

THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3 <sup>1</sup>  
 (“DISTRICT”)

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 8011

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** January 16, 2025

**TIME:** 1:00 p.m.

**LOCATION:** Virtual via Zoom

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

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86786188843?pwd=tYAMn2DMIOCNXzZ8iQ4zJrRlrbnCqJ.1>

**Meeting ID: 867 8618 8843**

**Passcode: 660408**

**One tap mobile**

**+17193594580,\*660408#**

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

\* this seat will be a two-year term at the May 2025 election.

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices and designate 24-hour posting location. 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

**II. CONSENT AGENDA**

These items are considered to be routine and will be ratified and/or approved 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.

- Review and consider approval of November 13, 2024 Statutory Annual Meeting Minutes and the November 21, 2024 Special Meeting Minutes (enclosures).

**III. FINANCIAL MATTERS**

**IV. LEGAL MATTERS**

- A. Review and adopt Resolution Designating Posting Location (enclosure).
- B. Conduct Public Hearing to consider inclusion of approximately 12.870 acres of property owned by Aurora Highlands, LLC into the District boundaries (enclosure – Petition for Inclusion) and consider adoption of Board Order for Inclusion of Real Property (enclosure).

**V. MANAGER MATTERS**

**VI. CONSTRUCTION MATTERS**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**There are no regular meetings scheduled for 2025**

**MINUTES OF THE STATUTORY ANNUAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD  
AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 & 6  
AND ATEC METROPOLITAN DISTRICT NOS. 1 AND 2  
(HEREINAFTER REFERRED TO COLLECTIVELY AS THE “DISTRICTS”)  
HELD  
NOVEMBER 13, 2024**

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Boards of Directors of The Aurora Highlands Community Authority Board (“CAB”), Aerotropolis Area Coordinating Metropolitan District (“AACMD”), The Aurora Highlands Metropolitan District Nos. 1, 2, 3, 4, 5 & 6 (“TAH 1”, “TAH 2”, “TAH 3”, “TAH 4”, TAH 5” and “TAH 6”) and ATEC Metropolitan District Nos. 1 and 2 (“ATEC 1” and “ATEC 2”) (referred to hereafter collectively as the “Boards”) was convened on Wednesday, November 13, 2024 at 5:00 p.m. at The Aurora Highlands Visitor Center, 3930 E-470, Aurora, Colorado 80019. The meeting was open to the public.

**ATTENDANCE**

**Directors in Attendance Were:**

Matt Hopper; CAB, AACMD, TAH 2-6, ATEC 1 and ATEC 2  
Michael Sheldon; CAB, AACMD, TAH 1-6, ATEC 1 and ATEC 2  
Cynthia Shearon; CAB, AACMD, TAH 2-6, ATEC 1 and ATEC 2  
Dr. William Westmoreland; TAH 1  
Nicholas English; TAH 1

**Also, In Attendance Were:**

Denise Denslow, Peter Maleski and Jason Carroll; CliftonLarsonAllen LLP (“CLA”)  
Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq.; McGeady Becher Cortese Williams, P.C.  
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Cristina Madrigal and Ashley Myers; Timberline District Consulting, LLC  
Kyle Thomas; D.A. Davidson & Co.  
Patrick Chelin; Bowman Consulting Group, Ltd.  
James Hannon; Big West Consulting LLC  
Michael Ferreyros, Lindsay Ross, Alicia Redwine, Jessica Pouzeshi, Raphael Chavez,  
Diana Chavez, Joceyln Warren, Michael Warren, Christopher Gabriel, Bryanna Perry,  
Troy Smith, Helen Schwandt, Kerry Jakobsen, Sherrie Lutka, Russ Kocherer and Rose  
Kocherer; Members of the Public

**ANNUAL MEETING ITEMS**

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

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

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

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

**ADJOURNMENT**

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

Respectfully submitted,

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

**MINUTES OF A SPECIAL MEETING/BUDGET HEARING OF  
THE BOARD OF DIRECTORS OF THE  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 3  
(THE “DISTRICT”)  
HELD  
NOVEMBER 21, 2024**

A special meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 3 (referred to hereafter as the “Board”) was convened on Thursday, November 21, 2024 at 1:29 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

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

Also In Attendance Were:

Denise Denslow, Rachel Alles, Jason Carroll and Peter Maleski; CliftonLarsonAllen LLP (“CLA”)  
Jon Hoistad, Esq. and Elisabeth A. Cortese, Esq.; McGeady Becher Cortese Williams P.C.  
Jerry Jacobs and Cristina Madrigal; Timberline District Consulting, LLC (“Timberline”)  
Matthew Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.

ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** 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 by Attorney Ruhland that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

**Quorum, Confirmation of Meeting Location/Posting of Meeting Notice:** Director 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 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 location within the District boundaries to conduct this meeting it was determined to conduct this meeting virtually via Zoom. The Board further noted that notice providing the time, date and audio / video conference access for the meeting was duly posted and that no objections, or any requests

## RECORD OF PROCEEDINGS

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that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries have been received.

**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 Ferreira and, upon vote unanimously carried, the Agenda was approved.

**Public Comment:** There was no public comment.

**2025 Annual Administrative Matters Resolution:** Attorney Ruhland reviewed the 2025 Annual Administrative Matters 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 adopted the 2025 Annual Administrative Matters Resolution.

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

**Updated CORA Policy Resolution:** Attorney Ruhland reviewed the Updated CORA Policy Resolution 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 Updated CORA Policy Resolution.

### CONSENT AGENDA

#### **Minutes of September 19, 2024 special meeting**

#### **Application for Exemption from 2023 Audit**

Following discussion, upon motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

### FINANCIAL MATTERS

**Schedule of Cash Position and Property Tax Reconciliation:** Following review, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote unanimously carried, the Board accepted the Schedule of Cash Position and Property Tax Reconciliation.

**Public Hearing on 2025 Budget:** Director Hopper opened the public hearing at 1:32 p.m. to consider the proposed 2025 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2025 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

## RECORD OF PROCEEDINGS

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No public comments were received, and Director Hopper closed the public hearing at 1:33 p.m.

Mr. Carroll reviewed the 2025 budget with the Board. Following discussion, upon motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved the 2025 Budget and adopted the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money.

**DLG-70 Certification of Tax Levies form and Mill Levy Public Information form:**

Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and directed District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

**Preparation of 2026 Budget:** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2026 Budget.

**Application for Exemption from 2024 Audit:** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board authorized the District Accountant to prepare and file the Application for Exemption from the 2024 Audit.

### LEGAL MATTERS

**Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election:** Attorney Ruhland reviewed the Election Resolution with the Board, noting that the seats of Directors Hopper and Ferreira and one vacancy will be up for re-election. Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted the Resolution Calling the May 6, 2025 Election for Directors, appointed the Designated Election Official (“DEO”), and authorized the DEO to perform all tasks required for the conduct of mail ballot election.

### MANAGER MATTERS

**District’s insurance and Special District Association (SDA) memberships for 2025:**

Ms. Denslow reviewed the insurance with the Board. Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board authorized the renewal of the District’s insurance for 2025, with no changes to the property schedule, and authorized renewal of the Special District Association (SDA) membership for 2025.

## RECORD OF PROCEEDINGS

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**Workers' Compensation for 2025:** Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board excluded worker's compensation coverage for 2025.

**CliftonLarsonAllen LLP Statements of Work for 2025 Management and Accounting Services:** Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board approved the CliftonLarsonAllen LLP Statements of Work for 2025 Management and Accounting Services.

**Acknowledge responsibility of The Aurora Highlands Community Authority Board ("CAB") to comply with ADA requirements on the CAB website and authorize necessary actions in connection therewith:** The Board acknowledged the responsibility of The Aurora Highlands Community Authority Board ("CAB") to comply with ADA requirements on the CAB website, which incorporates the District's website, and authorize necessary actions in connection therewith.

### CONSTRUCTION MATTERS

None.

### OTHER BUSINESS

None.

### 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 1:36 p.m.

Respectfully submitted,

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



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

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

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

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

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

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

The Aurora Highlands Visitor Center  
3930 E-470  
Aurora, Colorado

ADOPTED this 16<sup>th</sup> day of January, 2025.

THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 3

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

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

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

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 12.870 acres, situated in the County of Adams, State of Colorado, and is legally described on Exhibit A 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 7<sup>th</sup> day of December, 2024.

**PETITIONER:**

AURORA HIGHLANDS, LLC  
a Nevada limited liability company

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

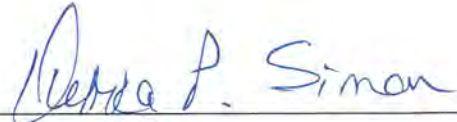


\_\_\_\_\_  
Carlo G. Ferreira, President

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

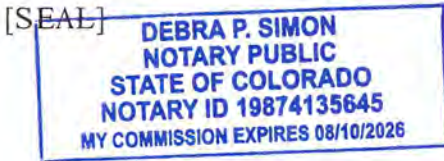
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2024,  
by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of  
Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.



\_\_\_\_\_  
Notary Public

My commission expires: 8/10/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL OF TRACT J, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. 2024000061167, 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.

CONTAINING AN AREA OF 12.870 ACRES, (560,609 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

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

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

WHEREAS, the Petition was heard at an open meeting of the Board on January 16, 2025, at the hour of 1:00 p.m., via Zoom: [https://us02web.zoom.us/j/86786188843?pwd=tYAMn2DMIOCNXzZ8iQ4zJrRlrbnCqJ.1](https://us02web.zoom.us/j/86786188843?pwd=tYAMn2DMIOCNXzZ8iQ4zJrRlrbnCqJ.1;); Meeting ID: 867 8618 8843; Passcode: 660408, 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 *Denver Post* on January 11, 2025, which proof of publication is attached hereto as Exhibit B and incorporated herein by this reference; and

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

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

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

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

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 3, duly called and held on January 16, 2025 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)**



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

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

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 12.870 acres, situated in the County of Adams, State of Colorado, and is legally described on Exhibit A 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 7<sup>th</sup> day of December, 2024.

**PETITIONER:**

AURORA HIGHLANDS, LLC  
a Nevada limited liability company

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

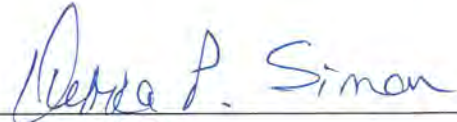


\_\_\_\_\_  
Carlo G. Ferreira, President

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

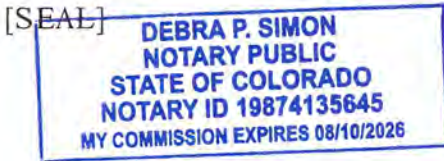
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2024,  
by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, Manager of  
Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.



\_\_\_\_\_  
Notary Public

My commission expires: 8/10/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL OF TRACT J, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. 2024000061167, 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.

CONTAINING AN AREA OF 12.870 ACRES, (560,609 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

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