

THE AURORA HIGHLANDS
METROPOLITAN DISTRICT NO. 6 (“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=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09>

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, 2027

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm location of meeting and posting of meeting notice. 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 exclusion of approximately 39.3 acres of property owned by Aurora Highlands, LLC out of the District boundaries (enclosure – Petition for Exclusion) and consider adoption of Resolution for Exclusion of Real Property (enclosure).

IV. MANAGER MATTERS

V. CONSTRUCTION MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for November 21, 2024

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6
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. 6 (the “District”), County of Adams was convened on Wednesday, January 24, 2024 at 11:10 a.m. via Microsoft Teams. The District Board meeting was open to the public.

Directors In Attendance Were:

Matt Hopper, President
Carla Ferreira, Vice President
Cynthia Shearon, Assistant Secretary

The absence of Director Sheldon was excused.

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: Attorney Hoistad discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board 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.

Confirmation of Meeting Location/Posting of Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, upon motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board determined that because there was not a suitable or convenient physical location to conduct this meeting it was determined to conduct this meeting virtually via Microsoft Teams. The Board further noted that notice providing the date, time and audio / video conference access for the meeting was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District’s boundaries have been received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made

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

Agenda: The Board considered the proposed Agenda for the District's special meeting. Following discussion, upon motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote unanimously carried, the Board approved the Agenda, as presented.

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

Public Hearing on the Petition for Exclusion of Real Property Owned by Richmond American Homes of Colorado, Inc: The Board opened the public hearing to consider the Petition for Exclusion received from Richmond American Homes of Colorado, Inc. requesting the exclusion of real property (approximately 90.44 acres) out of the District boundaries.

It was noted that publication of Notice stating that the Board would consider approving the inclusion of the real property owned by Richmond American Homes of Colorado, Inc. out of the District boundaries was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review, the Board considered the adoption of the Resolution for Exclusion of Real Property out of the District boundaries as set forth in the Petition. Upon motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted the Resolution for Exclusion 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 Shearon and, upon vote unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

By _____
Secretary for the Meeting

PETITION FOR EXCLUSION OF REAL PROPERTY

TO: THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6

ADAMS COUNTY, COLORADO

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

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

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

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

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

[Signature Page Follow]

PETITIONER:

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
LEGAL DESCRIPTION
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;

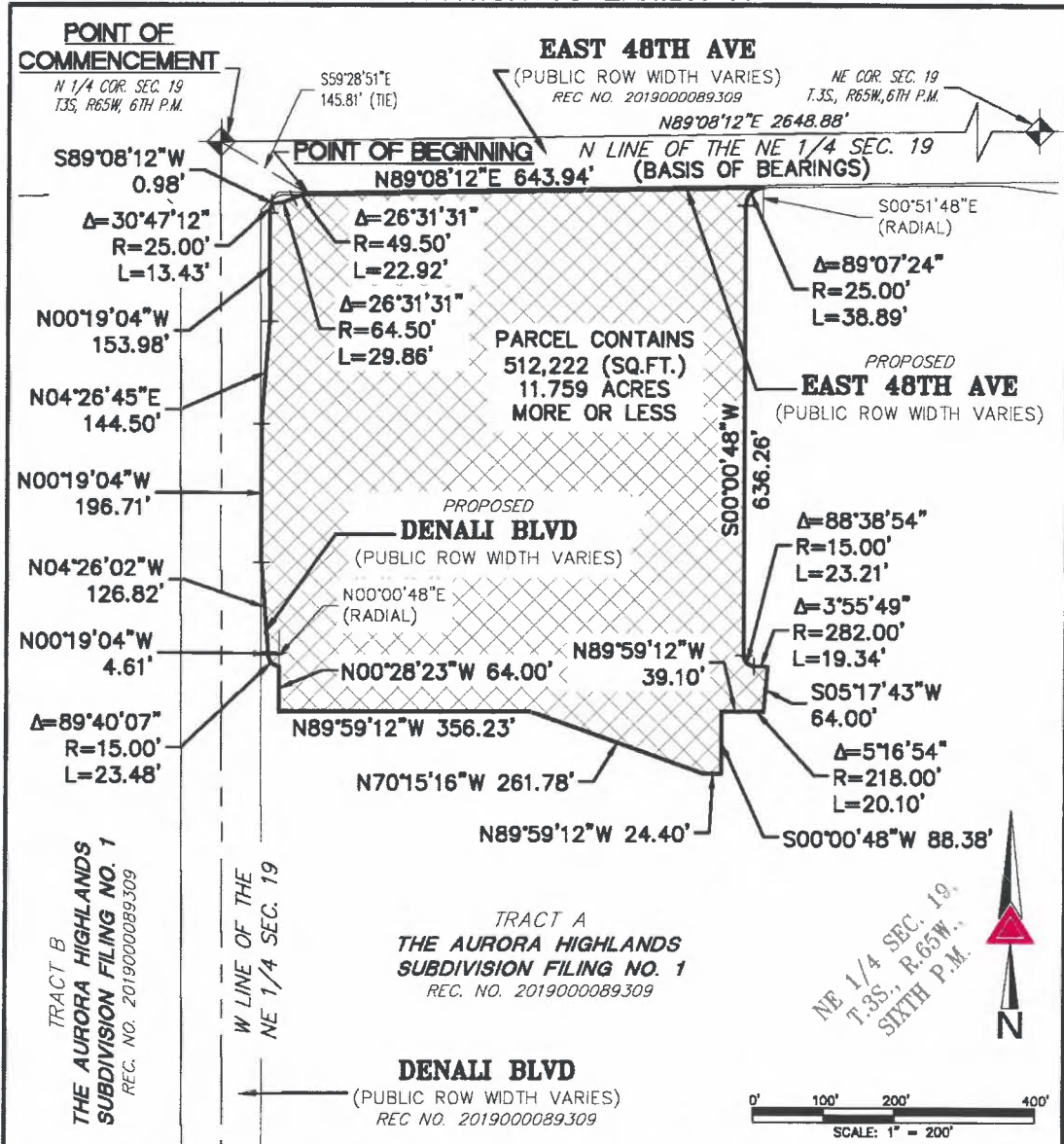
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

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



<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: G:\136618-04 - TAH MISS SURVEYING SERVICES - TO NO. 88\PROJECTS\PLANNING AREA EXHIBITS\2024-08-11 TAH PA 5.1 TAKEDOWN REVISION.DWG JOB NUMBER: 136618-04 DATE: 06/11/2024 DWG: KJA CHK: BUM 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**

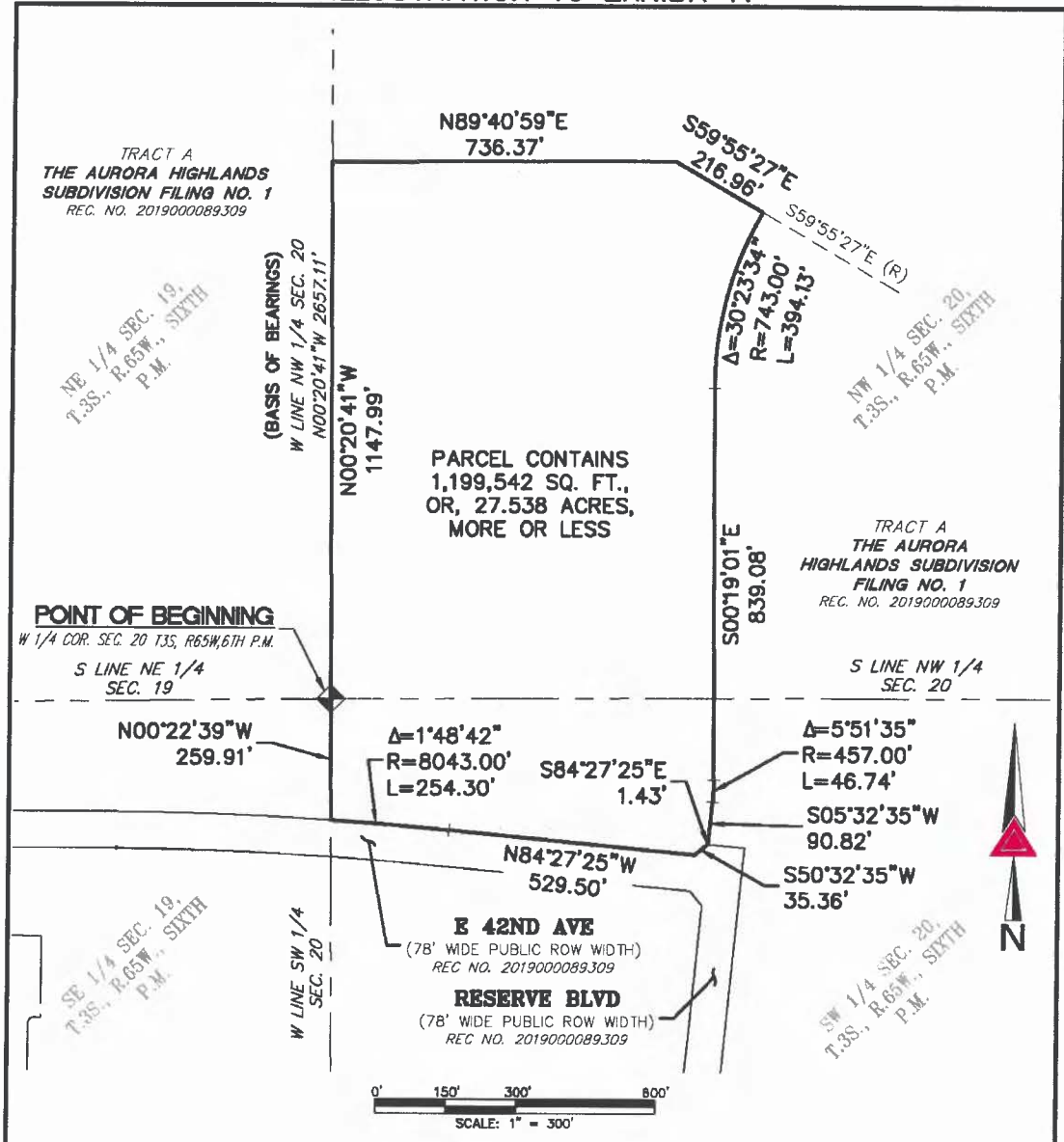
CONTAINING AN AREA OF 1,199,542 SQUARE FEET OR 27.538 ACRES, MORE OR LESS.

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

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Page 1 of 2

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 34 TAKEDOWN W 1/2 SEC. 20, T3S, R65W, 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO</p>
	<p>PATH: Q:\30618-04 - TAH MISC SURVEYING SERVICES\DWG\EXHIBITS\PLANNING AREA EXHIBITS\2023-12-05 TAH PA 34 TAKEDOWN.DWG JOB NUMBER: 136618-04 DATE: 12/01/2023 DWG: RDS CHK: BJM 2 OF 2 SHEETS</p>

RESOLUTION NO. 2024-09-01**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6****RESOLUTION FOR EXCLUSION OF REAL PROPERTY**

A. Aurora Highlands, LLC, a Nevada limited liability company (the “**Petitioner**”), the 100% fee owner of the Property (defined herein) has petitioned The Aurora Highlands Metropolitan District No. 6 (the “**District**”) for the exclusion from the boundaries of said District of the real property hereinafter described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

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

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

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

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

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

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

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

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

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

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

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

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

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

Petitioner:	Aurora Highlands, LLC, a Nevada limited liability company
Address of Petitioner:	250 Pilot Road, Ste. 150 Las Vegas, NV 89119
Legal Description of the Property:	Approximately 39.3 acres of land legally described on <u>Exhibit A</u> and incorporated herein by this reference.

APPROVED AND ADOPTED ON SEPTEMBER 19, 2024.

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

By: _____
President

Attest:

Secretary

EXHIBIT A

TAH PA 5.1 TAKEDOWN

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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;

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PAGE 1 OF 3

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 128.82 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;

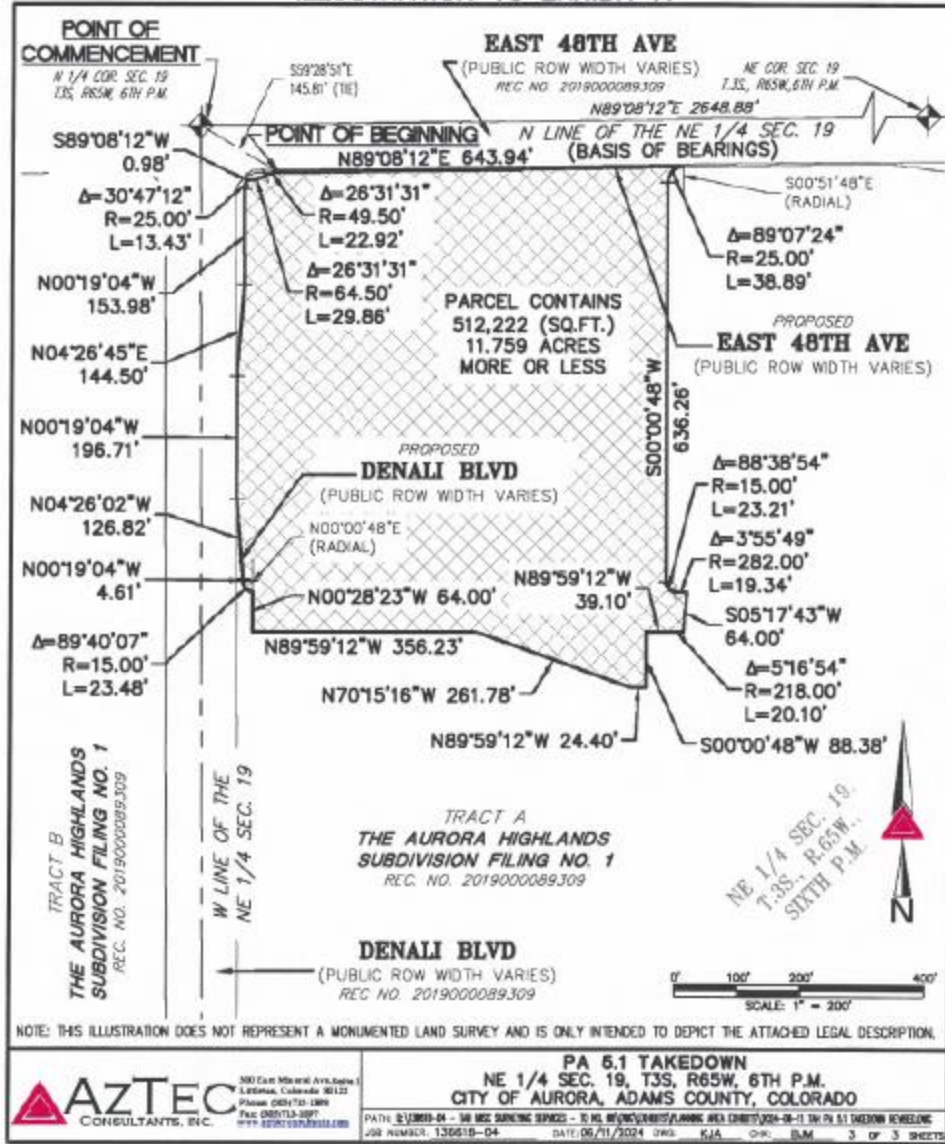
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

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



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. 2019000068309 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 639.08 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**

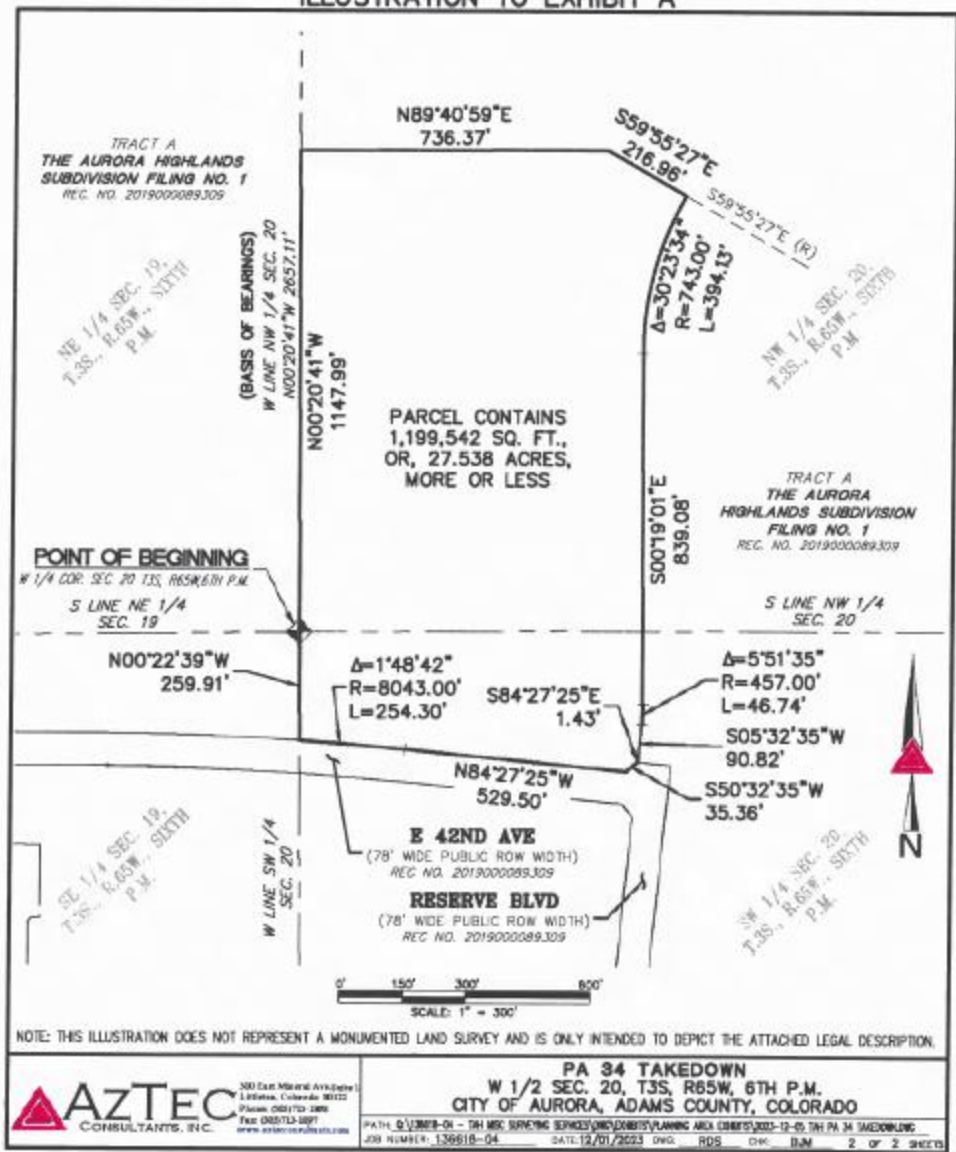
CONTAINING AN AREA OF 1,199,542 SQUARE FEET OR 27.538 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 36668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

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Page 1 of 2

ILLUSTRATION TO EXHIBIT A



CERTIFICATION

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2024-09-01, Resolution of the Board of Directors of The Aurora Highlands Metropolitan District No. 6, Resolution for Exclusion of Real Property.

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

Date: September 19, 2024

By: _____
Secretary