

THE AURORA HIGHLANDS METROPOLITAN DISTRICT
NO. 3
("DISTRICT")

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: September 19, 2024
TIME: 1:00 p.m.
LOCATION: Via Zoom
ACCESS:

Join Zoom Meeting

<https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVJ2R2RZQjJvWXhMbVBzUT09>

Meeting ID: 839 2784 2723
Passcode: 979737
One tap mobile
+17193594580, *979737#

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

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm 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 District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Review and consider approval of minutes from the January 24, 2024 special board meeting (enclosure).

II. FINANCIAL MATTERS

III. LEGAL MATTERS

- A. Conduct Public Hearing to consider inclusion of approximately 11.759 acres of land generally located east of E-470, south of E. 48th Ave and north of Aurora Highlands P-8 School; and approximately 77.769 acres of land generally located north and northeast of intersection of Reserve Lp. and E. 42nd Avenue into the District boundaries (enclosure – Petition for Inclusion) and consider adoption of Order for Inclusion of Real Property (enclosure).

IV. MANAGER MATTERS

V. CONSTRUCTION MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for November 21, 2024

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3
HELD
JANUARY 24, 2024**

A special meeting of the Board of Directors (referred to hereafter as the “**Board**”) of The Aurora Highlands Metropolitan District No. 3 (the “**District**”), County of Adams was convened on Wednesday, January 24, 2024 at 11:03 a.m. via Teams. The District Board meeting was open to the public.

Directors In Attendance Were:

Matt Hopper, President
Carla Ferreira, Vice President
Michael Sheldon, Treasurer
Cynthia Shearon, Assistant Secretary

Also in Attendance Were:

Jon Hoistad, Esq.; McGeady Becher P.C.
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland PC
Denise Denslow and Rachel Alles; CliftonLarsonAllen LLP
Cristina Madrigal; Timberline District Consulting, LLC (“**Timberline**”)

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest/Quorum: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the 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 as required by statute. No new conflicts were disclosed, and a quorum was confirmed.

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

Public Comment: None.

Minutes of the November 14, 2023 statutory annual meeting and November 16, 2023

special meeting: Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the minutes of the November 14, 2023 statutory annual meeting and November 16, 2023 special meeting.

**FINANCIAL
MATTERS**

None.

LEGAL MATTERS

Resolution Designating Posting Location: Attorney Ruhland reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the Resolution Designating Posting Location.

Public Hearing to consider inclusion of approximately 90.440 acres of property owned by Aurora Highlands, LLC into the District boundaries (enclosure – Petition for Inclusion) and consider adoption of Board Order for Inclusion of Real Property:

Director Hopper opened the public hearing at 11:08 a.m. to consider the inclusion of real property into the boundaries of the District. It was noted by Attorney Ruhland that publication of Notice stating that the Board would consider approving the inclusion of property into the boundaries of the District was made in the *Aurora Sentinel* on January 18, 2024. No written objections were received prior to the public hearing. No further public comments were received, and the public hearing was closed at 11:09 a.m.

Attorney Ruhland reviewed the Petition and Board Order with the Board. Following review, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote unanimously carried, the Board adopted the Board Order for Inclusion of Real Property.

**MANAGER
MATTERS**

None.

**CONSTRUCTION
MATTERS**

None.

OTHER BUSINESS

There was no other business for discussion.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Ferreira, seconded by Director Sheldon, the Board adjourned the meeting at 11:09 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**PETITION FOR INCLUSION OF PROPERTY
PETITION FOR INCLUSION**

In accordance with Section 32-1-401(l)(a), C.R.S., the undersigned, Aurora Highlands, LLC, a Nevada limited liability company (the "**Petitioner**"), does hereby respectfully petition The Aurora Highlands Metropolitan District No. 3 (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 89.528 acres, situated in the County of Adams, State of Colorado, and is legally described on Exhibit A-1 attached hereto and incorporated herein by this reference (the "**Property**").
2. The Petitioner owns the Property and is the fee owner of one hundred percent (100%) of the Property and no other person or entity owns an interest in the Property except as beneficial holders of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court, including the Property into the boundaries of the District (the "**Order for Inclusion**"). The Petitioner acknowledges that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioner agrees that it will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed this 31st day of July, 2024.

PETITIONER:

AURORA HIGHLANDS, LLC
a Nevada limited liability company

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

Carlo G. Ferreira, President

STATE OF Nevada)
COUNTY OF Clark) ss.

The foregoing instrument was acknowledged before me this 31st day of July, 2024, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.

Notary Public

My commission expires: 7/31/2026

[SEAL]



EXHIBIT A-1
TO PETITION FOR INCLUSION
SEE ATTACHED

EXHIBIT A

LEGAL DESCRIPTION

TAH PA 5.1 TAKEDOWN

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER BEARS NORTH 89°08'12" EAST, A DISTANCE OF 2,648.88 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 59°28'51" EAST, A DISTANCE OF 145.81 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 643.94 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°51'48" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'24", AN ARC LENGTH OF 38.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 636.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°38'54", AN ARC LENGTH OF 23.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 282.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'49", AN ARC LENGTH OF 19.34 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 05°17'43" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°17'43" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'54", AN ARC LENGTH OF 20.10 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 39.10 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 88.38 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 24.40 FEET;

THENCE NORTH 70°15'16" WEST, A DISTANCE OF 261.78 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 356.23 FEET;

THENCE NORTH 00°28'23" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'07", AN ARC LENGTH OF 23.48 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°19'04" WEST, A DISTANCE OF 4.61 FEET;

THENCE NORTH 04°26'02" WEST, A DISTANCE OF 126.82 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 196.71 FEET;

THENCE NORTH 04°26'45" EAST, A DISTANCE OF 144.50 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 153.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°47'12", AN ARC LENGTH OF 13.43 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 0.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

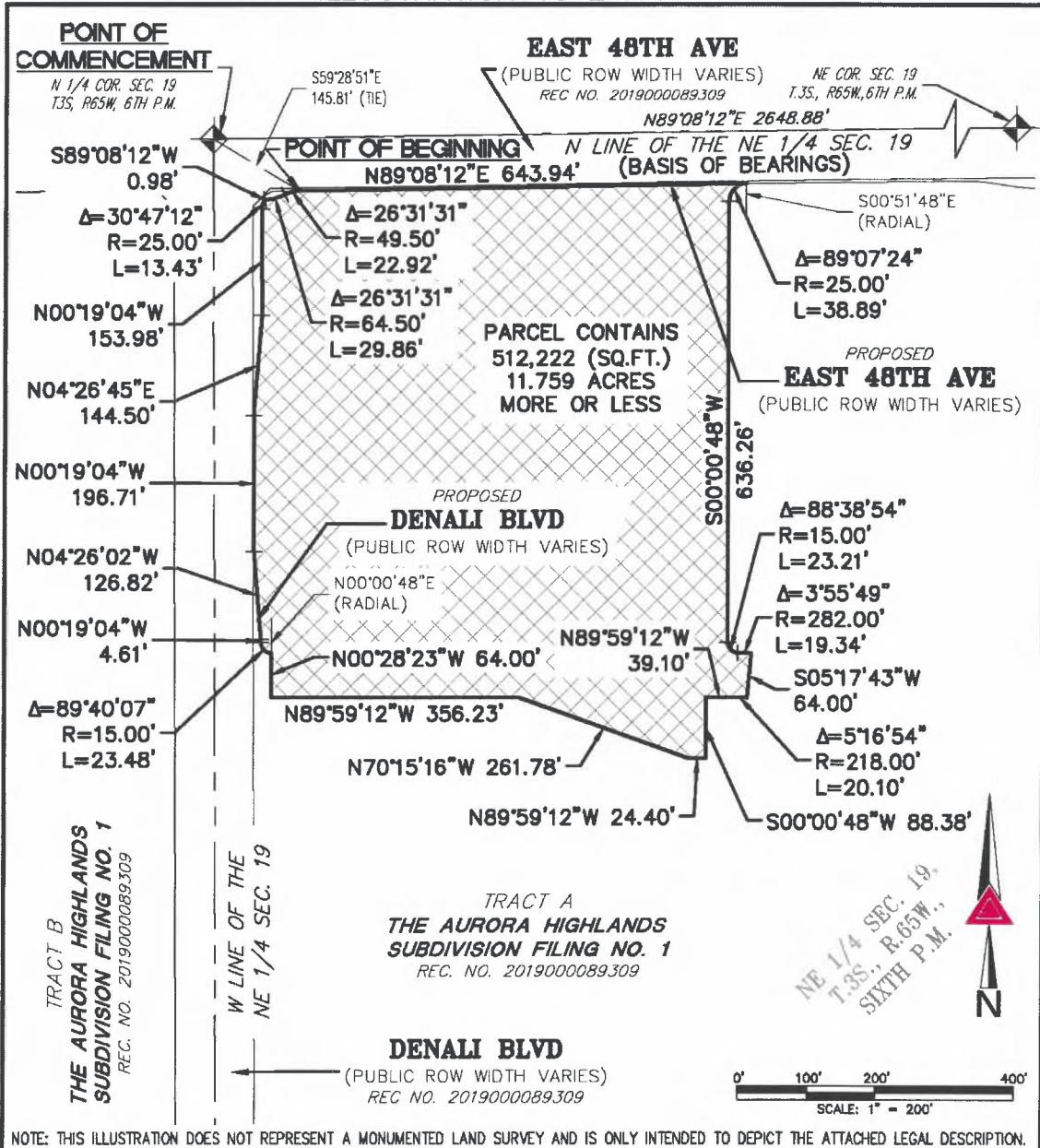
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 11.759 ACRES, (512,222 SQUARE FEET), MORE OR LESS.

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

ILLUSTRATION TO EXHIBIT A



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

<p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>PA 5.1 TAKEDOWN NE 1/4 SEC. 19, T3S, R65W, 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO</p>	
	<p>PATH: Q:\138618-04 - T&E MISC SURVEYING SERVICES - TO NO. 88\DWG\EXHIBITS\PLANNING AREA EXHIBITS\2024-06-11 TAH PA 5.1 TAKEDOWN REVISED.DWG JOB NUMBER: 138618-04 DATE: 06/11/2024 DWG: KJA CHK: BJM 3 OF 3 SHEETS</p>	

LEGAL DESCRIPTION
TAH PA 34 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER SAID SECTION 20;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 00°20'41" WEST, A DISTANCE OF 1,147.99 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°40'59" EAST, A DISTANCE OF 736.37 FEET;

THENCE SOUTH 59°55'27" EAST, A DISTANCE OF 216.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 743.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°55'27" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'34", AN ARC LENGTH OF 394.13 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 839.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 457.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 46.74 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 90.82 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 1) NORTH 84°27'25" WEST, A DISTANCE OF 1.43 FEET;
- 2) SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
- 3) NORTH 84°27'25" WEST, A DISTANCE OF 529.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET;
- 4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'42", AN ARC LENGTH OF 254.30 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

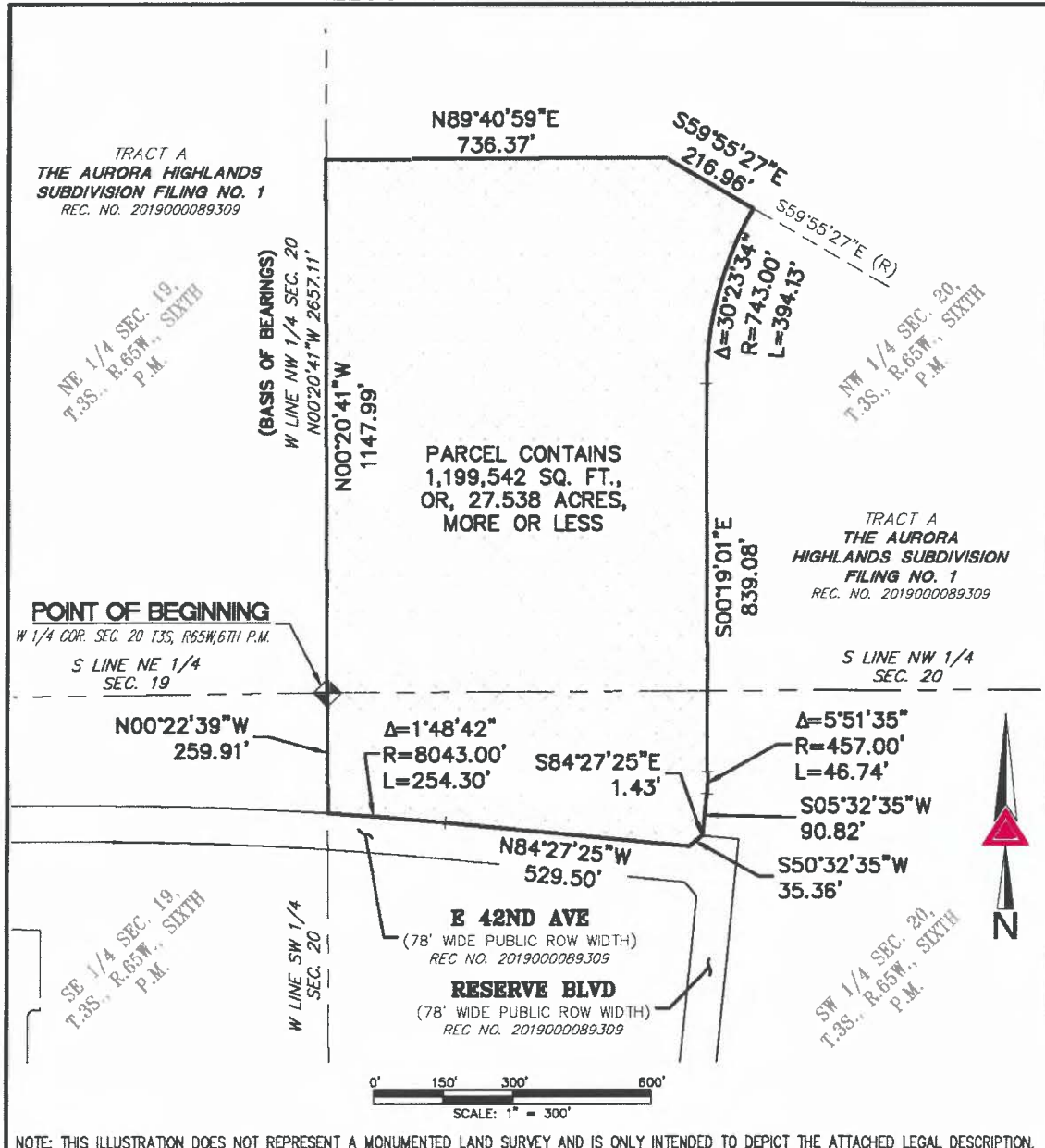
THENCE NON-TANGENT TO SAID CURVE ALONG SAID WEST LINE, NORTH 00°22'39" WEST, A DISTANCE OF 259.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,199,542 SQUARE FEET OR 27.538 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

ILLUSTRATION TO EXHIBIT A



<p>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 715-1898 Fax: (303) 715-1897 www.aztecconsultants.com</p>	<p>PA 34 TAKEDOWN W 1/2 SEC. 20, T3S, R65W, 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO</p>
	<p>PATH: Q:\138618-04 - TAH MSC SURVEYING SERVICES\DWG\EXHIBITS\PLANNING AREA EXHIBITS\2023-12-05 TAH PA 34 TAKEDOWN.DWG JOB NUMBER: 138618-04 DATE: 12/01/2023 DWG: RDS CHK: BJM 2 OF 2 SHEETS</p>

LEGAL DESCRIPTION
TAH PA 35.1 AND 35.2 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTION 20 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF RESERVE BOULEVARD, AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, WHENCE THE EASTERLY RIGHT-OF-WAY OF SAID RESERVE BOULEVARD BEARS SOUTH 05°32'35" WEST, A DISTANCE OF 817.45 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY RIGHT-OF-WAY, NORTH 05°32'35" EAST, A DISTANCE OF 87.84 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY PROLONGATION, SOUTH 84°27'25" EAST, A DISTANCE OF 23.22 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 354.98 FEET;

THENCE SOUTH 89°55'05" EAST, A DISTANCE OF 9.02 FEET;

THENCE SOUTH 87°13'00" EAST, A DISTANCE OF 52.08 FEET;

THENCE SOUTH 82°35'35" EAST, A DISTANCE OF 52.48 FEET;

THENCE SOUTH 78°40'36" EAST, A DISTANCE OF 36.09 FEET;

THENCE SOUTH 74°35'04" EAST, A DISTANCE OF 51.20 FEET;

THENCE SOUTH 70°41'31" EAST, A DISTANCE OF 51.87 FEET;

THENCE SOUTH 56°01'24" EAST, A DISTANCE OF 288.94 FEET;

THENCE NORTH 24°30'51" EAST, A DISTANCE OF 95.97 FEET;

THENCE NORTH 29°02'20" EAST, A DISTANCE OF 125.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°24'03" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'27", AN ARC LENGTH OF 29.92 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 33°52'38" EAST, A DISTANCE OF 51.50 FEET;

THENCE NORTH 35°59'07" EAST, A DISTANCE OF 51.50 FEET;

THENCE NORTH 38°06'23" EAST, A DISTANCE OF 52.15 FEET;

THENCE NORTH 40°13'48" EAST, A DISTANCE OF 51.63 FEET;

THENCE NORTH 42°20'36" EAST, A DISTANCE OF 51.63 FEET;

THENCE NORTH 44°27'04" EAST, A DISTANCE OF 51.37 FEET;

THENCE NORTH 46°33'33" EAST, A DISTANCE OF 51.64 FEET;

THENCE NORTH 48°40'21" EAST, A DISTANCE OF 51.63 FEET;
 THENCE NORTH 50°47'08" EAST, A DISTANCE OF 51.63 FEET;
 THENCE NORTH 52°53'55" EAST, A DISTANCE OF 51.63 FEET;
 THENCE NORTH 55°15'21" EAST, A DISTANCE OF 63.55 FEET;
 THENCE NORTH 57°51'24" EAST, A DISTANCE OF 63.55 FEET;
 THENCE NORTH 59°46'35" EAST, A DISTANCE OF 30.26 FEET;
 THENCE NORTH 62°08'48" EAST, A DISTANCE OF 85.57 FEET;
 THENCE NORTH 66°18'22" EAST, A DISTANCE OF 117.66 FEET;
 THENCE NORTH 70°40'39" EAST, A DISTANCE OF 95.90 FEET;
 THENCE NORTH 73°04'03" EAST, A DISTANCE OF 20.88 FEET;
 THENCE NORTH 00°19'04" WEST, A DISTANCE OF 531.00 FEET;
 THENCE SOUTH 89°39'31" WEST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 486.26 FEET;
 THENCE NORTH 00°19'01" WEST, A DISTANCE OF 443.90 FEET;
 THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 588.59 FEET TO THE BEGINNING OF A TANGENT
 CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 665.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
 LENGTH OF 1,044.58 FEET;
 THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 839.08 FEET TO THE
 BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 535.00 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC
 LENGTH OF 54.72 FEET;
 THENCE TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 2.98 FEET TO THE
POINT OF BEGINNING.

CONTAINING AN AREA OF 2,188,072 SQUARE FEET OR 50.231 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

ILLUSTRATION TO EXHIBIT A

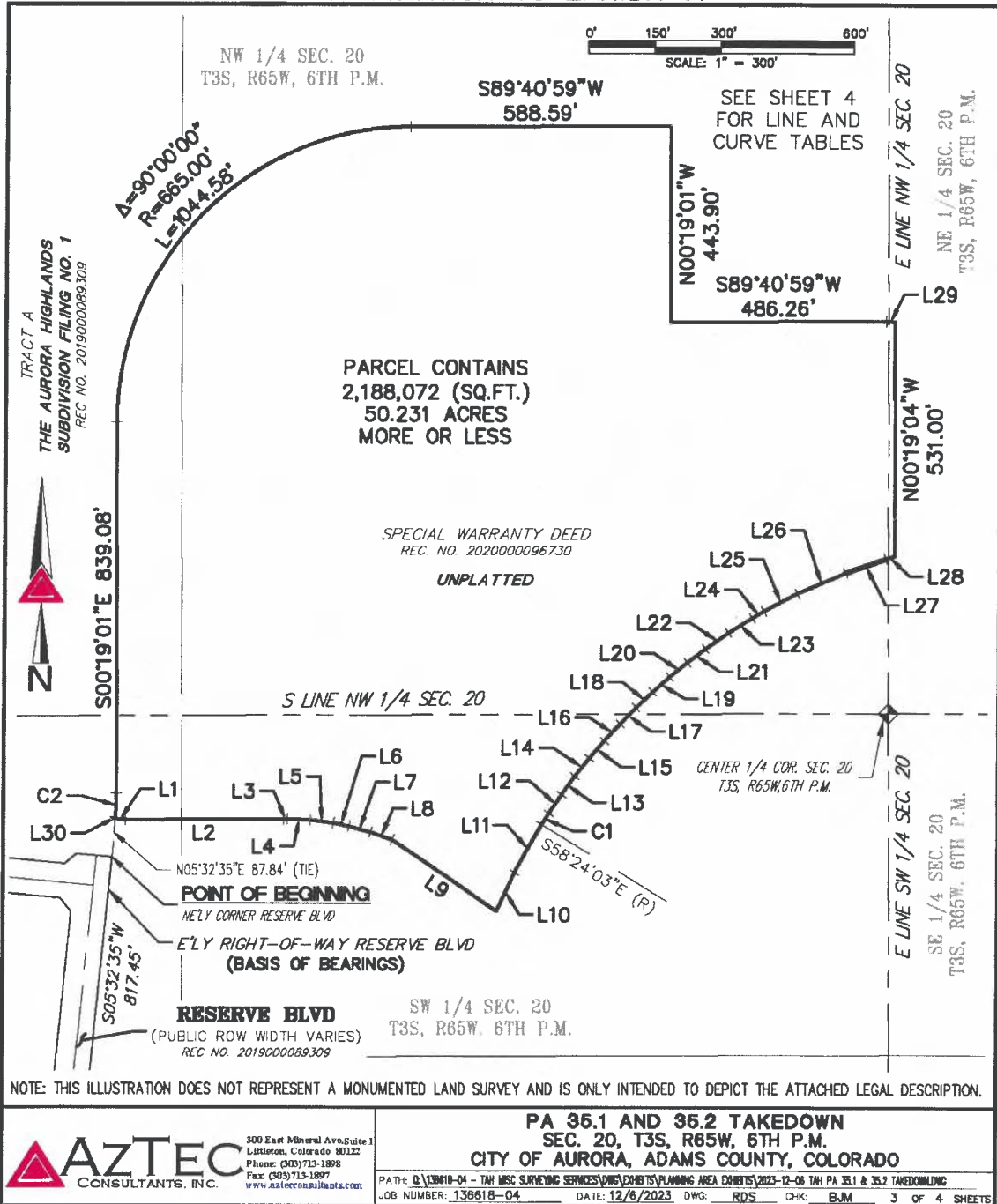


ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°27'25"E	23.22'
L2	N89°40'59"E	354.98'
L3	S89°55'05"E	9.02'
L4	S87°13'00"E	52.08'
L5	S82°35'35"E	52.48'
L6	S78°40'36"E	36.09'
L7	S74°35'04"E	51.20'
L8	S70°41'31"E	51.87'
L9	S56°01'24"E	288.94'
L10	N24°30'51"E	95.97'
L11	N29°02'20"E	125.08'
L12	N33°52'38"E	51.50'
L13	N35°59'07"E	51.50'
L14	N38°06'23"E	52.15'
L15	N40°13'48"E	51.63'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N42°20'36"E	51.63'
L17	N44°27'04"E	51.37'
L18	N46°33'33"E	51.64'
L19	N48°40'21"E	51.63'
L20	N50°47'08"E	51.63'
L21	N52°53'55"E	51.63'
L22	N55°15'21"E	63.55'
L23	N57°51'24"E	63.55'
L24	N59°46'35"E	30.26'
L25	N62°08'48"E	85.57'
L26	N66°18'22"E	117.66'
L27	N70°40'39"E	95.90'
L28	N73°04'03"E	20.88'
L29	S89°39'31"W	20.00'
L30	S05°32'35"W	2.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°13'27"	1400.00'	29.92'
C2	5°51'35"	535.00'	54.72'

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



PA 35.1 AND 35.2 TAKEDOWN
SEC. 20, T3S, R65W, 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

PATH: D:\136618-04 - TAH MISC SURVEYING SERVICES\DWG\EXHIBITS\PLANNING AREA EXHIBITS\2023-12-08 TAH PA 35.1 & 35.2 TAKEDOWN.DWG
 JOB NUMBER: 136618-04 DATE: 12/8/2023 DWG: RDS CHK: BJM 4 OF 4 SHEETS

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

WHEREAS, there was filed with the Board of Directors (the “**Board**”) of The Aurora Highlands Metropolitan District No. 3 (the “**District**”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of Aurora Highlands, LLC, a Nevada limited liability company (“**Petitioner**”), one hundred percent (100%) fee owner of the real property described in the Petition attached hereto, and requesting that the Board include such property within the District; and

WHEREAS, the Petition was heard at an open meeting of the Board on September 19, 2024, at the hour of 1:00 p.m., via Zoom:

[https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09; Meeting ID: 839 2784 2723; Passcode: 979737](https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09;MeetingID:83927842723;Passcode:979737), after publication of notice of the filing of such Petition, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Aurora Sentinel* on August 29, 2024, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District; and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petition be granted.

IT IS THEREFORE ORDERED that such Petition be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Adams County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 3, duly called and held on September 19, 2024, at the hour of 1:00 p.m. and that the undersigned is the duly acting and authorized Chair of the District.

THE AURORA HIGHLANDS
METROPOLITAN DISTRICT NO. 3

By: _____
Chair

ATTEST:

By: _____
Secretary

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS
(PETITION FOR INCLUSION)**

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