$ -	\$ -	\$ -	\$ -	\$ 3,437.82	\$ -
300	Powhatan Rd (I-70-26th Ave)	\$ 29,560.38	\$ -	\$ -	\$ -	\$ 29,560.38	\$ -	\$ -
301	Powhatan Road (26th-38th)	\$ 46,953.40	\$ -	\$ 786.42	\$ -	\$ 46,166.98	\$ -	\$ -
302	Powhatan Road (38th-48th)	\$ 3,303.04	\$ -	\$ -	\$ -	\$ 3,303.04	\$ -	\$ -
303	ARTA Aerotropolis Pkwy Access Control Plan	\$ 774.56	\$ -	\$ (111.02)	\$ -	\$ 885.58	\$ -	\$ -
304	26th Avenue Interchange	\$ (507.24)	\$ -	\$ (507.24)	\$ -	\$ -	\$ -	\$ -
320	48th Avenue (E470-Main St)	\$ 218,938.27	\$ -	\$ -	\$ -	\$ 218,938.27	\$ -	\$ -
321	48th Avenue (Main St-Denali Blvd)	\$ 60,256.95	\$ -	\$ -	\$ -	\$ 60,256.95	\$ -	\$ -
330	West Village Ave (Main St-26th)	\$ (8,112.61)	\$ -	\$ (8,112.61)	\$ -	\$ -	\$ -	\$ -
331	West Village Ave (Hogan St-26th)	\$ 1.64	\$ -	\$ 1.64	\$ -	\$ -	\$ -	\$ -
332	Tributary W Drainage	\$ 1,719.91	\$ -	\$ 1,719.91	\$ -	\$ -	\$ -	\$ -
334	Hogan St Park (West Village Ave/TAH Pkwy)	\$ 128,397.47	\$ -	\$ 128,397.47	\$ -	\$ -	\$ -	\$ -
340	Fultondale Street (42nd-School)	\$ 9,075.62	\$ -	\$ 9,075.62	\$ -	\$ -	\$ -	\$ -
343	32nd Avenue	\$ 11,153.31	\$ -	\$ 11,153.31	\$ -	\$ -	\$ -	\$ -
345	Hogan Park Street (TAH Pkwy-E Creek)	\$ 4,374.45	\$ -	\$ 4,374.45	\$ -	\$ -	\$ -	\$ -
347	Reserve Boulevard (42nd-Park View)	\$ 115,448.21	\$ -	\$ 115,448.21	\$ -	\$ -	\$ -	\$ -
349	Little River (Reserve to 48th)	\$ 39,824.92	\$ -	\$ 39,824.92	\$ -	\$ -	\$ -	\$ -
350	Mass Grading	\$ 1,010.23	\$ -	\$ 1,010.23	\$ -	\$ -	\$ -	\$ -
351	Overlot Phase II	\$ 3,222.51	\$ -	\$ 3,222.51	\$ -	\$ -	\$ -	\$ -
400	Section 21/28 Miscellaneous	\$ (0.01)	\$ -	\$ (0.01)	\$ -	\$ -	\$ -	\$ -

# SUMMARY OF COSTS REVIEWED BY JOB CODE

JOB CODE	JOB CODE DESCRIPTION	TOTAL DRAW 70	DEVELOPER DRAW 70	TAH CAB/SPINE DRAW 70	AH IN TRACT DRAW 70	AF ARTA DRAW 70	ARTA DRAW 70	AF ATEC SPINE DRAW 70
511	Recreation Center 01 (CSP 1) Pool	\$ 149,616.59	\$ -	\$ 149,616.59	\$ -	\$ -	\$ -	\$ -
531	Park 01	\$ 1,190.97	\$ -	\$ 1,190.97	\$ -	\$ -	\$ -	\$ -
532	Park 02	\$ 7,119.45	\$ -	\$ 7,119.45	\$ -	\$ -	\$ -	\$ -
533	Park 03	\$ 2.86	\$ -	\$ 2.86	\$ -	\$ -	\$ -	\$ -
534	Park 04	\$ 43,346.53	\$ -	\$ 43,346.53	\$ -	\$ -	\$ -	\$ -
546	Open Space PAG1	\$ 16,826.46	\$ -	\$ 16,826.46	\$ -	\$ -	\$ -	\$ -
548	Open Space	\$ 6.97	\$ -	\$ 6.97	\$ -	\$ -	\$ -	\$ -
557	Phase 1A North (A)	\$ 9,298.46	\$ -	\$ 9,298.46	\$ -	\$ -	\$ -	\$ -
558	Phase 1A North (B)	\$ 12,989.36	\$ -	\$ 12,989.36	\$ -	\$ -	\$ -	\$ -
569	Open Space	\$ 22,586.78	\$ -	\$ 22,586.78	\$ -	\$ -	\$ -	\$ -
601	Picadilly Rd (38th to 56th )	\$ 55,273.85	\$ -	\$ -	\$ -	\$ 55,273.85	\$ -	\$ -
602	Monaghan Road	\$ 147,196.45	\$ -	\$ -	\$ -	\$ 147,196.45	\$ -	\$ -
705	Crestor Well	\$ 32,801.59	\$ -	\$ (214.06)	\$ -	\$ -	\$ -	\$ 33,015.65
710	Mass Overlot Grading	\$ 30,260.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,260.09
900	General In-Tract Costs	\$ 9,869.40	\$ -	\$ -	\$ 9,869.40	\$ -	\$ -	\$ -
901	Filing 01	\$ 35.15	\$ -	\$ -	\$ 35.15	\$ -	\$ -	\$ -
902	Filing 02 - RAH	\$ 50,569.51	\$ -	\$ -	\$ 50,569.51	\$ -	\$ -	\$ -
903	Filing 03	\$ 28.98	\$ -	\$ -	\$ 28.98	\$ -	\$ -	\$ -
904	Filing 04	\$ 0.70	\$ -	\$ -	\$ 0.70	\$ -	\$ -	\$ -
905	Filing 05 - Pulte	\$ 8.87	\$ -	\$ -	\$ 8.87	\$ -	\$ -	\$ -
907	Filing 07	\$ 10,677.11	\$ -	\$ -	\$ 10,677.11	\$ -	\$ -	\$ -
908	Filing 08	\$ 1,173.79	\$ -	\$ -	\$ 1,173.79	\$ -	\$ -	\$ -
909	Filing 09	\$ 99,948.64	\$ -	\$ -	\$ 99,948.64	\$ -	\$ -	\$ -
910	Filing 10	\$ 4,122.55	\$ -	\$ -	\$ 4,122.55	\$ -	\$ -	\$ -
911	Filing 11	\$ 569.03	\$ -	\$ -	\$ 569.03	\$ -	\$ -	\$ -
913	Filing 13	\$ 538.12	\$ -	\$ -	\$ 538.12	\$ -	\$ -	\$ -
915	Filing 15	\$ 0.09	\$ -	\$ -	\$ 0.09	\$ -	\$ -	\$ -
916	Filing 16	\$ 0.16	\$ -	\$ -	\$ 0.16	\$ -	\$ -	\$ -
917	Filing 17	\$ 0.16	\$ -	\$ -	\$ 0.16	\$ -	\$ -	\$ -
918	Filing 18	\$ 55.27	\$ -	\$ -	\$ 55.27	\$ -	\$ -	\$ -
919	Filing 19	\$ 10,009.23	\$ -	\$ -	\$ 10,009.23	\$ -	\$ -	\$ -
921	Filing 21	\$ 7,868.20	\$ -	\$ -	\$ 7,868.20	\$ -	\$ -	\$ -
922	Filing 22	\$ 4,305.59	\$ -	\$ -	\$ 4,305.59	\$ -	\$ -	\$ -
923	Filing 23	\$ 36,972.20	\$ -	\$ -	\$ 36,972.20	\$ -	\$ -	\$ -
924	Filing 24	\$ 2,928.89	\$ -	\$ -	\$ 2,928.89	\$ -	\$ -	\$ -
925	Filing 25	\$ 3,273.06	\$ -	\$ -	\$ 3,273.06	\$ -	\$ -	\$ -
926	Filing 26	\$ 20,681.78	\$ -	\$ -	\$ 20,681.78	\$ -	\$ -	\$ -
927	Filing 27	\$ 22,578.14	\$ -	\$ -	\$ 22,578.14	\$ -	\$ -	\$ -
928	Filing 28	\$ 3.41	\$ -	\$ -	\$ 3.41	\$ -	\$ -	\$ -
929	Filing 29	\$ 13.13	\$ -	\$ -	\$ 13.13	\$ -	\$ -	\$ -
930	Filing 30	\$ 63,618.19	\$ -	\$ -	\$ 63,618.19	\$ -	\$ -	\$ -
931	Filing 31	\$ 19.90	\$ -	\$ -	\$ 19.90	\$ -	\$ -	\$ -
932	Filing 32	\$ 18.04	\$ -	\$ -	\$ 18.04	\$ -	\$ -	\$ -
933	Filing 33	\$ 23.83	\$ -	\$ -	\$ 23.83	\$ -	\$ -	\$ -
934	Filing 34	\$ 42,063.88	\$ -	\$ -	\$ 42,063.88	\$ -	\$ -	\$ -
935	Filing 35	\$ 116,737.96	\$ -	\$ -	\$ 116,737.96	\$ -	\$ -	\$ -
936	Filing 36	\$ 64,589.96	\$ -	\$ -	\$ 64,589.96	\$ -	\$ -	\$ -
937	Filing 37	\$ 26,023.05	\$ -	\$ -	\$ 26,023.05	\$ -	\$ -	\$ -
938	Filing 38	\$ 22,770.16	\$ -	\$ -	\$ 22,770.16	\$ -	\$ -	\$ -
	<b>TOTALS --&gt;</b>	<b>\$ 4,373,344.62</b>	<b>\$ -</b>	<b>\$ 2,614,637.95</b>	<b>\$ 665,512.71</b>	<b>\$ 678,189.40</b>	<b>\$ 351,728.82</b>	<b>\$ 63,275.74</b>

### SUMMARY OF COSTS VERIFIED BY VENDOR

VENDOR	TOTAL DRAW 70	DEVELOPER DRAW 70	TAH CAB/SPINE DRAW 70	AH IN TRACT DRAW 70	AF ARTA DRAW 70	ARTA DRAW 70	AF ATEC SPINE DRAW 70
AD Miller	\$ 149,616.57	\$ -	\$ 149,616.57	\$ -	\$ -	\$ -	\$ -
AECOM	\$ 955,912.77	\$ -	\$ 127,640.50	\$ -	\$ 608,150.57	\$ 159,284.45	\$ 60,837.25
Aztec Consultants	\$ 5,100.00	\$ -	\$ -	\$ 5,100.00	\$ -	\$ -	\$ -
Beam, Longest & Neff	\$ 78,608.50	\$ -	\$ -	\$ -	\$ 22,348.00	\$ 56,260.50	\$ -
Big West Consulting	\$ 39,076.00	\$ -	\$ 39,076.00	\$ -	\$ -	\$ -	\$ -
Brightview Landscaping	\$ 23,877.33	\$ -	\$ 20,744.04	\$ -	\$ 3,133.29	\$ -	\$ -
CTL Thompson	\$ 5,600.00	\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -
GPRS	\$ 1,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150.00
HR Green	\$ 3,417.00	\$ -	\$ 3,417.00	\$ -	\$ -	\$ -	\$ -
JHL	\$ 1,721,520.52	\$ -	\$ 1,536,584.59	\$ 151,093.31	\$ 33,842.62	\$ -	\$ -
Lamb Star	\$ 2,296.54	\$ -	\$ -	\$ -	\$ -	\$ 2,296.54	\$ -
Landtech	\$ 99,948.63	\$ -	\$ -	\$ 99,948.63	\$ -	\$ -	\$ -
Matrix	\$ 668,875.31	\$ -	\$ 348,803.61	\$ 320,071.70	\$ -	\$ -	\$ -
Merrick	\$ 2,295.00	\$ -	\$ 2,295.00	\$ -	\$ -	\$ -	\$ -
NETC	\$ 50,949.00	\$ -	\$ -	\$ -	\$ -	\$ 50,949.00	\$ -
Norris Design	\$ 32,676.68	\$ -	\$ 27,547.82	\$ 400.00	\$ 4,728.86	\$ -	\$ -
Schedio Group	\$ 22,282.71	\$ -	\$ 7,573.83	\$ 9,738.73	\$ -	\$ 4,970.15	\$ -
Stormwater Risk Mgmt	\$ 302,596.97	\$ -	\$ 302,596.97	\$ -	\$ -	\$ -	\$ -
Summit Strategies	\$ 207,545.09	\$ -	\$ 43,142.02	\$ 79,160.34	\$ 5,986.06	\$ 77,968.18	\$ 1,288.49
<b>TOTALS --&gt;</b>	<b>\$ 4,373,344.62</b>	<b>\$ -</b>	<b>\$ 2,614,637.95</b>	<b>\$ 665,512.71</b>	<b>\$ 678,189.40</b>	<b>\$ 351,728.82</b>	<b>\$ 63,275.74</b>

## **EXHIBIT B**

### **SUMMARY OF DOCUMENTS REVIEWED**

## SUMMARY OF DOCUMENTS REVIEWED

### SERVICE PLANS

- First Amended and Restated Service Plan for Aerotropolis Area Coordinating Metropolitan District, City of Aurora Colorado, prepared by McGeady Becher P.C., dated October 16, 2017

### DISTRICT AGREEMENTS

- Facilities Funding and Acquisition Agreement between Aerotropolis Area Coordinating Metropolitan District and The Aurora Highlands, LLC, prepared by McGeady Becher P.C., executed July 20, 2018
- 2017-2018 Operation Funding Agreement between Aerotropolis Area Metropolitan District and The Aurora Highlands, LLC, prepared by McGeady Becher P.C., executed on July 20, 2018
- First Amended and Restated Facilities Funding and Acquisition Agreement between Aerotropolis Area Coordinating Metropolitan District and The Aurora Highlands, LLC, prepared by McGeady Becher P.C., executed on August 23, 2018
- Intergovernmental Agreement Regarding Coordination of Facilities Funding for ATEC Metropolitan District No. 1 Projects between The Aurora Highlands Community Authority Board and Aurora Tech Center Development, LLC, prepared by McGeady Becher P.C. (Unexecuted)
- Amended and Restated Capital Construction and Reimbursement Agreement by and between The Aurora Highlands Community Authority Board and Aurora Highlands LLC, prepared by McGeady Becher P.C., effective December 22, 2021 (Unexecuted)
- Agreement Regarding Coordination of Facilities Funding for ATEC Development Area between The Aurora Highlands Community Authority Board and Aurora Tech Center Development, LLC, prepared by McGeady Becher P.C., effective December 22, 2021 (Unexecuted)

### CONSTRUCTION DRAW REQUESTS

- AACMD Draw Request No. 01, dated September 7, 2018, revised October 15, 2018
- AACMD Draw Request No. 02, dated September 14, 2018
- AACMD Draw Request No. 03, dated September 30, 2018
- AACMD Draw Request No. 04, dated October 15, 2018
- AACMD Draw Request No. 05, dated November 13, 2018
- AACMD Draw Request No. 06, dated December 11, 2018
- AACMD Draw Request No. 07, dated January 15, 2019
- AACMD Draw Request No. 08, dated February 12, 2019
- AACMD Draw Request No. 09, dated March 12, 2019
- AACMD Draw Request No. 10, dated April 12, 2019
- AACMD Draw Request No. 11, dated May 16, 2019
- AACMD Draw Request No. 12, dated June 20, 2019



- AACMD Draw Request No. 13, dated July 18, 2019
- AACMD Draw Request No. 14, dated August 15, 2019
- AACMD Draw Request No. 15, dated September 19, 2019
- AACMD Draw Request No. 16, dated October 17, 2019
- AACMD Draw Request No. 17, dated November 21, 2019
- AACMD Draw Request No. 18, dated December 19, 2019
- AACMD Draw Request No. 19, dated January 16, 2020
- AACMD Draw Request No. 20, dated February 20, 2020
- AACMD Draw Request No. 21, dated March 19, 2020
- AACMD Draw Request No. 22, dated April 16, 2020
- AACMD Draw Request No. 23, dated May 21, 2020
- AACMD Draw Request No. 24, dated June 18, 2020
- AACMD Draw Request No. 25, dated July 16, 2020
- AACMD Draw Request No. 26, dated August 20, 2020
- AACMD Draw Request No. 27, dated September 17, 2020
- AACMD Draw Request No. 28, dated October 21, 2020
- AACMD Draw Request No. 29, dated November 17, 2020
- AACMD Draw Request No. 30, dated December 17, 2020
- AACMD Draw Request No. 31, dated January 18, 2021
- AACMD Draw Request No. 32, dated February 7, 2021
- AACMD Draw Request No. 33, dated March 6, 2021
- AACMD Draw Request No. 34, dated April 5, 2021
- AACMD Draw Request No. 35, dated May 11, 2021
- AACMD Draw Request No. 36, dated June 7, 2021
- AACMD Draw Request No. 37, dated July 2, 2021
- AACMD Draw Request No. 38, dated August 10, 2021
- AACMD Draw Request No. 39, dated September 7, 2021
- AACMD Draw Request No. 40, dated October 12, 2021
- AACMD Draw Request No. 41, dated November 14, 2021
- AACMD Draw Request No. 42, dated December 8, 2021
- AACMD Draw Request No. 43, dated January 12, 2022
- AACMD Draw Request No. 44, dated February 8, 2022

- AACMD Draw Request No. 45, dated March 7, 2022
- AACMD Draw Request No. 46, dated April 11, 2022
- AACMD Draw Request No. 47, dated May 10, 2022
- AACMD Draw Request No. 48, dated June 6, 2022
- AACMD Draw Request No. 49, dated July 13, 2022
- AACMD Draw Request No. 50, dated August 4, 2022
- AACMD Draw Request No. 51, dated September 6, 2022
- AACMD Draw Request No. 52, dated October 6, 2022
- AACMD Draw Request No. 53, dated November 2, 2022
- AACMD Draw Request No. 54, dated December 9, 2022
- AACMD Draw Request No. 55, dated January 6, 2023
- AACMD Draw Request No. 56, dated February 7, 2023
- AACMD Draw Request No. 57, dated March 13, 2023
- AACMD Draw Request No. 58, dated April 12, 2023 (Revised May 3, 2023)
- AACMD Draw Request No. 59, dated May 12, 2023
- AACMD Draw Request No. 60, dated June 6, 2023
- AACMD Draw Request No. 61, dated July 10, 2023
- AACMD Draw Request No. 62, dated August 10, 2023
- AACMD Draw Request No. 63, dated September 11, 2023
- AACMD Draw Request No. 64, dated October 9, 2023
- AACMD Draw Request No. 65, dated November 8, 2023
- AACMD Draw Request No. 65.5, dated November 15, 2023
- AACMD Draw Request No. 67, dated January 4, 2024
- AACMD Draw Request No. 68, dated February 4, 2024
- AACMD Draw Request No. 69, dated March 11, 2024
- AACMD Draw Request No. 70, dated April 5, 2024

**SUBORDINATE PROJECT FUND REQUISITION**

Requisition No. 23

**THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD  
IN THE CITY OF AURORA  
ADAMS COUNTY, COLORADO  
SUBORDINATE SPECIAL TAX REVENUE BONDS  
SERIES 2022B**

The above captioned bonds were issued pursuant to an Indenture of Trust (Subordinate) dated December 21, 2022 (the “Indenture”) between The Aurora Highlands Community Authority Board (the “Authority”) and Zions Bancorporation, National Association, as trustee (“Trustee”). All capitalized terms used in this Subordinate Project Fund Requisition shall have the meanings ascribed to such terms by the Indenture.

The undersigned Authority Representative hereby makes a requisition from the Subordinate Project Fund held by the Trustee under the Indenture, and in support thereof states:

1. The total amount hereby requisitioned by the Authority from the Subordinate Project Fund pursuant to this Subordinate Project Fund Requisition is \$4,021,615.80 (the “Requisitioned Amount”).

2. The Requisitioned Amount is for the purpose(s) of *[check applicable box and complete information if required]*:

Paying or reimbursing the following individual or entity (“Person”): *[If this box is checked, please provide the following information with respect to the Person to whom funds are to be disbursed]*:

(i) The name and address of the Person with whom moneys have been placed in escrow is as follows:

Aerotropolis Area Coordinating Metropolitan District  
8930 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

(ii) Payment is due to the above Person for *[briefly describe the nature of the obligation and the applicable Public Improvements]*:

Provide funding for public improvements constructed by Aerotropolis Area Coordinating Metropolitan District, as Project Manager, which benefit the Districts, property owners, and residents within the Aurora Highlands Development area per the attached Draw 70 Summary.

Depositing moneys into the Construction Reserve Account. *[If this box is checked, please provide the following information with respect to the Construction Reserve Account]*:

3. The Requisitioned Amount shall be disbursed by the Trustee pursuant to the following instructions: *[Provide wire transfer or other transmission instructions]*:

Wiring instructions previously provided.

4. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Subordinate Project Fund and has or have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

5. With respect to the disbursement of funds by the Trustee from the Subordinate Project Fund pursuant to this Subordinate Project Fund Requisition, on behalf of the Authority the undersigned Authority Representative or Authority President, as applicable, by its execution hereof hereby: (i) certifies that the Authority has reviewed the wire instructions or other payment information set forth in paragraph 3 of this Subordinate Project Fund Requisition and confirms that such wire instructions or other payment information is accurate; (ii) agrees that the Authority will indemnify and hold harmless the Trustee from and against any and all claims, demands, losses, liabilities, and expenses sustained, including, without limitation, attorney fees, arising directly or indirectly from the Trustee's disbursement of funds from the Subordinate Project Fund in accordance with this Subordinate Project Fund Requisition and the wiring instructions or other payment information provided herein; and (iii) agrees that the Authority will not seek recourse from the Trustee as a result of losses incurred by the Authority arising from the Trustee's disbursement of funds in accordance with this Subordinate Project Fund Requisition and the instructions contained herein.

IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of April, 2024.

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD**

\_\_\_\_\_  
Authority Representative or President  
Name: Matt Hopper

\_\_\_\_\_  
Authority Accountant  
Name of Firm: CliftonLarsonAllen LLP  
Name/Title: Jason Carroll, District Accountant

[Signature Page to Subordinate Project Fund Requisition No. 23]

**Aerotropolis Area Coordinating Metropolitan District  
Draw No. 70  
April 18, 2024**

					AF ARTA ATEC				
<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Total</u>	<u>Capital Amount Requested</u>	<u>TAH CAB Spine Costs</u>	<u>TAH In-Tract Costs</u>	<u>ARTA Costs</u>	<u>AF ARTA Costs</u>	<u>AF ATEC Spine Costs</u>	<u>Developer</u>
<b>Funding for contracts:</b>									
JHL	Pay App 21 - 11.614	\$ 296,827.63	296,827.63	263,019.78			33,807.85		
JHL	Pay App 17 - 11.618	\$ 5,135.49	5,135.49	5,135.49					
JHL	Pay App 15 - 11.622	\$ 51,300.00	51,300.00	-	51,300.00				
JHL	Pay App 11 - 11.623	\$ 166,936.75	166,936.75	166,936.75					
JHL	Pay App 28 - wo006	\$ 693,949.09	693,949.09	594,121.01	99,793.31	-	34.77		
JHL	PayApp1-11.625	\$ 507,371.56	507,371.56	507,371.56					
SRM	Pay App 12	\$ 136,363.95	136,363.95	136,363.95					
STORMWATER	Pay App 3	\$ 166,233.02	166,233.02	166,233.02					
LANDTECH	Pay App 1	\$ 99,948.63	99,948.63	-	99,948.63				
BRIGHTVIEW	8830888	\$ 23,877.33	23,877.33	20,744.04			3,133.29		
<b>Total Contracts</b>		<b>2,147,943.45</b>	<b>2,147,943.45</b>	<b>1,859,925.60</b>	<b>251,041.94</b>	<b>-</b>	<b>36,975.91</b>	<b>-</b>	<b>-</b>
<b>Funding for Design:</b>									
AD MILLER	60407	\$ 149,616.57	149,616.57	149,616.57					
AECOM AACMD	2000790817	\$ 581.00	581.00	581.00					
AECOM AACMD	2000868348	\$ 24,689.50	24,689.50	24,689.50					
AECOM AACMD	2000868607	\$ 7,172.00	7,172.00	7,172.00					
AECOM AACMD	2000868618	\$ 2,528.50	2,528.50	2,528.50					
AECOM AACMD	2000868638	\$ 92,669.50	92,669.50	92,669.50					
AECOM ARTA	2000868202	\$ 5,278.00	5,278.00	-			5,278.00		
AECOM ARTA	2000867996	\$ 58,939.70	58,939.70	-		58,939.70			
AECOM ARTA	2000868015	\$ 137,034.00	137,034.00	-			137,034.00		
AECOM ARTA	2000868021	\$ 52,582.14	52,582.14	-			52,582.14		
AECOM ARTA	2000868181	\$ 17,080.00	17,080.00	-		17,080.00			
AECOM ARTA	2000868185	\$ 9,840.00	9,840.00	-		9,840.00			
AECOM ARTA	2000868207	\$ 5,035.00	5,035.00	-			5,035.00		
AECOM ARTA	2000868200	\$ 1,927.00	1,927.00	-		1,927.00			
AECOM ARTA	2000868208	\$ 9,575.50	9,575.50	-			9,575.50		
AECOM ARTA	2000868211	\$ 4,189.50	4,189.50	-			4,189.50		
AECOM ARTA	2000868212	\$ 2,076.00	2,076.00	-			2,076.00		
AECOM ARTA	2000868382	\$ 42,975.15	42,975.15	-			42,975.15		
AECOM ARTA	2000868364	\$ 3,541.00	3,541.00	-			3,541.00		
AECOM ARTA	2000868217	\$ 73,618.06	73,618.06	-			73,618.06		
AECOM ARTA	2000868214	\$ 217,650.90	217,650.90	-			217,650.90		
AECOM ARTA	2000868554	\$ 23,411.75	23,411.75	-		23,411.75			
AECOM ARTA	2000868573	\$ 54,595.32	54,595.32	-			54,595.32		
AECOM ARTA	2000868589	\$ 48,086.00	48,086.00	-		48,086.00			
AECOM ATEC	2000867984	\$ 32,714.00	32,714.00	-				32,714.00	

**Aerotropolis Area Coordinating Metropolitan District**  
**Draw No. 70**  
**April 18, 2024**

					AF ARTA ATEC					
<u>Vendor</u>	<u>Invoice No.</u>		<u>Invoice Total</u>	<u>Capital Amount Requested</u>	<u>TAH CAB Spine Costs</u>	<u>TAH In-Tract Costs</u>	<u>ARTA Costs</u>	<u>AF ARTA Costs</u>	<u>AF ATEC Spine Costs</u>	<u>Developer</u>
AECOM ATEC	2000868003	\$	16,764.00	16,764.00	-				16,764.00	
AECOM ATEC	2000868198	\$	1,296.00	1,296.00	-				1,296.00	
AECOM ATEC	2000868336	\$	10,063.25	10,063.25	-				10,063.25	
BLN	76765	\$	22,348.00	22,348.00	-			22,348.00		
BLN	76767	\$	1,260.00	1,260.00	-		1,260.00			
BLN	76766	\$	55,000.50	55,000.50	-		55,000.50			
BIG WEST	149	\$	36,076.00	36,076.00	36,076.00					
BIG WEST	219	\$	3,000.00	3,000.00	3,000.00					
CTL	698234	\$	5,600.00	5,600.00	5,600.00					
HRG	172707	\$	405.00	405.00	405.00					
HRG	172708	\$	3,012.00	3,012.00	3,012.00					
LAMB-STAR	B200800.02 - 10889	\$	2,296.54	2,296.54	-		2,296.54			
MATRIX	42262	\$	61,998.38	61,998.38	61,998.38					
SUMMIT	1393	\$	207,545.09	207,545.09	43,142.02	79,160.34	77,968.18	5,986.06	1,288.49	
MATRIX	42263	\$	1,703.50	1,703.50	-	1,703.50				
MATRIX	42269	\$	3,533.75	3,533.75	-	3,533.75				
MATRIX	42273	\$	3,300.00	3,300.00	3,300.00					
MATRIX	42274	\$	767.50	767.50	767.50					
MATRIX	42276	\$	7,598.75	7,598.75	-	7,598.75				
MATRIX	42278	\$	2,901.70	2,901.70	2,901.70					
MATRIX	42279	\$	585.00	585.00	585.00					
MATRIX	42281	\$	4,705.00	4,705.00	4,705.00					
MATRIX	42282	\$	5,397.50	5,397.50	5,397.50					
MATRIX	42286	\$	4,845.00	4,845.00	-	4,845.00				
MATRIX	42290	\$	15,335.00	15,335.00	-	15,335.00				
MATRIX	42291	\$	2,134.50	2,134.50	2,134.50					
MATRIX	42293	\$	28,730.00	28,730.00	-	28,730.00				
MATRIX	42294	\$	29,276.25	29,276.25	-	29,276.25				
MATRIX	42389	\$	15,210.00	15,210.00	-	15,210.00				
MATRIX	42390	\$	3,787.50	3,787.50	3,787.50					
MATRIX	42392	\$	4,989.50	4,989.50	4,989.50					
MATRIX	42395	\$	14,900.00	14,900.00	-	14,900.00				
MATRIX	42416	\$	2,325.00	2,325.00	2,325.00					
MATRIX	42422	\$	12,870.00	12,870.00	12,870.00					
MATRIX	42438	\$	19,311.25	19,311.25	-	19,311.25				
MATRIX	42439	\$	1,423.00	1,423.00	1,423.00					
MATRIX	42440	\$	4,420.00	4,420.00	-	4,420.00				
MATRIX	42441	\$	11,905.00	11,905.00	-	11,905.00				
MATRIX	42280	\$	11,106.00	11,106.00	11,106.00					
MATRIX	42283	\$	13,701.53	13,701.53	13,701.53					

**Aerotropolis Area Coordinating Metropolitan District  
Draw No. 70  
April 18, 2024**

AF ARTA ATEC

Vendor	Invoice No.	Invoice Total	Capital Amount Requested	TAH CAB Spine Costs	TAH In-Tract Costs	ARTA Costs	AF ARTA Costs	AF ATEC Spine Costs	Developer
MATRIX	42303	\$ 120,337.50	120,337.50	120,337.50					
MATRIX	42305	\$ 49,567.50	49,567.50	-	49,567.50				
MATRIX	42391	\$ 99,710.70	99,710.70	-	99,710.70				
MATRIX	42415	\$ 7,404.00	7,404.00	7,404.00					
MATRIX	42423	\$ 29,645.00	29,645.00	29,645.00					
MATRIX	42425	\$ 42,900.00	42,900.00	42,900.00					
MATRIX	42426	\$ 16,525.00	16,525.00	16,525.00					
MATRIX	42442	\$ 14,025.00	14,025.00	-	14,025.00				
MERRICK	INV-10085657	\$ 2,295.00	2,295.00	2,295.00					
NETC	9014	\$ 50,949.00	50,949.00	-		50,949.00			
NORRIS	01-87452	\$ 400.00	400.00	-	400.00				
NORRIS	01-87669	\$ 3,462.50	3,462.50	3,462.50					
NORRIS	01-87689	\$ 11,377.50	11,377.50	11,377.50					
NORRIS	01-87690	\$ 11,259.18	11,259.18	6,530.32			4,728.86		
NORRIS	01-87797	\$ 6,177.50	6,177.50	6,177.50					
SCHEDIO	181106-2567	\$ 9,738.73	9,738.73	-	9,738.73				
SCHEDIO	181106-2557	\$ 7,573.83	7,573.83	7,573.83					
SCHEDIO	181107-2569	\$ 4,970.15	4,970.15	-		4,970.15			
GPRS	742647	\$ 1,150.00	1,150.00	-				1,150.00	
AZTEC	159336	\$ 5,100.00	5,100.00	-	5,100.00				
			-	-					
			-	-					
			-	-					
<b>Total Design</b>		<b>2,225,401.17</b>	<b>2,225,401.17</b>	<b>754,712.35</b>	<b>414,470.77</b>	<b>351,728.82</b>	<b>641,213.49</b>	<b>63,275.74</b>	<b>-</b>
<b>Total amount of checks</b>		<b>4,373,344.62</b>	<b>4,373,344.62</b>	<b>2,614,637.95</b>	<b>665,512.71</b>	<b>351,728.82</b>	<b>678,189.40</b>	<b>63,275.74</b>	<b>-</b>
<b>Total Amount of Draw 70</b>			<b>\$ 4,373,344.62</b>	<b>\$ 2,614,637.95</b>	<b>665,512.71</b>	<b>351,728.82</b>	<b>\$ 678,189.40</b>	<b>\$ 63,275.74</b>	<b>\$ -</b>

TAHCAB/Spine	\$ 2,614,637.95
Advance Funds ARTA Draw 70	665,512.71
ATEC Spine Costs Draw 70	678,189.40
<b>Anticipated Requisition No. 23 (2022B Bonds)</b>	<b>4,021,615.80</b>

**Aerotropolis Area Coordinating Metropolitan District**  
**Draw No. 70**  
**April 18, 2024**

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Total</u>	<u>Capital Amount Requested</u>	AF ARTA ATEC						
				<u>TAH CAB Spine Costs</u>	<u>TAH In-Tract Costs</u>	<u>ARTA Costs</u>	<u>AF ARTA Costs</u>	<u>AF ATEC Spine Costs</u>	<u>Developer</u>	
	ARTA Pay		351,728.82							
	Developer Pay		-							
	<b>Total Draw 70</b>		<u><u>\$ 4,373,344.62</u></u>							



Aerotropolis Area Coordinating Metropolitan District (AACMD)

Summary table with columns: Total Draw Request 070, TAH CAB/Spine Costs Amount, AH In-Tract Costs Amount, AF ARTA Costs Amount, AF ATEC Spine Costs Amount, Developer Amount.

Draw Request 1-69 summary table with columns: \$ 996,166.68, \$ (1,251,999.73), \$ (905,113.3), \$ (89,085.50), \$ 1,261,001.68, Variance.

Draw Request 1-69 summary table with columns: \$ 184,364,906.68, \$ 35,359,273.11, \$ 60,146,387.74, \$ 19,492,014.08, \$ 3,653,576.39, \$ 7,409,207.68, Draw 69.

4/27/2024

Main data table with columns: Name, Discipline/Description, Auth No., Task No., Order No., Segment, Invoice #, Invoice \$, Coding, Authorized MSA/Task Order No., TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs Previous, AH In-Tract Previous, AF ARTA Costs Previous, AF ARTA - ATEC Costs Previous, AF ATEC Spine Costs Previous, ATEC In-Tract Costs Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Summary table for AECOM - AECMD with columns: Name, Discipline/Description, Auth No., Task No., Order No., Segment, Invoice #, Invoice \$, Coding, Authorized MSA/Task Order No., TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs Previous, AH In-Tract Previous, AF ARTA Costs Previous, AF ARTA - ATEC Costs Previous, AF ATEC Spine Costs Previous, ATEC In-Tract Costs Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Summary table for AECOM - ARTA with columns: Name, Discipline/Description, Auth No., Task No., Order No., Segment, Invoice #, Invoice \$, Coding, Authorized MSA/Task Order No., TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs Previous, AH In-Tract Previous, AF ARTA Costs Previous, AF ARTA - ATEC Costs Previous, AF ATEC Spine Costs Previous, ATEC In-Tract Costs Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Aerotropolis Area Coordinating Metropolitan District (AACMD)

Total Draw Request 070 4,373,344.62

Summary table showing Total Draw Request 070, TAH CAB/Spine Costs Amount, AH In-Track Costs Amount, AF ARTA Costs Amount, AF ARTA ATEC Costs Amount, ATEC In-Track Costs Amount, and Developer Amount.

4/27/2024

Summary table showing Draw Request 1-69, \$311,538,078.88, with columns for Total Current and Previous, Remaining Amount, and % Comp.

Main project list table with columns: Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

ACCOM-ATEC Program Management table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Matrix Design Group Project Manager table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Matrix Design Group Construction Administrator table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

JHL Construction Management table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

GPBR Farm House Well Locating table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

EV Studio Monument Design table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Contour Construction Assistance table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

FHU Civil Engineering table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Clinton & Associates Lighting & Electrical Design table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

CTL Geotechnical Engineering table with columns for Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order #, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Current, TAH CAB/Spine Costs, AH In-Track Costs, AF ARTA Costs, AF ARTA ATEC Costs, AF ATEC Spine Costs, ATEC In-Track Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Aerropolis Area Coordinating Metropolitan District (AACMD)

Table with 10 columns: Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Summary table for Total Draw Request 070 4,373,344.62. Rows include: TAH C&S Costs Amount \$ 2,614,637.95, AH In-Tract Costs Amount \$ 665,512.71, AF ARTA Costs Amount \$ 351,728.82, AF ARTA to ATEC Costs Amount \$ 678,189.40, AF ATEC Costs Amount \$ 63,276.74, ATEC In-Tract Costs Amount \$ 63,276.74, Developer Amount \$ -.

Summary table for Draw Request 1-69 \$311,538,070.88. Rows include: \$ 995,166.82 (1,251,999.73), \$ (905,113.13), \$ (99,885.50), \$ 1,261,001.68, Variance \$ -184,364,096.02, \$ 35,350,273.11, \$ 60,148,377.18, \$ 19,492,014.08, \$ 3,683,376.30, \$ -, \$ 7,495,207.30, DRAW \$.

Main table block containing rows 1-150. Includes entries for Civil Engineering, Geotechnical, and Surveying tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 151-300. Includes entries for Civil Engineering, Geotechnical, and Surveying tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 301-450. Includes entries for Surveying, Civil Engineering, and Geotechnical tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 451-600. Includes entries for Surveying, Civil Engineering, and Geotechnical tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 601-750. Includes entries for Surveying, Stormwater Management, and Geotechnical tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 751-900. Includes entries for Surveying, Stormwater Management, and Geotechnical tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Main table block containing rows 901-1000. Includes entries for Surveying, Stormwater Management, and Geotechnical tasks. Columns include Name, Discipline, Order No., Task No., Segment, Invoice #, Invoice \$, Costing, Authorized MSA/Task Order Amt, TAH C&S Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Costs, ATEC In-Tract Costs, Developer Current, TAH C&S Costs Previous, AH In-Tract Previous, AF ARTA Previous, AF ARTA ATEC Previous, AF ATEC Previous, ATEC In-Tract Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.



Aerotropolis Area Coordinating Metropolitan District (AACMD)

Total Draw Request 070 4,373,344.62

Summary table showing various cost categories: TAH CAB/Spine Costs Amount \$ 2,614,637.95, AH In-Tract Costs Amount \$ 665,512.71, AF ARTA Costs Amount \$ 351,728.82, AF ARTA to ATEC Costs Amount \$ 678,189.40, AF ATEC Spine Costs Amount \$ 63,275.74, ATEC In-Tract Costs Amount \$ -.

4/2/2024

Draw Request 1-69 \$311,538,070.88

Summary table showing total draw request and variance: \$ 995,196.68, (1,251,999.73), (905,113), \$ - (99,045.50), \$ - \$ 1,261,001.68, Variance \$ 7,430,307.50, DRAW #9.

Main data table with columns: Name, Discipline/Description, Auth No, Task Order No, Segment, Invoice #, Invoice \$, Coding, Authorized Amount/MSA/Task Order, TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA to ATEC, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs Previous, AH In-Tract Costs Previous, AF ARTA Costs Previous, AF ARTA - ATEC Costs Previous, AF ATEC Spine Costs Previous, ATEC In-Tract Costs Previous, Developer Previous, Total Current and Previous, Remaining Amount, % Comp. Includes sections for Design Section, Construction, Main Street Phase 1, Main Street Phase 2, Main Street Phase 3, 4th and 5th Phase 1&2 Demolition, Sanitary Sewer Interceptor, and 4th Phase 2/Reserve/3rd Phase Grading - Pav.









Aerotropolis Area Coordinating Metropolitan District (AACMD)

4/27/2024

Summary table for Total Draw Request 070, 4,373,344.62. Includes sub-totals for AH In-Tract Costs, AF ARTA Costs, AF ARTA to ATEC Costs, and ATEC In-Tract Costs.

Main data table with columns for Name, Discipline, Auth No, Task No, Segment, Invoice #, Invoice \$, Coding, Authorized MSA/Task Order Amount, TAN CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTA ATEC, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAN CAB/Spine Costs Previous, AH In-Tract Costs Previous, AF ARTA Costs Previous, AF ARTA ATEC Costs Previous, AF ATEC Spine Costs Previous, ATEC In-Tract Costs Previous, Developer Previous, Total Current and Previous, Remaining Amount, and % Comp.

Aerotropolis Area Coordinating Metropolitan District (AACMD)

Summary table with columns: Total Draw Request 070, TAH CAB/Spine Costs Amount, AH In-Tract Costs Amount, AF ARTA Costs Amount, AF ARTE ATEC Costs Amount, Developer Amount, Draw Request 1-69, and Variance.

Main data table with columns: Name, Discipline, Auth No., Task No., Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order Amount, TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTE ATEC Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTE ATEC Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.

Summary table for the bottom section, including columns for Name, Discipline, Auth No., Task No., Segment, Invoice #, Invoice \$, Coding, Authorized M&A/Task Order Amount, TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTE ATEC Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Current, TAH CAB/Spine Costs, AH In-Tract Costs, AF ARTA Costs, AF ARTE ATEC Costs, AF ATEC Spine Costs, ATEC In-Tract Costs, Developer Previous, Total Current and Previous, Remaining Amount, % Comp.





**THE AURORA HIGHLANDS  
COMMUNITY AUTHORITY BOARD  
AND  
AEROTROPOLIS AREA COORDINATING  
METROPOLITAN DISTRICT**

**ENGINEER'S REPORT AND VERIFICATION OF COSTS  
ASSOCIATED WITH PUBLIC IMPROVEMENTS**

**IN-TRACT IMPROVEMENTS  
IN TRACT HOME BUILDER EXPENSES**

PREPARED BY:

SCHEDIO GROUP LLC  
809 14<sup>TH</sup> STREET, SUITE A  
GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO. 44349

DATE PREPARED: April 10, 2024

CLIENT NO.: 181106

PROJECT: AAMCD (IN-TRACT)

Engineer's Report and Verification of Costs No. 30

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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Master Service Agreement ("MSA") for Engineering Services with Aerotropolis Area Coordinating Metropolitan District ("AACMD" and/or "CAB") on December 11, 2018. The purpose of this Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is to identify costs commonly referred to as "In-Tract Expenses" that are eligible to be paid for by the CAB. This Report is the 30th deliverable associated with the MSA.

The Capital Construction and Reimbursement Agreement (In-Tract Improvements) between The Aurora Highlands Community Authority Board ("CAB") and Aurora Highlands, LLC ("Developer") entered June 24, 2020, states "The Developer intends to enter into a Waiver and Release of Reimbursement Rights agreement with every Builder pursuant to which the Builder will agree to separately design, construct, and fund certain of the IN-Tract Improvements..."

The Waiver and Release of Reimbursement Rights between The Aurora Highlands Community Authority Board ("CAB"), Aurora Highlands, LLC ("Developer") and Pulte Home Company, LLC ("Pulte Homes" and "Builder") states "The Builder hereby irrevocably and perpetually consents, grants, transfers and pledges to the Developer all right, title and interest of the Builder, in and to any reimbursement of costs incurred in the planning, design, engineering, testing, construction, and installation of the In-Tract Improvements."

The Waiver and Release of Reimbursement Rights between The Aurora Highlands Community Authority Board ("CAB"), Aurora Highlands, LLC ("Developer"), and Richmond American Homes of Colorado, Inc. ("Builder") states "The Builder hereby irrevocably and perpetually consents, grants, transfers and pledges to the Developer all right, title and interest of the Builder, in and to any reimbursement of costs incurred in the planning, design, engineering, testing, construction, and installation of the In-Tract Improvements."

As a result of the three agreements referenced above, reimbursements associated with costs verified herein as associated with the design and construction of In-Tract Public Improvements will be reimbursed by the CAB to the Developer.

### SUMMARY OF FINDINGS

To date, Schedio Group has reviewed a total of \$95,116,762.74 of incurred expenses associated with In-Tract Improvements. Of the \$95,116,762.74 reviewed, Schedio Group has verified \$66,096,662.38 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Therefore, to date, the Total Verified Public Amount eligible for reimbursements from the CAB to the Developer is \$66,392,349.89.

Per *The Aurora Highlands Community Authority Board and Aerotropolis Area Coordinating Metropolitan District – Engineer's Report and Verification of Costs Associated with Public Improvements No. 29*, prepared by Schedio Group LLC and dated March 15, 2024 ("ERVC 29"), Schedio Group had verified \$66,096,662.38 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Therefore, in prior reports, the Total Verified Public Amount eligible for reimbursement from the CAB to the Developer was \$66,096,662.38.

Regarding this Report, Schedio Group has reviewed \$1,158,662.76 of incurred expenses associated with In-Tract Improvements and proofs of payments associated with current and previously reviewed expenses.

Of the \$1,158,662.76 reviewed in expenses, Schedio Group has verified \$295,687.51 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Proofs of payments from prior reports were received and included in the current report, causing the Total Verified Public Amount to be higher than the reviewed amount. Therefore, the Total Verified Public Amount eligible for reimbursement from the CAB to the Developer is **\$295,867.51**. See Figure 1 – Summary of Verified In-Tract Public Improvements Segregated by Source and Figure 2 – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category below.

SOURCE	TOT VER PUB AMT	PREV VER PUB AMT	CUR VER PUB AMT
	VER NOS 1 - 30	VER NOS 1 - 29	VER NO 30
<b>DRAWS</b>			
Draws 1-41 + Past Expenses	\$ 661,992.37	\$ 661,992.37	\$ -
<b>HOME BUILDER EXPENSES</b>			
Bridgewater Homes	\$ 7,719,203.73	\$ 7,684,785.04	\$ 34,418.69
Century Homes	\$ 4,181,855.71	\$ 3,945,618.36	\$ 236,237.35
DR Horton	\$ 221,726.36	\$ 221,726.36	\$ -
Pulte Homes	\$ 9,370,821.83	\$ 9,352,610.53	\$ 18,211.30
Richmond American Homes	\$ 21,777,308.29	\$ 21,777,308.29	\$ -
Taylor Morrison Homes	\$ 13,806,282.97	\$ 13,806,282.97	\$ 6,820.17
The Aurora Highlands LLC	\$ 786,283.35	\$ 786,283.35	\$ -
TriPointe Homes	\$ 7,860,055.11	\$ 7,860,055.11	\$ -
<b>TOTALS --&gt;</b>	<b>\$ 66,392,349.89</b>	<b>\$ 66,096,662.38</b>	<b>\$ 295,687.51</b>

Figure 1 - Summary of Verified In-Tract Public Improvements Segregated by Source

	TOTAL AMT VERIFIED (Verification Nos. 1 through 30)	PREVIOUS AMT VERIFIED (Verification Nos. 1 through 29)	CURRENT AMT VERIFIED (Verification No. 30)
<b>SOFT AND INDIRECT COSTS</b>			
Streets	\$ 3,193,262.70	\$ 3,185,029.23	\$ 8,233.46
Water	\$ 2,840,435.61	\$ 2,837,770.14	\$ 2,665.46
Sanitary Sewer	\$ 2,507,788.25	\$ 2,503,354.79	\$ 4,433.46
Parks and Recreation	\$ 1,426,319.78	\$ 1,423,654.32	\$ 2,665.46
<b>TOTAL SOFT AND INDIRECT COSTS --&gt;</b>	<b>\$ 9,967,806.34</b>	<b>\$ 9,949,808.49</b>	<b>\$ 17,997.85</b>
<b>HARD COSTS</b>			
Streets	\$ 31,715,374.08	\$ 31,437,777.75	\$ 277,596.33
Water	\$ 10,157,065.67	\$ 10,157,019.00	\$ 46.67
Sanitary Sewer	\$ 9,857,453.33	\$ 9,857,406.67	\$ 46.67
Parks and Recreation	\$ 4,694,650.48	\$ 4,694,650.48	\$ -
<b>TOTAL HARD COSTS --&gt;</b>	<b>\$ 56,424,543.56</b>	<b>\$ 56,146,853.90</b>	<b>\$ 277,689.66</b>
<b>SOFT AND INDIRECT + HARD COSTS</b>			
Streets	\$ 34,908,636.78	\$ 34,622,806.99	\$ 285,829.79
Water	\$ 12,997,501.27	\$ 12,994,789.14	\$ 2,712.13
Sanitary Sewer	\$ 12,365,241.58	\$ 12,360,761.45	\$ 4,480.13
Parks and Recreation	\$ 6,120,970.26	\$ 6,118,304.80	\$ 2,665.46
<b>TOTAL SOFT AND INDIRECT + HARD COSTS --&gt;</b>	<b>\$ 66,392,349.89</b>	<b>\$ 66,096,662.38</b>	<b>\$ 295,687.51</b>

Figure 2 - Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category

As a result, Schedio Group recommends that **\$295,687.51** be reimbursed from the CAB to the Developer.

**DETERMINATION OF PUBLIC PRORATION PERCENTAGES**

The ratio of Total Public Area to Total Area yields a Public Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from or derived from the plats. See *Figure 3 – Determination of Public Proration Percentages* below.

FILING	TOTAL AREA	PRI AREA	% PRI	PUB AREA	% PUB
The Aurora Highlands Subdivision Filing No. 01	1959280	631998	32.26%	1327282	67.74%
The Aurora Highlands Subdivision Filing No. 02	2595570	1328476	51.18%	1267094	48.82%
The Aurora Highlands Subdivision Filing No. 03	1080448	649590	60.12%	430858	39.88%
The Aurora Highlands Subdivision Filing No. 04	180361	84729	46.98%	95632	53.02%
The Aurora Highlands Subdivision Filing No. 05	676744	308421	45.57%	368323	54.43%
The Aurora Highlands Subdivision Filing No. 06	220301	220301	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 07	3144052	1919588	61.05%	1224464	38.95%
The Aurora Highlands Subdivision Filing No. 08	1640462	967340	58.97%	673122	41.03%
The Aurora Highlands Subdivision Filing No. 09	965278	0	0.00%	965278	100.00%
The Aurora Highlands Subdivision Filing No. 10	2699670	1449009	53.67%	1250661	46.33%
The Aurora Highlands Subdivision Filing No. 11	589524	0	0.00%	589524	100.00%
The Aurora Highlands Subdivision Filing No. 12	2876703	0	0.00%	2876703	100.00%
The Aurora Highlands Subdivision Filing No. 13	93316	93316	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 14	2140418	1253027	58.54%	887391	41.46%
The Aurora Highlands Subdivision Filing No. 15	3202241	1827135	57.06%	1375106	42.94%
The Aurora Highlands Subdivision Filing No. 16	3069264	1944236	63.35%	1125028	36.65%
The Aurora Highlands Subdivision Filing No. 17	1166329	713716	61.19%	452613	38.81%
The Aurora Highlands Subdivision Filing No. 18	193673	0	0.00%	193673	100.00%
The Aurora Highlands Subdivision Filing No. 19	304200	0	0.00%	304200	100.00%
The Aurora Highlands Subdivision Filing No. 20	1574964	1574964	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 22	1650637	1645760	99.70%	4877	0.30%

*Figure 3 - Determination of Public Proration Percentages*

Public Proration Percentages were calculated and applied as deemed appropriate by Schedio Group.

**VERIFICATION OF COSTS**

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

**VERIFICATION OF PAYMENTS**

Schedio Group verified proofs of payments totaling \$1,149,330.35 associated with costs reviewed in this Report. Of the \$1,796,615.08 in verified payments, \$295,687.51 is associated with the design and construction of Public Improvements.

**VERIFICATION OF CONSTRUCTION**

Schedio Group LLC performed a site visit on April 4, 2024. Observation of the constructed improvements was performed to ensure that Public Improvements are being constructed in general conformance with the approved construction drawings. Photos are available from Schedio Group LLC upon request.

**SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

Schedio Group reserves the right to revise or amend this report should additional information become available that would warrant such.



## ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction, and verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated April 10, 2024.

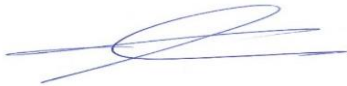
The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer finds and determines that In-Tract Public Improvements considered in the attached Engineer's Report were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that In-Tract Public Improvements considered in the attached Engineer's Report, from February 2024 through April 2024 are reasonably valued at **\$295,687.51**.

In the opinion of the Independent Consulting Engineer, the above-stated value for soft, indirect, and hard costs associated with the design and construction of the In-Tract Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for Developer Reimbursement by The Aurora Highlands Community Authority Board to Aurora Highlands, LLC.

Schedio Group recommends reimbursement from The Aurora Highlands Community Authority Board to Aurora Highlands, LLC in the amount of **\$295,687.51**.



April 10, 2024

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**Timothy A. McCarthy, P.E.**

**Colorado License No. 44349**

## **EXHIBIT A**

### **SUMMARY OF COSTS REVIEWED**



















SUMMARY OF COSTS REVIEWED

Table with columns: VBR NO, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INV NO, INV DATE, INV AMT, RET/COPIES/DISC, FINAL INVT AMT, CHG NO, CHG DATE, PMT AMT, PAVOR, DATE CLEARED, VER PMT AMT, SUPPL, PRI AMT, SUPPL, PUM AMT, CUR VBR PMT, STREETS, WATER, SANITATION, PARKS & RECREATION. The table contains multiple rows of cost data for various projects and vendors.







SUMMARY OF COSTS REVIEWED

Table with columns: VEN NO, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INVTNO, INVTDATE, INV AMT, RET/OICP/DISC, FINAL INVT AMT, CHG NO, VEN DATE, PMT AMT, DATE CLEARED, VTR PMT AMT, VTR DATE, PRI AMT, CUR AMT, PUB AMT, CUR VTR PMT AMT, CUR VTR DATE, STREETS, WATER, SANITATION, PARKS & RECREATION.







## **EXHIBIT B**

### **SUMMARY OF DOCUMENTS REVIEWED**

## SUMMARY OF DOCUMENTS REVIEWED

### SERVICE PLANS

- First Amended and Restated Service Plan for Aerotropolis Area Coordinating Metropolitan District, City of Aurora, Colorado, prepared by McGeady Becher, P.C., approved October 16, 2017

### DISTRICT AGREEMENTS

- Capital Construction and Reimbursement Agreement (In-Tract Improvements), by and between The Aurora Highlands Community Board and Aurora Highlands, LLC, effective June 24, 2020
- Waiver and Release of Reimbursement Rights, by and between The Aurora Highlands Community Authority Board, Aurora Highlands, LLC, and Pulte Home Company, LLC, effective May 10, 2021
- Waiver and Release of Reimbursement Rights, by and between The Aurora Highlands Community Board, Aurora Highlands, LLC, and Richmond American Homes of Colorado, Inc., effective April 10, 2020

### PROFESSIONAL REPORTS

- The Aurora Highlands, Filing No. 2, Stormwater Management Plan, prepared by HR Green Development, LLC, approved November 17, 2020

### LAND SURVEY DRAWINGS

- The Aurora Highlands Subdivision Filing No. 1, prepared by Aztec Consultants, Inc., dated July 8, 2019
- The Aurora Highlands Subdivision Filing No. 2, prepared by Aztec Consultants, Inc., recorded November 13, 2020 at Reception No. 2020000118550
- The Aurora Highlands Subdivision Filing No. 3, prepared by Aztec Consultants, Inc., dated October 19, 2019
- The Aurora Highlands Subdivision Filing No. 4, prepared by Aztec Consultants, Inc., dated February 14, 2020
- The Aurora Highlands Subdivision Filing No. 5, prepared by Aztec Consultants, Inc., dated April 6, 2020
- The Aurora Highlands Subdivision Filing No. 6, prepared by Aztec Consultants, Inc., dated May 12, 2020
- The Aurora Highlands Subdivision Filing No. 7, prepared by Aztec Consultants, Inc., dated May 13, 2020
- The Aurora Highlands Subdivision Filing No. 8, prepared by Aztec Consultants, Inc., dated May 14, 2020
- The Aurora Highlands Subdivision Filing No. 9, prepared by Aztec Consultants, Inc., dated December 28, 2021

- 
- The Aurora Highlands Subdivision Filing No. 10, prepared by Aztec Consultants, Inc., dated May 21, 2020
- The Aurora Highlands Subdivision Filing No. 11, prepared by Aztec Consultants, Inc., dated June 16, 2020
- The Aurora Highlands Subdivision Filing No. 13, prepared by Aztec Consultants, Inc., dated June 17, 2020
- The Aurora Highlands Subdivision Filing No. 14, prepared by Aztec Consultants, Inc., dated November 9, 2020
- The Aurora Highlands Subdivision Filing No. 15, prepared by Aztec Consultants, Inc., dated November 9, 2020
- The Aurora Highlands Subdivision Filing No. 16, prepared by Aztec Consultants, Inc., dated March 17, 2021
- The Aurora Highlands Subdivision Filing No. 17, prepared by Aztec Consultants, Inc., dated January 14, 2022
- The Aurora Highlands Subdivision Filing No. 18, prepared by Aztec Consultants, Inc., dated December 9, 2021
- The Aurora Highlands Subdivision Filing No. 19, prepared by Aztec Consultants, Inc., dated January 11, 2022

#### **CIVIL ENGINEERING DRAWINGS**

- The Aurora Highlands Contextual Site Plan No. 1, prepared by HR Green Development, LLC, dated February 20, 2019
- The Aurora Highlands Subdivision Filing No. 1 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved February 19, 2020
- The Aurora Highlands Subdivision Filing No. 2 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved November 17, 2020
- The Aurora Highlands Subdivision Filing No. 4 Area Grading Plan, prepared by HR Green Development, LLC, dated May 21, 2020
- The Aurora Highlands Subdivision Filing No. 5 Area Grading Plan, prepared by HR Green Development, LLC, dated August 18, 2020
- The Aurora Highlands Subdivision Filing No. 8 Area Grading Plan, prepared by HR Green Development, LLC, dated December 18, 2020
- The Aurora Highlands Subdivision Filing No. 4 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved February 25, 2021
- The Aurora Highlands Subdivision Filing No. 5 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved April 7, 2021

### **CONSULTANT CONTRACTS**

- Aztec Consultants, Inc., Work Order for Surveying Services for TAH Filings 4 5 8, dated March 12, 2021, Fully Executed
- CTL Thompson Inc., Work Order for Construction Testing and Observation Services for TAH Filings 4 5 8, dated March 12, 2021, Fully Executed
- Contour Services, LLC, Work Order for Construction Management Services, The Aurora Highlands Filing 4, 5, and 8, dated March 31, 2021, Fully Executed
- HG Green Development, LLC, Statement of Services for Engineering and Surveying Services for TAH 4 5 8 13, dated December 18, 2020, Fully Executed
- Norris Design, Scope of Work for Planning Services and Landscape Architectural Services, dated November 24, 2020, Fully Executed

### **CONSULTANT INVOICES**

- See Exhibit A - Summary of Costs Reviewed

### **CONTRACTOR CONTRACTS**

- Public Service Company of Colorado d/b/a Xcel Energy, On-Site Distribution Extension Agreement (Electric), executed March 9, 2020
- Public Service Company of Colorado d/b/a Xcel Energy, Frost Agreement, executed March 31, 2020
- Qwest Corporation d/b/a CenturyLink QC, Provisioning Agreement for Housing Developments, to provide distribution facilities to 118 planned units, dated June 16, 2020
- Stormwater Logistics, Inc., Work Order for Erosion Control Installation and Maintenance for TAH Filings 4, 5, & 8, dated March 12, 2021, Fully Executed

### **CONTRACTOR PAY APPLICATIONS**

- See *Summary of Costs Reviewed*

**SUBORDINATE PROJECT FUND REQUISITION**

Requisition No. 24

**THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD  
IN THE CITY OF AURORA  
ADAMS COUNTY, COLORADO  
SUBORDINATE SPECIAL TAX REVENUE BONDS  
SERIES 2022B**

The above captioned bonds were issued pursuant to an Indenture of Trust (Subordinate) dated December 21, 2022 (the “Indenture”) between The Aurora Highlands Community Authority Board (the “Authority”) and Zions Bancorporation, National Association, as trustee (“Trustee”). All capitalized terms used in this Subordinate Project Fund Requisition shall have the meanings ascribed to such terms by the Indenture.

The undersigned Authority Representative hereby makes a requisition from the Subordinate Project Fund held by the Trustee under the Indenture, and in support thereof states:

1. The total amount hereby requisitioned by the Authority from the Subordinate Project Fund pursuant to this Subordinate Project Fund Requisition is \$300,791.36 (the “Requisitioned Amount”).

2. The Requisitioned Amount is for the purpose(s) of *[check applicable box and complete information if required]*:

Paying or reimbursing the following individual or entity (“Person”): *[If this box is checked, please provide the following information with respect to the Person to whom funds are to be disbursed]*:

(i) The name and address of the Person with whom moneys have been placed in escrow is as follows:

Entity Name	Payment Amount
The Aurora Highlands, LLC 6985 S. Pecos Road Las Vegas, NV 89120	\$300,791.36

(ii) Payment is due to the above Person for *[briefly describe the nature of the obligation and the applicable Public Improvements]*:

Repayment of principal and interest per Capital Construction and Reimbursement Agreement (In-Tract Improvements) per attached Cost Certification No.30 and T Value schedules.

Depositing moneys into the Construction Reserve Account. *[If this box is checked, please provide the following information with respect to the Construction Reserve Account]*:

3. The Requisitioned Amount shall be disbursed by the Trustee pursuant to the following instructions: *[Provide wire transfer or other transmission instructions]*:

Wiring instructions previously provided.

4. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Subordinate Project Fund and has or have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

5. With respect to the disbursement of funds by the Trustee from the Subordinate Project Fund pursuant to this Subordinate Project Fund Requisition, on behalf of the Authority the undersigned Authority Representative or Authority President, as applicable, by its execution hereof hereby: (i) certifies that the Authority has reviewed the wire instructions or other payment information set forth in paragraph 3 of this Subordinate Project Fund Requisition and confirms that such wire instructions or other payment information is accurate; (ii) agrees that the Authority will indemnify and hold harmless the Trustee from and against any and all claims, demands, losses, liabilities, and expenses sustained, including, without limitation, attorney fees, arising directly or indirectly from the Trustee's disbursement of funds from the Subordinate Project Fund in accordance with this Subordinate Project Fund Requisition and the wiring instructions or other payment information provided herein; and (iii) agrees that the Authority will not seek recourse from the Trustee as a result of losses incurred by the Authority arising from the Trustee's disbursement of funds in accordance with this Subordinate Project Fund Requisition and the instructions contained herein.

IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of April, 2024.

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD**

\_\_\_\_\_  
Authority Representative or President  
Name: Matt Hopper

\_\_\_\_\_  
Authority Accountant  
Name of Firm: CliftonLarsonAllen LLP  
Name/Title: Jason Carroll, District Accountant

[Signature Page to Subordinate Project Fund Requisition No. 24]

Req 24 - InTract Improvement Cost Certification 30 - Prior Costs 4-11-24

Computation Interval: Annual

Nominal Annual Rate: 8.000%

Cash Flow Data - Loans and Payments

Event	Date	Amount	Number	Period	End Date	Memo
1 Loan	03/08/2021	11,445.26	1			Pulte - Xcel
2 Loan	06/02/2022	6,766.04	1			Pulte - Xcel
3 Loan	01/26/2024	3,536.00	1			TM - Aztec
4 Loan	02/13/2024	3,800.00	1			Century - Studio
5 Loan	02/22/2024	5,591.41	1			Century - Aztec
6 Loan	02/28/2024	242.54	1			Century - CMS
7 Loan	02/29/2024	3,284.17	1			TM - Norris
8 Loan	03/04/2024	79,204.17	1			Century - New West
9 Loan	03/07/2024	117,295.50	1			Century - Concrete
10 Loan	03/13/2024	1,543.73	1			Century - GRC
11 Loan	03/15/2024	16,500.00	1			Century - Harlee
12 Loan	03/15/2024	34,418.69	1			Bridgewater - Prosystems
13 Loan	03/29/2024	12,060.00	1			Century - CTL

TValue Amortization Schedule - U.S. Rule, 365 Day Year, Open Balance

Date	Loan	Payment	Interest Accrued	Interest Paid	Principal Paid	Balance Due			Memo
						Interest	Principal	Total	
Loan 03/08/2021	11,445.26		0.00	0.00	0.00	0.00	11,445.26	11,445.26	Pulte - Xcel
<b>2021 Totals</b>	<b>11,445.26</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				
Loan 06/02/2022	6,766.04		1,131.36	0.00	0.00	1,131.36	18,211.30	19,342.66	Pulte - Xcel
<b>2022 Totals</b>	<b>6,766.04</b>	<b>0.00</b>	<b>1,131.36</b>	<b>0.00</b>	<b>0.00</b>				
Loan 01/26/2024	3,536.00		2,406.89	0.00	0.00	3,538.25	21,747.30	25,285.55	TM - Aztec
Loan 02/13/2024	3,800.00		85.80	0.00	0.00	3,624.05	25,547.30	29,171.35	Century - Studio
Loan 02/22/2024	5,591.41		50.39	0.00	0.00	3,674.44	31,138.71	34,813.15	Century - Aztec
Loan 02/28/2024	242.54		40.95	0.00	0.00	3,715.39	31,381.25	35,096.64	Century - CMS
Loan 02/29/2024	3,284.17		6.88	0.00	0.00	3,722.27	34,665.42	38,387.69	TM - Norris
Loan 03/04/2024	79,204.17		30.39	0.00	0.00	3,752.66	113,869.59	117,622.25	Century - New West
Loan 03/07/2024	117,295.50		74.87	0.00	0.00	3,827.53	231,165.09	234,992.62	Century - Concrete
Loan 03/13/2024	1,543.73		304.00	0.00	0.00	4,131.53	232,708.82	236,840.35	Century - GRC
Loan 03/15/2024	16,500.00		102.01	0.00	0.00	4,233.54	249,208.82	253,442.36	Century - Harlee
Loan 03/15/2024	34,418.69		0.00	0.00	0.00	4,233.54	283,627.51	287,861.05	Bridgewater - Prosystems
Loan 03/29/2024	12,060.00		870.31	0.00	0.00	5,103.85	295,687.51	300,791.36	Century - CTL
<b>2024 Totals</b>	<b>277,476.21</b>	<b>0.00</b>	<b>3,972.49</b>	<b>0.00</b>	<b>0.00</b>				
<b>Grand Totals</b>	<b>295,687.51</b>	<b>0.00</b>	<b>5,103.85</b>	<b>0.00</b>	<b>0.00</b>				

InTract Report 30 - \$295,687.51  
Interest: \$5,103.85  
Total: \$300,791.36



An open balance of 300,791.36 remains on 3/29/2024.

<b>ANNUAL PERCENTAGE RATE</b>	<b>FINANCE CHARGE</b>	<b>Amount Financed</b>	<b>Total of Payments</b>
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
<b>Undefined</b>	<b>\$0.00</b>	<b>\$295,687.51</b>	<b>\$0.00</b>



**THE AURORA HIGHLANDS  
COMMUNITY AUTHORITY BOARD  
AND  
AEROTROPOLIS AREA COORDINATING  
METROPOLITAN DISTRICT**

**ENGINEER'S REPORT AND VERIFICATION OF COSTS  
ASSOCIATED WITH PUBLIC IMPROVEMENTS**

**IN-TRACT IMPROVEMENTS  
IN TRACT HOME BUILDER EXPENSES**

PREPARED BY:

SCHEDIO GROUP LLC  
809 14<sup>TH</sup> STREET, SUITE A  
GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO. 44349

DATE PREPARED: April 10, 2024

CLIENT NO.: 181106

PROJECT: AAMCD (IN-TRACT)

Engineer's Report and Verification of Costs No. 30

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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Master Service Agreement ("MSA") for Engineering Services with Aerotropolis Area Coordinating Metropolitan District ("AACMD" and/or "CAB") on December 11, 2018. The purpose of this Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is to identify costs commonly referred to as "In-Tract Expenses" that are eligible to be paid for by the CAB. This Report is the 30th deliverable associated with the MSA.

The Capital Construction and Reimbursement Agreement (In-Tract Improvements) between The Aurora Highlands Community Authority Board ("CAB") and Aurora Highlands, LLC ("Developer") entered June 24, 2020, states "The Developer intends to enter into a Waiver and Release of Reimbursement Rights agreement with every Builder pursuant to which the Builder will agree to separately design, construct, and fund certain of the IN-Tract Improvements..."

The Waiver and Release of Reimbursement Rights between The Aurora Highlands Community Authority Board ("CAB"), Aurora Highlands, LLC ("Developer") and Pulte Home Company, LLC ("Pulte Homes" and "Builder") states "The Builder hereby irrevocably and perpetually consents, grants, transfers and pledges to the Developer all right, title and interest of the Builder, in and to any reimbursement of costs incurred in the planning, design, engineering, testing, construction, and installation of the In-Tract Improvements."

The Waiver and Release of Reimbursement Rights between The Aurora Highlands Community Authority Board ("CAB"), Aurora Highlands, LLC ("Developer"), and Richmond American Homes of Colorado, Inc. ("Builder") states "The Builder hereby irrevocably and perpetually consents, grants, transfers and pledges to the Developer all right, title and interest of the Builder, in and to any reimbursement of costs incurred in the planning, design, engineering, testing, construction, and installation of the In-Tract Improvements."

As a result of the three agreements referenced above, reimbursements associated with costs verified herein as associated with the design and construction of In-Tract Public Improvements will be reimbursed by the CAB to the Developer.

### SUMMARY OF FINDINGS

To date, Schedio Group has reviewed a total of \$95,116,762.74 of incurred expenses associated with In-Tract Improvements. Of the \$95,116,762.74 reviewed, Schedio Group has verified \$66,096,662.38 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Therefore, to date, the Total Verified Public Amount eligible for reimbursements from the CAB to the Developer is \$66,392,349.89.

Per *The Aurora Highlands Community Authority Board and Aerotropolis Area Coordinating Metropolitan District – Engineer's Report and Verification of Costs Associated with Public Improvements No. 29*, prepared by Schedio Group LLC and dated March 15, 2024 ("ERVC 29"), Schedio Group had verified \$66,096,662.38 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Therefore, in prior reports, the Total Verified Public Amount eligible for reimbursement from the CAB to the Developer was \$66,096,662.38.

Regarding this Report, Schedio Group has reviewed \$1,158,662.76 of incurred expenses associated with In-Tract Improvements and proofs of payments associated with current and previously reviewed expenses.

Of the \$1,158,662.76 reviewed in expenses, Schedio Group has verified \$295,687.51 as Public Capital Costs associated with the design and construction of In-Tract Public Improvements. Proofs of payments from prior reports were received and included in the current report, causing the Total Verified Public Amount to be higher than the reviewed amount. Therefore, the Total Verified Public Amount eligible for reimbursement from the CAB to the Developer is **\$295,867.51**. See *Figure 1 – Summary of Verified In-Tract Public Improvements Segregated by Source* and *Figure 2 – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category* below.

SOURCE	TOT VER PUB AMT	PREV VER PUB AMT	CUR VER PUB AMT
	VER NOS 1 - 30	VER NOS 1 - 29	VER NO 30
<b>DRAWS</b>			
Draws 1-41 + Past Expenses	\$ 661,992.37	\$ 661,992.37	\$ -
<b>HOME BUILDER EXPENSES</b>			
Bridgewater Homes	\$ 7,719,203.73	\$ 7,684,785.04	\$ 34,418.69
Century Homes	\$ 4,181,855.71	\$ 3,945,618.36	\$ 236,237.35
DR Horton	\$ 221,726.36	\$ 221,726.36	\$ -
Pulte Homes	\$ 9,370,821.83	\$ 9,352,610.53	\$ 18,211.30
Richmond American Homes	\$ 21,777,308.29	\$ 21,777,308.29	\$ -
Taylor Morrison Homes	\$ 13,806,282.97	\$ 13,806,282.97	\$ 6,820.17
The Aurora Highlands LLC	\$ 786,283.35	\$ 786,283.35	\$ -
TriPointe Homes	\$ 7,860,055.11	\$ 7,860,055.11	\$ -
<b>TOTALS --&gt;</b>	<b>\$ 66,392,349.89</b>	<b>\$ 66,096,662.38</b>	<b>\$ 295,687.51</b>

*Figure 1 - Summary of Verified In-Tract Public Improvements Segregated by Source*

	TOTAL AMT VERIFIED (Verification Nos. 1 through 30)	PREVIOUS AMT VERIFIED (Verification Nos. 1 through 29)	CURRENT AMT VERIFIED (Verification No. 30)
<b>SOFT AND INDIRECT COSTS</b>			
Streets	\$ 3,193,262.70	\$ 3,185,029.23	\$ 8,233.46
Water	\$ 2,840,435.61	\$ 2,837,770.14	\$ 2,665.46
Sanitary Sewer	\$ 2,507,788.25	\$ 2,503,354.79	\$ 4,433.46
Parks and Recreation	\$ 1,426,319.78	\$ 1,423,654.32	\$ 2,665.46
<b>TOTAL SOFT AND INDIRECT COSTS --&gt;</b>	<b>\$ 9,967,806.34</b>	<b>\$ 9,949,808.49</b>	<b>\$ 17,997.85</b>
<b>HARD COSTS</b>			
Streets	\$ 31,715,374.08	\$ 31,437,777.75	\$ 277,596.33
Water	\$ 10,157,065.67	\$ 10,157,019.00	\$ 46.67
Sanitary Sewer	\$ 9,857,453.33	\$ 9,857,406.67	\$ 46.67
Parks and Recreation	\$ 4,694,650.48	\$ 4,694,650.48	\$ -
<b>TOTAL HARD COSTS --&gt;</b>	<b>\$ 56,424,543.56</b>	<b>\$ 56,146,853.90</b>	<b>\$ 277,689.66</b>
<b>SOFT AND INDIRECT + HARD COSTS</b>			
Streets	\$ 34,908,636.78	\$ 34,622,806.99	\$ 285,829.79
Water	\$ 12,997,501.27	\$ 12,994,789.14	\$ 2,712.13
Sanitary Sewer	\$ 12,365,241.58	\$ 12,360,761.45	\$ 4,480.13
Parks and Recreation	\$ 6,120,970.26	\$ 6,118,304.80	\$ 2,665.46
<b>TOTAL SOFT AND INDIRECT + HARD COSTS --&gt;</b>	<b>\$ 66,392,349.89</b>	<b>\$ 66,096,662.38</b>	<b>\$ 295,687.51</b>

*Figure 2 - Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category*

As a result, Schedio Group recommends that **\$295,687.51** be reimbursed from the CAB to the Developer.

**DETERMINATION OF PUBLIC PRORATION PERCENTAGES**

The ratio of Total Public Area to Total Area yields a Public Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from or derived from the plats. See *Figure 3 – Determination of Public Proration Percentages* below.

FILING	TOTAL AREA	PRI AREA	% PRI	PUB AREA	% PUB
The Aurora Highlands Subdivision Filing No. 01	1959280	631998	32.26%	1327282	67.74%
The Aurora Highlands Subdivision Filing No. 02	2595570	1328476	51.18%	1267094	48.82%
The Aurora Highlands Subdivision Filing No. 03	1080448	649590	60.12%	430858	39.88%
The Aurora Highlands Subdivision Filing No. 04	180361	84729	46.98%	95632	53.02%
The Aurora Highlands Subdivision Filing No. 05	676744	308421	45.57%	368323	54.43%
The Aurora Highlands Subdivision Filing No. 06	220301	220301	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 07	3144052	1919588	61.05%	1224464	38.95%
The Aurora Highlands Subdivision Filing No. 08	1640462	967340	58.97%	673122	41.03%
The Aurora Highlands Subdivision Filing No. 09	965278	0	0.00%	965278	100.00%
The Aurora Highlands Subdivision Filing No. 10	2699670	1449009	53.67%	1250661	46.33%
The Aurora Highlands Subdivision Filing No. 11	589524	0	0.00%	589524	100.00%
The Aurora Highlands Subdivision Filing No. 12	2876703	0	0.00%	2876703	100.00%
The Aurora Highlands Subdivision Filing No. 13	93316	93316	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 14	2140418	1253027	58.54%	887391	41.46%
The Aurora Highlands Subdivision Filing No. 15	3202241	1827135	57.06%	1375106	42.94%
The Aurora Highlands Subdivision Filing No. 16	3069264	1944236	63.35%	1125028	36.65%
The Aurora Highlands Subdivision Filing No. 17	1166329	713716	61.19%	452613	38.81%
The Aurora Highlands Subdivision Filing No. 18	193673	0	0.00%	193673	100.00%
The Aurora Highlands Subdivision Filing No. 19	304200	0	0.00%	304200	100.00%
The Aurora Highlands Subdivision Filing No. 20	1574964	1574964	100.00%	0	0.00%
The Aurora Highlands Subdivision Filing No. 22	1650637	1645760	99.70%	4877	0.30%

*Figure 3 - Determination of Public Proration Percentages*

Public Proration Percentages were calculated and applied as deemed appropriate by Schedio Group.

**VERIFICATION OF COSTS**

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

**VERIFICATION OF PAYMENTS**

Schedio Group verified proofs of payments totaling \$1,149,330.35 associated with costs reviewed in this Report. Of the \$1,796,615.08 in verified payments, \$295,687.51 is associated with the design and construction of Public Improvements.

**VERIFICATION OF CONSTRUCTION**

Schedio Group LLC performed a site visit on April 4, 2024. Observation of the constructed improvements was performed to ensure that Public Improvements are being constructed in general conformance with the approved construction drawings. Photos are available from Schedio Group LLC upon request.

**SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

Schedio Group reserves the right to revise or amend this report should additional information become available that would warrant such.

## ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction, and verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated April 10, 2024.

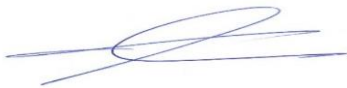
The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer finds and determines that In-Tract Public Improvements considered in the attached Engineer's Report were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that In-Tract Public Improvements considered in the attached Engineer's Report, from February 2024 through April 2024 are reasonably valued at **\$295,687.51**.

In the opinion of the Independent Consulting Engineer, the above-stated value for soft, indirect, and hard costs associated with the design and construction of the In-Tract Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for Developer Reimbursement by The Aurora Highlands Community Authority Board to Aurora Highlands, LLC.

Schedio Group recommends reimbursement from The Aurora Highlands Community Authority Board to Aurora Highlands, LLC in the amount of **\$295,687.51**.



April 10, 2024

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**Timothy A. McCarthy, P.E.**

**Colorado License No. 44349**

## **EXHIBIT A**

### **SUMMARY OF COSTS REVIEWED**





SUMMARY OF COSTS REVIEWED

Table with columns: VBR NO, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INV AMT, INV DATE, INV AMT, RET/OCP/DISC, FINAL INV AMT, CHG NO, DVC DATE, DVC DATE, PNT AMT, PNT AMT, PAVOR, DATE CLEARED, VTR PNT AMT, PNT AMT, PUB AMT, PUB AMT, CUR VER PNT AMT, STREET, WATER, SANITATION, PARKS & REC.





SUMMARY OF COSTS REVIEWED

Table with columns: VBR NO, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INVO NO, INVOICE DATE, INVOICE AMT, RET/COPY/DISC, FINAL INVO AMT, CHGNO, PWD DATE, PMT AMT, PAVOR, DATE CLEARED, VBR PMT AMT, SUPR, PRI AMT, SUPR, PUL AMT, CUR VER, PUL AMT, STREETS, WATER, SANITATION, PARKS & RECREATION. The table contains numerous rows of cost data for various projects.











SUMMARY OF COSTS REVIEWED

Table with columns: VRN, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INV NO, INVT DATE, INVT AMT, REC/OTY/DISC, FINAL INVT AMT, CHG NO, CHG DATE, PMT AMT, PAVOR, DATE CLEARED, VER PMT AMT, %PRC, PRI AMT, %PRC, PUB AMT, CUR VER PMT AMT, STREETS, WATER, SANITATION, PARKS & REC. The table lists numerous construction items such as 'Asphalt Paving', 'Concrete Work', 'Erosion Control', and 'Lighting' across various locations like 'Aurora Highlands' and 'TriPointe'.

SUMMARY OF COSTS REVIEWED

Table with columns: VBR NO, TYPE, FILING, SOURCE, VENDOR, DESCRIPTION, INVO NO, INVO DATE, INVT AMT, RET/OCP/DISC, FINAL INVT AMT, CHGNO, CHG DATE, PMT AMT, PAYOR, DATE CLEARED, VER PMT AMT, %PR, PRI AMT, %DUE, PUB AMT, CUR VALUE, AMT, STREET, WATER, SANITATION, PARKS & RECREATION. Rows include various utility and construction projects.







# SUMMARY OF COSTS REVIEWED

VER NO	TYPE	FILING	SOURCE	VENDOR	DESCRIPTION	INV NO	INV DATE	INV AMT	RET/DCIF/DISC	FINAL INV AMT	CHK NO	PMT DATE	PMT AMT	PAYOR	DATE CLEARED	VER PMT AMT	% PRI	PRI AMT	% PUB	PUB AMT	CUR VER PUB AMT	STREETS	WATER	SANITATION	PARKS & REC
					TOTALS for REVISED VERIFICATION NO ->	1 + Past Expenses		\$ 6,437,106.41	\$ 240,243.79	\$ 6,196,862.62			\$ 6,196,862.62			\$ 6,196,862.62	\$ 700,064.67	\$ 5,496,797.95	\$ 5,458,527.44	\$ 3,294,060.13	\$ 786,297.95	\$ 661,077.93	\$ 717,091.43		
					TOTALS for VERIFICATION NO ->	02		\$ 9,617,645.78	\$ 725,042.18	\$ 8,892,603.60			\$ 8,876,925.78			\$ 8,876,925.78	\$ 3,829,626.84	\$ 5,062,976.76	\$ 5,062,976.76	\$ 1,512,590.57	\$ 1,128,140.59	\$ 1,679,167.70	\$ 743,077.90		
					TOTALS for VERIFICATION NO ->	03		\$ 1,664,883.73	\$ 123,264.55	\$ 1,541,619.18			\$ 1,541,619.18			\$ 1,541,619.18	\$ 424,955.16	\$ 1,116,664.02	\$ 1,116,664.02	\$ 998,351.48	\$ 39,033.64	\$ 40,995.29	\$ 38,583.61		
					TOTALS for VERIFICATION NO ->	04		\$ 6,862,781.35	\$ 611,215.55	\$ 6,251,565.80			\$ 5,400,147.59			\$ 5,400,147.59	\$ 1,191,450.54	\$ 5,000,115.26	\$ 4,353,622.20	\$ 2,404,419.87	\$ 1,056,513.20	\$ 491,174.60	\$ 401,314.53		
					TOTALS for VERIFICATION NO ->	05		\$ 2,354,880.14	\$ 126,811.90	\$ 2,228,068.24			\$ 1,468,598.84			\$ 1,468,598.84	\$ 460,476.06	\$ 1,777,592.19	\$ 1,067,440.67	\$ 898,447.66	\$ 63,240.04	\$ 52,454.45	\$ 53,289.52		
					TOTALS for VERIFICATION NO ->	06		\$ 8,214,776.72	\$ 407,356.46	\$ 7,807,420.26			\$ 4,626,187.56			\$ 4,626,187.56	\$ 3,703,136.82	\$ 4,104,283.44	\$ 2,210,801.94	\$ 723,104.85	\$ 522,187.71	\$ 495,944.37	\$ 469,964.60		
					TOTALS for VERIFICATION NO ->	07		\$ 6,921,071.09	\$ 157,436.11	\$ 6,763,634.99			\$ 6,807,868.94			\$ 6,807,868.94	\$ 1,999,039.97	\$ 3,289,107.32	\$ 715,143.06	\$ 812,166.28	\$ 1,145,159.23	\$ 616,638.76			
					TOTALS for VERIFICATION NO ->	08		\$ 2,689,454.99	\$ 111,003.10	\$ 2,578,451.89			\$ 4,167,408.92			\$ 4,167,408.92	\$ 1,053,703.89	\$ 1,524,208.00	\$ 1,382,543.55	\$ 276,412.37	\$ 372,667.45	\$ 509,088.42	\$ 224,375.31		
					TOTALS for VERIFICATION NO ->	09		\$ 2,900,255.94	\$ 76,953.11	\$ 2,823,302.83			\$ 3,905,231.91			\$ 3,905,231.91	\$ 854,309.73	\$ 1,989,405.11	\$ 2,027,546.09	\$ 569,884.88	\$ 566,646.96	\$ 724,890.67	\$ 166,123.58		
					TOTALS for VERIFICATION NO ->	10		\$ 436,489.71	\$ (345,719.46)	\$ 780,266.57			\$ 1,171,861.84			\$ 327,628.58	\$ 453,137.99	\$ 889,952.44	\$ 156,628.72	\$ 371,903.07	\$ 315,559.53	\$ 45,861.12			
					TOTALS for VERIFICATION NO ->	11		\$ 3,854,174.00	\$ 186,378.60	\$ 3,501,516.91			\$ 3,939,039.24			\$ 3,999,605.78	\$ 907,263.78	\$ 2,649,888.06	\$ 3,573,417.16	\$ 1,886,246.15	\$ 967,061.39	\$ 366,536.77	\$ 353,572.85		
					TOTALS for VERIFICATION NO ->	12		\$ 1,455,452.62	\$ 59,020.58	\$ 1,396,432.04			\$ 1,420,562.99			\$ 1,414,086.95	\$ 747,628.02	\$ 648,851.53	\$ 741,385.45	\$ 222,232.14	\$ 191,822.83	\$ 127,379.83	\$ 199,950.64		
					TOTALS for VERIFICATION NO ->	13		\$ 3,446,815.95	\$ 114,617.79	\$ 3,488,979.73			\$ 2,772,144.11			\$ 837,146.30	\$ 2,626,921.43	\$ 2,069,424.24	\$ 1,022,366.16	\$ 391,142.89	\$ 420,817.81	\$ 235,097.38			
					TOTALS for VERIFICATION NO ->	14		\$ 3,717,821.68	\$ 168,829.41	\$ 3,496,078.96			\$ 3,498,779.74			\$ 650,189.62	\$ 2,845,889.34	\$ 2,579,420.04	\$ 1,973,282.72	\$ 79,258.10	\$ 86,264.50	\$ 440,614.73			
					TOTALS for VERIFICATION NO ->	15		\$ 2,142,485.65	\$ 78,860.95	\$ 2,074,567.30			\$ 2,568,317.86			\$ 268,368.38	\$ 1,810,698.93	\$ 2,284,840.76	\$ 1,693,999.48	\$ 211,418.87	\$ 159,500.60	\$ 219,921.81			
					TOTALS for VERIFICATION NO ->	16		\$ 6,244,360.05	\$ 172,511.63	\$ 6,071,848.42			\$ 5,674,767.72			\$ 1,856,312.51	\$ 4,215,535.91	\$ 3,728,588.13	\$ 1,172,980.81	\$ 965,623.68	\$ 1,259,238.22	\$ 330,745.42			
					TOTALS for VERIFICATION NO ->	17		\$ 1,027,238.81	\$ 88,088.49	\$ 939,150.32			\$ 1,533,491.30			\$ 125,165.05	\$ 813,885.27	\$ 1,158,048.48	\$ 1,213,751.66	\$ 14,509.98	\$ (31,197.66)	\$ (9,015.51)			
					TOTALS for VERIFICATION NO ->	18		\$ 70,250.95	\$ 3,654.65	\$ 66,596.31			\$ 317,720.20			\$ 54,202.20	\$ 36,287.05	\$ 30,309.26	\$ 30,691.47	\$ 7,672.87	\$ 7,672.87	\$ 7,672.87	\$ 7,672.87		
					TOTALS for VERIFICATION NO ->	19		\$ 679,594.83	\$ 8,103.65	\$ 671,491.17			\$ 695,161.79			\$ 1,738,181.75	\$ 186,364.11	\$ 485,127.06	\$ 487,706.61	\$ 397,043.29	\$ 32,069.08	\$ 26,480.39	\$ 32,113.85		
					TOTALS for VERIFICATION NO ->	20		\$ 123,972.52	\$ (369,510.01)	\$ 501,983.73			\$ 1,004,576.49			\$ 83,362.96	\$ 418,620.78	\$ 572,923.80	\$ 474,884.95	\$ 55,243.41	\$ 31,388.66	\$ 11,456.78			
					TOTALS for VERIFICATION NO ->	21		\$ 4,190,148.92	\$ 258,614.18	\$ 3,931,534.73			\$ 4,220,908.41			\$ 733,823.63	\$ 3,197,711.11	\$ 3,432,487.45	\$ 2,410,392.58	\$ 704,357.88	\$ 232,285.45	\$ 85,451.54			
					TOTALS for VERIFICATION NO ->	22		\$ 677,839.03	\$ 13,937.97	\$ 662,381.06			\$ 581,880.97			\$ 294,226.06	\$ 368,155.01	\$ 321,567.40	\$ 235,758.71	\$ 28,330.13	\$ 28,506.93	\$ 28,971.63			
					TOTALS for VERIFICATION NO ->	23		\$ 1,076,679.78	\$ 91,591.48	\$ 985,088.30			\$ 1,010,845.87			\$ 61,828.46	\$ 923,259.84	\$ 946,806.51	\$ 57,291.81	\$ 282,031.96	\$ 587,179.84	\$ 20,302.89			
					TOTALS for VERIFICATION NO ->	24		\$ 1,363,871.97	\$ (83,853.25)	\$ 1,447,725.21			\$ 1,409,485.95			\$ 348,977.71	\$ 1,098,747.50	\$ 1,072,697.00	\$ 660,493.61	\$ 129,217.21	\$ 133,816.26	\$ 149,169.91			
					TOTALS for VERIFICATION NO ->	25		\$ 1,422,695.61	\$ 119,910.70	\$ 1,302,784.91			\$ 1,298,419.86			\$ 26,588.63	\$ 1,276,196.29	\$ 1,274,440.87	\$ 841,854.08	\$ 390,317.55	\$ 23,451.98	\$ 18,817.26			
					TOTALS for VERIFICATION NO ->	26		\$ 10,427,797.93	\$ 352,890.82	\$ 10,074,907.11			\$ 10,068,284.10			\$ 292,076.02	\$ 9,782,831.09	\$ 9,781,475.25	\$ 6,090,007.95	\$ 2,176,995.96	\$ 1,502,113.96	\$ 1,235.78			
					TOTALS for VERIFICATION NO ->	27		\$ 32,399.45	\$ (35,000.04)	\$ 67,399.49			\$ 268,090.48			\$ (16,528.40)	\$ 83,927.89	\$ 127,506.75	\$ 118,763.34	\$ 101.97	\$ 8,539.47				
					TOTALS for VERIFICATION NO ->	28		\$ 5,449,600.07	\$ (10,836.54)	\$ 5,460,436.55			\$ 4,793,951.00			\$ 1,320,074.38	\$ 4,034,229.37	\$ 3,473,326.69	\$ 2,095,492.55	\$ 995,887.16	\$ 500,235.95	\$ 281,711.03			
					TOTALS for VERIFICATION NO ->	29		\$ 1,961,590.76	\$ 8,689.01	\$ 1,952,901.75			\$ 1,796,615.08			\$ 1,592,901.75	\$ 1,737,012.96	\$ 1,580,726.29	\$ 499,248.53	\$ 52,920.33	\$ 783,824.92	\$ 244,932.51			
					TOTALS for VERIFICATION NO ->	30		\$ 1,178,962.25	\$ 20,301.49	\$ 1,158,660.76			\$ 1,149,130.35			\$ 857,232.61	\$ 301,430.15	\$ 295,687.51	\$ 285,829.79	\$ 27,121.13	\$ 4,480.13	\$ 2,065.46			

## **EXHIBIT B**

### **SUMMARY OF DOCUMENTS REVIEWED**



## SUMMARY OF DOCUMENTS REVIEWED

### SERVICE PLANS

- First Amended and Restated Service Plan for Aerotropolis Area Coordinating Metropolitan District, City of Aurora, Colorado, prepared by McGeady Becher, P.C., approved October 16, 2017

### DISTRICT AGREEMENTS

- Capital Construction and Reimbursement Agreement (In-Tract Improvements), by and between The Aurora Highlands Community Board and Aurora Highlands, LLC, effective June 24, 2020
- Waiver and Release of Reimbursement Rights, by and between The Aurora Highlands Community Authority Board, Aurora Highlands, LLC, and Pulte Home Company, LLC, effective May 10, 2021
- Waiver and Release of Reimbursement Rights, by and between The Aurora Highlands Community Board, Aurora Highlands, LLC, and Richmond American Homes of Colorado, Inc., effective April 10, 2020

### PROFESSIONAL REPORTS

- The Aurora Highlands, Filing No. 2, Stormwater Management Plan, prepared by HR Green Development, LLC, approved November 17, 2020

### LAND SURVEY DRAWINGS

- The Aurora Highlands Subdivision Filing No. 1, prepared by Aztec Consultants, Inc., dated July 8, 2019
- The Aurora Highlands Subdivision Filing No. 2, prepared by Aztec Consultants, Inc., recorded November 13, 2020 at Reception No. 2020000118550
- The Aurora Highlands Subdivision Filing No. 3, prepared by Aztec Consultants, Inc., dated October 19, 2019
- The Aurora Highlands Subdivision Filing No. 4, prepared by Aztec Consultants, Inc., dated February 14, 2020
- The Aurora Highlands Subdivision Filing No. 5, prepared by Aztec Consultants, Inc., dated April 6, 2020
- The Aurora Highlands Subdivision Filing No. 6, prepared by Aztec Consultants, Inc., dated May 12, 2020
- The Aurora Highlands Subdivision Filing No. 7, prepared by Aztec Consultants, Inc., dated May 13, 2020
- The Aurora Highlands Subdivision Filing No. 8, prepared by Aztec Consultants, Inc., dated May 14, 2020
- The Aurora Highlands Subdivision Filing No. 9, prepared by Aztec Consultants, Inc., dated December 28, 2021

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- The Aurora Highlands Subdivision Filing No. 10, prepared by Aztec Consultants, Inc., dated May 21, 2020
- The Aurora Highlands Subdivision Filing No. 11, prepared by Aztec Consultants, Inc., dated June 16, 2020
- The Aurora Highlands Subdivision Filing No. 13, prepared by Aztec Consultants, Inc., dated June 17, 2020
- The Aurora Highlands Subdivision Filing No. 14, prepared by Aztec Consultants, Inc., dated November 9, 2020
- The Aurora Highlands Subdivision Filing No. 15, prepared by Aztec Consultants, Inc., dated November 9, 2020
- The Aurora Highlands Subdivision Filing No. 16, prepared by Aztec Consultants, Inc., dated March 17, 2021
- The Aurora Highlands Subdivision Filing No. 17, prepared by Aztec Consultants, Inc., dated January 14, 2022
- The Aurora Highlands Subdivision Filing No. 18, prepared by Aztec Consultants, Inc., dated December 9, 2021
- The Aurora Highlands Subdivision Filing No. 19, prepared by Aztec Consultants, Inc., dated January 11, 2022

#### **CIVIL ENGINEERING DRAWINGS**

- The Aurora Highlands Contextual Site Plan No. 1, prepared by HR Green Development, LLC, dated February 20, 2019
- The Aurora Highlands Subdivision Filing No. 1 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved February 19, 2020
- The Aurora Highlands Subdivision Filing No. 2 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved November 17, 2020
- The Aurora Highlands Subdivision Filing No. 4 Area Grading Plan, prepared by HR Green Development, LLC, dated May 21, 2020
- The Aurora Highlands Subdivision Filing No. 5 Area Grading Plan, prepared by HR Green Development, LLC, dated August 18, 2020
- The Aurora Highlands Subdivision Filing No. 8 Area Grading Plan, prepared by HR Green Development, LLC, dated December 18, 2020
- The Aurora Highlands Subdivision Filing No. 4 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved February 25, 2021
- The Aurora Highlands Subdivision Filing No. 5 Civil Plans and Storm Water Management Plan, prepared by HR Green Development, LLC, approved April 7, 2021

### **CONSULTANT CONTRACTS**

- Aztec Consultants, Inc., Work Order for Surveying Services for TAH Filings 4 5 8, dated March 12, 2021, Fully Executed
- CTL Thompson Inc., Work Order for Construction Testing and Observation Services for TAH Filings 4 5 8, dated March 12, 2021, Fully Executed
- Contour Services, LLC, Work Order for Construction Management Services, The Aurora Highlands Filing 4, 5, and 8, dated March 31, 2021, Fully Executed
- HG Green Development, LLC, Statement of Services for Engineering and Surveying Services for TAH 4 5 8 13, dated December 18, 2020, Fully Executed
- Norris Design, Scope of Work for Planning Services and Landscape Architectural Services, dated November 24, 2020, Fully Executed

### **CONSULTANT INVOICES**

- See Exhibit A - Summary of Costs Reviewed

### **CONTRACTOR CONTRACTS**

- Public Service Company of Colorado d/b/a Xcel Energy, On-Site Distribution Extension Agreement (Electric), executed March 9, 2020
- Public Service Company of Colorado d/b/a Xcel Energy, Frost Agreement, executed March 31, 2020
- Qwest Corporation d/b/a CenturyLink QC, Provisioning Agreement for Housing Developments, to provide distribution facilities to 118 planned units, dated June 16, 2020
- Stormwater Logistics, Inc., Work Order for Erosion Control Installation and Maintenance for TAH Filings 4, 5, & 8, dated March 12, 2021, Fully Executed

### **CONTRACTOR PAY APPLICATIONS**

- See *Summary of Costs Reviewed*

### THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD MASTER SERVICES AGREEMENT TASK ORDER

**AGREEMENT TITLE** Master Service Agreement for Landscape Maintenance Services

**AGREEMENT NO.** 2023.06      **AGREEMENT DATE** 6/1/2023      **TASK ORDER NO.** 05

**CONSULTANT** Brightview Landscape Development, Inc.

**TASK ORDER REFERENCE:** Task Order 05 Submittal (attached)

**TASK ORDER NAME:** Filing 18 Irrigation Repairs

**AUTHORITY PROJECT ENGINEER:** --

**BASIS OF COMPENSATION:** T&M \$5,481.99

**SCHEDULE:** Summer 2023 Irrigation Repairs

**AGREEMENT PRICE RECONCILIATION:**

<b>Previously Approved Change Orders/Amendments/Task Orders</b>	\$	<u>68,665.00</u>
<b>Task Order Price – Task Order No. <u>05</u></b>	\$	<u>5,481.99</u>
<b>Total of Agreement Prices including this Task Order</b>	\$	<u>74,146.99</u>

**AGREEMENT TERMS AND CONDITIONS**

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Task Order constitutes written assurance by the Authority that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

**APPROVALS REQUIRED:**

To be effective, this Task Order must be approved according to the Agreement.

Recommended by Denise Denslow      Date 3/28/2024

Approved by [Signature]      Date 3/29/2024

The undersigned agrees to the above terms and conditions:

David Opferkuch      3/21/24  
Consultant      Date

David Opferkuch      Assistant Branch Manager  
Authorized Agent      Title



# BrightView Landscape Development, Inc.

## Potential Change Item

No. E01002

**Title:** Summer 2023 Irrigation Repairs

**Date:** Nov 08, 2023

**Project:** TAH IPS Landscape, Hardscape,

**Job:** 111877

**Attn:** Cristina Madrigal  
The Aurora Highlands CAB

**Phone:**

**Description Of Estimate:**

### Breakdown Of Work

Item	Description of Work	Quantity	Units	Unit Price	Net Amount
1	Summer 2023 Irrigation Repairs	0.00	LS	0.00	\$5,481.99
<b>Total :</b>					\$5,481.99

**Estimated Time Extension** 0 Days

This estimate will remain in effect for 15 days, unless otherwise noted. After expiration, a new estimate will be submitted upon request.

**Notes:**

- This work will not be done until approved and written change order is issued.
- A signature below authorizes us to proceed with the work described above, at the stated prices.
- Extension of time necessary for this change: 0 consecutive working days.
- This work was done in accordance with your order to proceed: Please issue change order.

**Prepared By:** \_\_\_\_\_

**Approved By:** Cristina Madrigal

Cristina Madrig

BrightView Landscape Development, Inc. \_\_\_\_\_

**Date:** Nov 09, 2023

**Date:** 11/10/2023



## **The Aurora Highlands Coordinated Metropolitan Districts Community Manager's Report**

Submitted to: The Aurora Highlands Coordinated Metropolitan Districts- Board of Directors  
Meeting Date: April 18, 2024 - 1:00 pm

- Community Management Items:
  - ✓ Coordination with CLA for collection of payments for the facilities fees and CARC review fees is an ongoing effort.
  - ✓ Tri Pointe has submitted their Xeric options for front yard installation to the City for review. The City advises their review is underway but due to Ms. Bickmire's extended illness, the timeline for review was longer than anticipated.
  - ✓ Provided redlined HB to counsel over fencing and City of Aurora ordinance changes. Language added on ADU's. Followed up with Fairfield & Woods for final review, complete.
  - ✓ For the reservation system, the mapping of assets has been completed, and the calendar is loaded to the community website, although not yet published. A pricing analysis commences to provide recommendation on rental fees of community assets, specifically, components to Winged Melody Park provided to CAB counsel.
  - ✓ The carousel processes to include a user manual, operating checklists, emergency plan and procedures, and certifications of trained operators has been completed.
  - ✓ Maintenance plan of the carousel to ensure protection of the asset, in progress
  - ✓ MSA work for a maintenance contractor, for the carousel, is in progress.
  - ✓ Planning for 2024 events is in full swing: New Owner Meet and Greet planned for May at the new Visitor Center, as a second event.
  - ✓ Working on the creation of a Social Advisory Committee to help with Community Events. Scope has been defined and provided for CAB consideration.
  - ✓ Website work for Accessibility commences to ensure compliance by July 1, 2024. There are major requirements to be met both federally and state, that our sites and content must be able to comply with. This will be a coordinated effort with fellow consultants to ensure content provided for posting is accessible.

Other items or follow-up items requested by the Board:

## Violation Report

Date: 4/12/2024

Record Count: 59

Next Fine Amount	Violation Date	Status	Violation	Violation #
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00041
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00042
	4/4/2024	Open	Improper maintenance	2024-TAH-00043
	4/4/2024	Open	Garage Door/Front Door Maintenance	2023-TAH-00362
	4/4/2024	Open	Weeds	2024-TAH-00044
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00045
	4/4/2024	Open	Improperly Stored Item(s)	2024-TAH-00046
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00047
	4/4/2024	Open	Improperly Stored Item(s)	2024-TAH-00048
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00049
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00050
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00051
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00052
	4/4/2024	Open	Improperly Stored Item(s)	2024-TAH-00053
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00054
	4/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00055
	3/21/2024	Past Due	Changes not approved by ARC	2024-TAH-00040
	3/21/2024	Past Due	Changes not approved by ARC	2024-TAH-00039
100.00	3/19/2024	Open	Solid waste not removed	2024-TAH-00038
	3/7/2024	Past Due	Trash cans stored in a visible area	2024-TAH-00034
	2/1/2024	Open	Landscape Bed Maintenance	2024-TAH-00021
100.00	2/1/2024	Past Due	Trash cans stored in a visible area	2024-TAH-00012
250.00	2/1/2024	Open	Holiday Decorations	2024-TAH-00023
250.00	2/1/2024	Open	Trash cans stored in a visible area	2024-TAH-00026
250.00	2/1/2024	Open	Improperly contained trash	2024-TAH-00030
250.00	2/1/2024	Open	Holiday Decorations	2024-TAH-00031
	1/24/2024	Open	Lighting	2024-TAH-00004
250.00	1/4/2024	Open	Fence Maintenance	2024-TAH-00006
250.00	1/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00007
250.00	1/4/2024	Open	Trash cans stored in a visible area	2024-TAH-00009
	11/9/2023	Open	Improper maintenance	2023-TAH-00370
	10/12/2023	Open	Initial Landscaping	2023-TAH-00331
100.00	10/12/2023	Open	Initial Landscaping	2023-TAH-00330
100.00	10/12/2023	Open	Landscape Bed Maintenance	2023-TAH-00339
100.00	10/12/2023	Open	Initial Landscaping	2023-TAH-00301
100.00	10/12/2023	Open	Initial Landscaping	2023-TAH-00320
500.00	10/12/2023	Open	Improperly Stored Item(s)	2023-TAH-00343
100.00	9/7/2023	Open	Changes not approved by ARC	2023-TAH-00304
	9/7/2023	Open	Dead Plants	2023-TAH-00316

Next Fine Amount	Violation Date	Status	Violation	Violation #
	9/7/2023	Open	Dead Tree	2023-TAH-00317
100.00	9/7/2023	Open	Initial Landscaping	2023-TAH-00279
	9/7/2023	Open	Dead Tree	2023-TAH-00311
	9/7/2023	Open	Dead Tree	2023-TAH-00312
100.00	9/7/2023	Open	Dead Tree	2023-TAH-00315
	8/24/2023	Open	Dead Tree	2023-TAH-00281
	8/24/2023	Open	Dead Tree	2023-TAH-00282
	8/24/2023	Open	Dead Tree	2023-TAH-00285
100.00	8/24/2023	Open	Dead Tree	2023-TAH-00286
	8/3/2023	Open	Missing plants	2023-TAH-00270
250.00	6/16/2023	Open	Initial Landscaping	2023-TAH-00220
100.00	5/25/2023	Open	Dead Tree	2023-TAH-00121
500.00	4/24/2023	Open	Initial Landscaping	2023-TAH-00088
500.00	4/24/2023	Open	Initial Landscaping	2023-TAH-00086
500.00	4/24/2023	Open	Initial Landscaping	2023-TAH-00081
500.00	4/20/2023	Open	Initial Landscaping	2023-TAH-00076
250.00	4/19/2023	Open	Initial Landscaping	2023-TAH-00069
250.00	4/19/2023	Open	Initial Landscaping	2023-TAH-00059
500.00	9/9/2022	Open	Initial Landscaping	2022-TAH-00090
500.00	7/1/2022	Open	Initial Landscaping	2022-TAH-00047



Exempt from documentary fee per C.R.S. § 39-13-104(1)(a)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is dated and effective the 26<sup>th</sup> day of March 2024, and is made between **AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “Grantor”) and **THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD**, a political subdivision and public corporation of the State of Colorado (the “Grantee”), w whose address is c/o CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111.

**WITNESS**, that the Grantor, for the consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, and conveys to the Grantee, and the Grantee’s heirs and assigns, forever, all the right, title, interest, claim and demand in and to the real property, together with any improvements thereon, located in Adams County, and State of Colorado, as described and/or depicted on **Exhibit A**, attached hereto (the “Property”).

**EXCLUDING THEREFROM** (i) any and all minerals, oil, gas and other hard rock and hydrocarbon substances and all rights to the foregoing in or under or that may be produced from, or are appurtenant to the Property; (ii) all water rights and groundwater rights, whether adjudicated or non-adjudicated, tributary or non-tributary, ditch rights, water stock rights, well permits and wells, underlying, appurtenant to or used or to be used on or in conjunction with the Property; and (iii) any geothermal resources of any kind in, upon, under or that may be produced from the Property.

**TO HAVE AND TO HOLD** the said premises above bargained and described with all appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors, shall and will **WARRANT AND FOREVER DEFEND** the title to the above-bargained premises against all persons claiming under the Grantor, in whole or any part thereof, subject to all statutory exceptions.

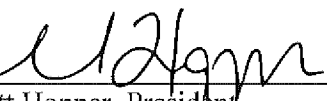
**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

*[Signature Page Follows]*

Pursuant to C.R.S. § 39-13-104(1)(a), consideration paid for this deed is \$10.00.

[Signature Page to Special Warranty Deed]

**Grantor:**  
**AEROTROPOLIS AREA COORDINATING  
METROPOLITAN DISTRICT**, a quasi-municipal  
corporation and political subdivision of the State of Colorado

By:   
Matt Hopper, President


STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March 2024, by Matt Hopper, as President of Aerotropolis Area Coordinating Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: July 8, 2025

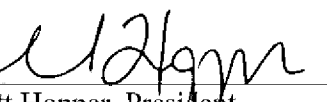
KATHRYN RAYBE-SUAZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214027296  
MY COMMISSION EXPIRES JULY 8, 2025

  
Notary Public

**ACCEPTANCE**

The Aurora Highlands Community Authority Board, a political subdivision and public corporation of the State of Colorado hereby accepts the foregoing instrument and the property conveyed therein this 26<sup>th</sup> day of March 2024.

**Grantee:**  
**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD**, a political subdivision and public  
corporation of the State of Colorado

By:   
Matt Hopper, President

## EXHIBIT A

A PARCEL OF LAND OVER A PORTION OF TRACTS E AND I, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089309, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND A PORTION OF TRACT D, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, IN SAID CITY, COUNTY AND STATE, PER PLAT RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 2021000148384, IN SAID OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, WHENCE THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER BEARS NORTH 00°15'28" WEST, A DISTANCE OF 2655.05 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY LINE;

THENCE NORTH 02°08'27" EAST, A DISTANCE OF 312.27 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 67°14'47" WEST, A DISTANCE OF 77.93 FEET;

THENCE NORTH 45°14'59" WEST, A DISTANCE OF 51.19 FEET;

THENCE NORTH 00°16'03" WEST, A DISTANCE OF 295.83 FEET;

THENCE NORTH 37°30'03" EAST, A DISTANCE OF 55.14 FEET;

THENCE SOUTH 71°22'43" EAST, A DISTANCE OF 76.09 FEET;

THENCE SOUTH 37°30'03" WEST, A DISTANCE OF 55.13 FEET;

THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 193.79 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING SOUTH 00°16'03" EAST, A DISTANCE OF 47.59 FEET;

THENCE SOUTH 45°14'59" EAST, A DISTANCE OF 51.20 FEET TO THE **POINT OF BEGINNING**;

**EXCEPT THEREFROM** THAT PORTION LYING WITHIN THE AURORA HIGHLANDS PARKWAY RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT HEREINABOVE DESCRIBED POINT "A", BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,172.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°20'47" WEST;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID THE AURORA HIGHLANDS PARKWAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'20" AN ARC LENGTH OF 72.39 FEET TO THE WESTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY LINE, NORTH 00°16'03" WEST, A DISTANCE OF 75.18 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID THE

AURORA HIGHLANDS PARKWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,247.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°33'44" WEST;

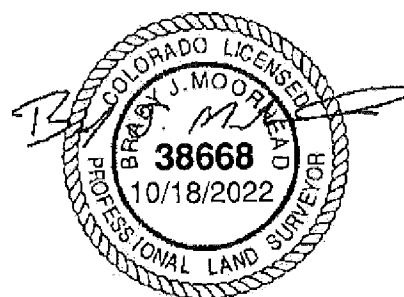
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 03°19'26" AN ARC LENGTH OF 72.34 FEET TO THE EASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL OF LAND;

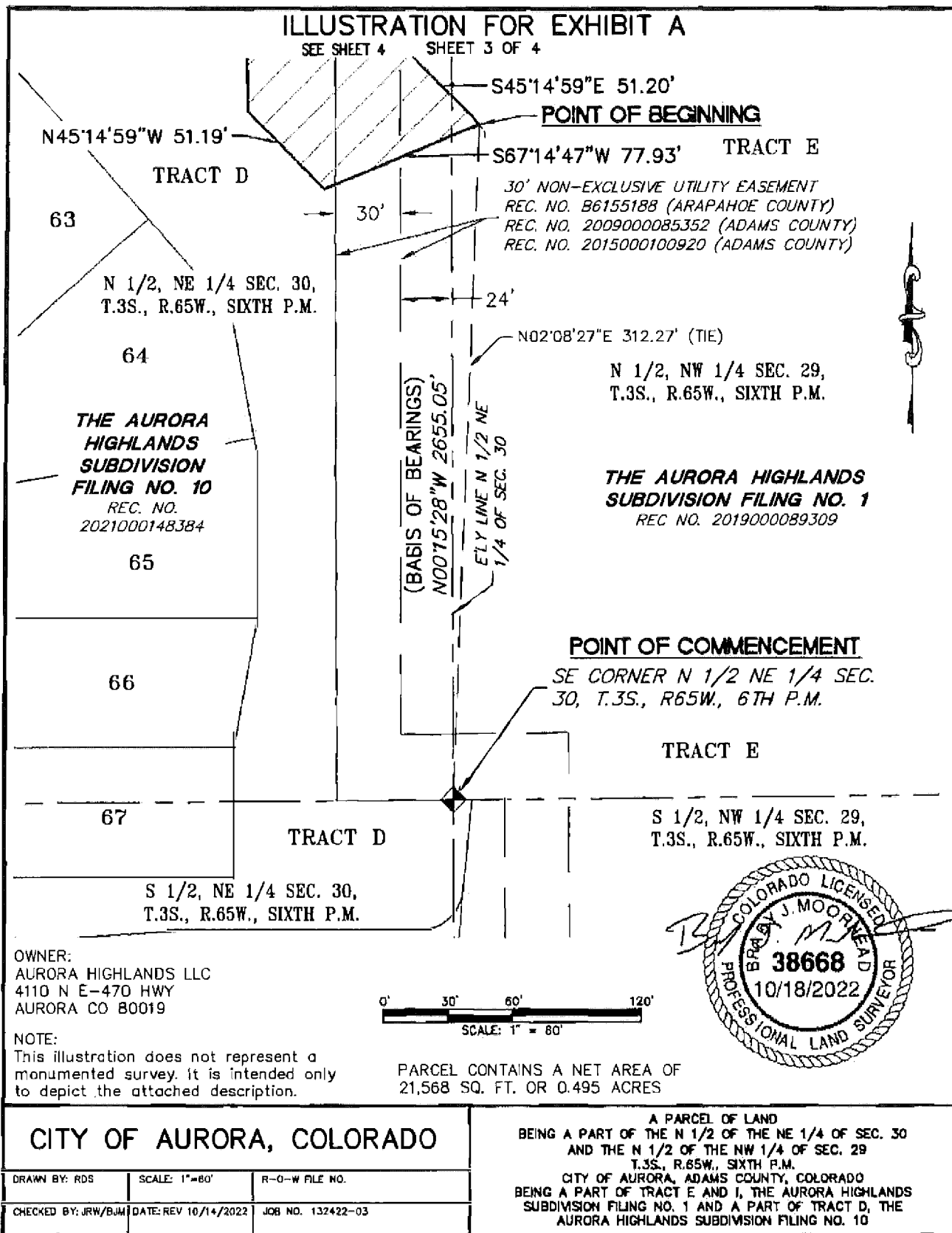
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY LINE, SOUTH 00°16'03" EAST, A DISTANCE OF 75.47 FEET TO THE **POINT OF BEGINNING.**

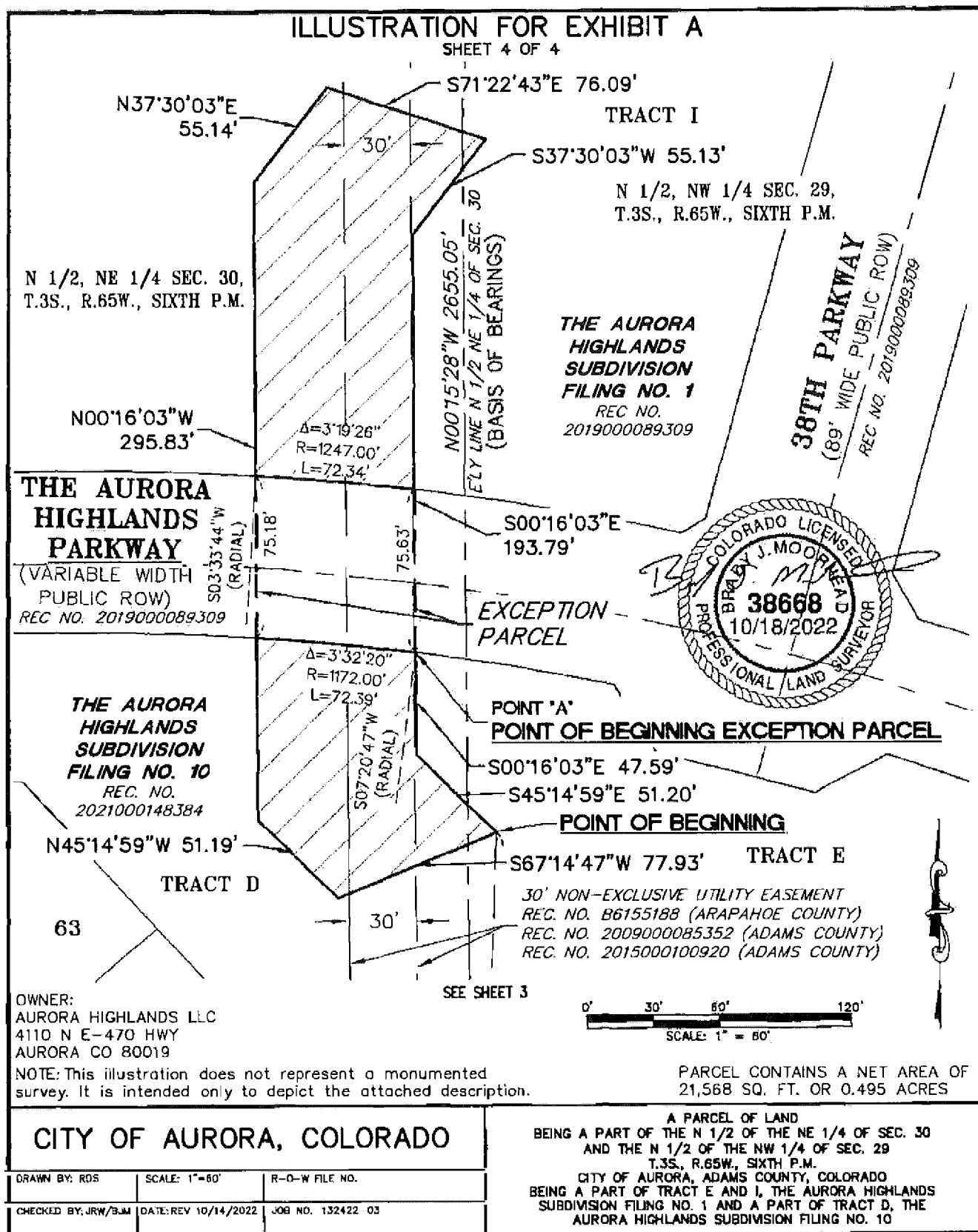
CONTAINING A NET AREA AFTER EXCEPTION OF 21,568 SQUARE FEET OR 0.495 ACRES, MORE OR LESS.

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







After recording return to:  
Rita M. Connerly, Esq.  
Fairfield and Woods P.C.  
1801 California Street, Suite 2600  
Denver, CO 80202

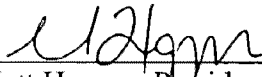
**RATIFICATION AND CONFIRMATION OF PLAT**

The Aurora Highlands Community Authority Board, a political subdivision and public corporation of the State of Colorado, was, at the time of the recording of the below described plat (the "Plat"), the owner of a portion of the real property platted thereby, does hereby ratify and confirm said Plat:

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 12, recorded in the real property records of Adams County, Colorado on November 20, 2023 at Reception No. 2023000064845.

Executed this 28<sup>th</sup> day of March 2024.

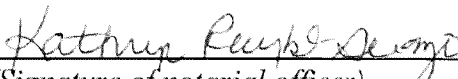
**THE AURORA HIGHLANDS  
COMMUNITY AUTHORITY BOARD,**  
a political subdivision and public  
corporation of the State of Colorado

By:   
Matt Hopper, President

STATE OF Colorado )  
 ) S.S.  
COUNTY OF Arapahoe )

This instrument was acknowledged before me on the 28th day of March 2024, by Matt Hopper, President of The Aurora Highlands Community Authority Board, a political subdivision and public corporation of the State of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.  
KATHRYN RAYBE-SUAZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214027296  
MY COMMISSION EXPIRES JULY 8, 2025

  
(Signature of notarial officer)

My Commission expires: July 8, 2025