

**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: January 16, 2025

TIME: 1:00 p.m.

LOCATION: Via Zoom

ACCESS: 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#

Board of Directors

Matt Hopper
Carla Ferreira
Michael Sheldon
Cynthia (Cindy) Shearon
Vacant
Denise Denslow

Office

President
Vice President
Treasurer
Assistant Secretary
Secretary

Term Expires

May, 2025
May, 2025
May, 2027
May, 2027
May, 2027
N/A

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notice 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.
- D. Review and consider approval of November 13, 2024 Statutory Annual Meeting Minutes and the November 21, 2024 Special Meeting Minutes (enclosures).

II. FINANCIAL MATTERS**III. LEGAL MATTERS**

- A. Conduct Public Hearing to consider exclusion of approximately 12.870 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).
- B. Conduct Public Hearing to consider exclusion of approximately 3.906 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 20, 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 OF
THE BOARD OF DIRECTORS OF THE
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6
(THE “DISTRICT”)
HELD
NOVEMBER 21, 2024**

A special meeting of the Board of Directors of The Aurora Highlands Metropolitan District No. 6 (referred to hereafter as the “Board”) was convened on Thursday, November 21, 2024 at 1:38 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, Treasurer
Cynthia Shearon, Assistant Secretary

Also In Attendance Were:

Denise Denslow, Rachel Alles, Jason Carroll and Peter Maleski; CliftonLarsonAllen LLP (“CLA”)
Elisabeth A. Cortese, Esq. and Jon Hoistad, 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.
Dr. William Westmoreland; The Aurora Highlands Metropolitan District No. 1 Board Member

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 Cortese 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

RECORD OF PROCEEDINGS

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 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.

Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices: The Board discussed business to be conducted, location of meetings and regular meeting dates for 2025. A regular meeting was scheduled on November 20, 2025 at 1:00 p.m. virtually via electronic means. Following review, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices.

Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice): Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board directed staff to comply with Section 32-1-809, C.R.S., (Transparency Notice) Requirements.

CONSENT AGENDA

Approval of Minutes of October 17, 2024 Special Meeting

Execution and Filing of 2023 Application for Exemption from Audit

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

Public Hearing on Amendment to 2024 Budget: Director Hopper opened the public hearing to consider an amendment to the 2024 Budget.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget and the date, time and place of the public hearing was made pursuant to statute. No written objections were received prior to the public hearing.

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

Following discussion, it was determined that an Amendment to the 2024 Budget was not necessary.

Public Hearing on 2025 Budget: Director Hopper opened the public hearing 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.

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

Mr. Carroll reviewed the estimated 2024 expenditures and the proposed 2025 expenditures with the Board. Following discussion, upon motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies, subject to final assessed valuation (General Fund: 72.769 mills; ARI / ARTA: 0.197 mills; Total: 72.966 mills) and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Adams County not later than December 15, 2024. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2025.

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 (“Certifications”), and directed the District Accountant to file the Certifications 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.

2024 Application for Exemption from Audit: 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 and file an Application for Exemption from Audit for 2024.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Resolution Calling Regular Election for Directors May 6, 2025: Following discussion, upon a motion duly made by Director Hopper, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted the Resolution Calling Regular Election for Directors May 6, 2025, appointed the Designated Election Official (“DEO”), and authorized the DEO to perform all tasks required for the conduct of mail ballot election.

MANAGER MATTERS

Renewal of District’s Insurance and Special District Association (“SDA”) Membership for 2025: 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 SDA membership for 2025.

CLA 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 CLA 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 and District Website: The Board acknowledged the responsibility of the CAB to comply with ADA requirements on the CAB and District website and authorized 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 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

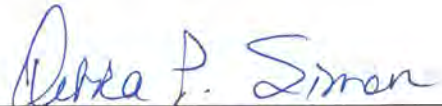


Carlo G. Ferreira, President

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

The foregoing instrument was acknowledged before me this 7th 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

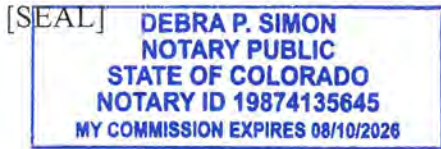


EXHIBIT A
LEGAL DESCRIPTION

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

RESOLUTION NO. 2025-01-01**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 12.870 acres of land legally described on **Exhibit A** and incorporated herein by this reference.

APPROVED AND ADOPTED JANUARY 16, 2025.

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

By: _____
Matt Hopper, President

Attest:

Secretary

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

CERTIFICATION

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2025-01-01, Resolution of the Board of Directors of The Aurora Highlands Metropolitan District No. 6, Resolution for Exclusion of Real Property.

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

Date: January 16, 2025

By: _____
Secretary

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]

EXHIBIT A

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF TRACT E AS DEPICTED ON 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 SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 BEARS NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 208.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 2,131.61 FEET TO THE SOUTHWESTERLY BOUNDARY OF TRACT N AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. 2023000042190, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, SOUTH 60°11'11" EAST, A DISTANCE OF 79.02 FEET TO THE WESTERLY BOUNDARY OF "PARCEL C" AS DESCRIBED IN ORDER FOR INCLUSION RECORDED AT RECEPTION NO. 2022000095496, IN SAID OFFICIAL RECORDS.;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY ALONG SAID WESTERLY BOUNDARY, SOUTH 00°10'38" EAST, A DISTANCE OF 2,091.83 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 89°35'42" WEST, A DISTANCE OF 69.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3.351 ACRES, (145,970 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL B

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 BEARS NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 47°54'05" EAST, A DISTANCE OF 3,083.61 FEET TO THE NORTHERLY BOUNDARY OF "PARCEL C" AS DESCRIBED IN ORDER FOR INCLUSION RECORDED AT RECEPTION NO. 2022000095496, IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID "PARCEL C" THE FOLLOWING TWO (2) COURSES:

1. SOUTH 60°54'58" WEST, A DISTANCE OF 242.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,444.50 FEET;

2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}02'56''$, AN ARC LENGTH OF 1,236.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $16^{\circ}18'17''$ EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $45^{\circ}22'13''$, AN ARC LENGTH OF 1,294.69 FEET;

THENCE TANGENT TO SAID CURVE, NORTH $60^{\circ}56'05''$ EAST, A DISTANCE OF 149.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $55^{\circ}47'33''$, AN ARC LENGTH OF 24.34 FEET TO THE **POINT OF BEGINNING.**

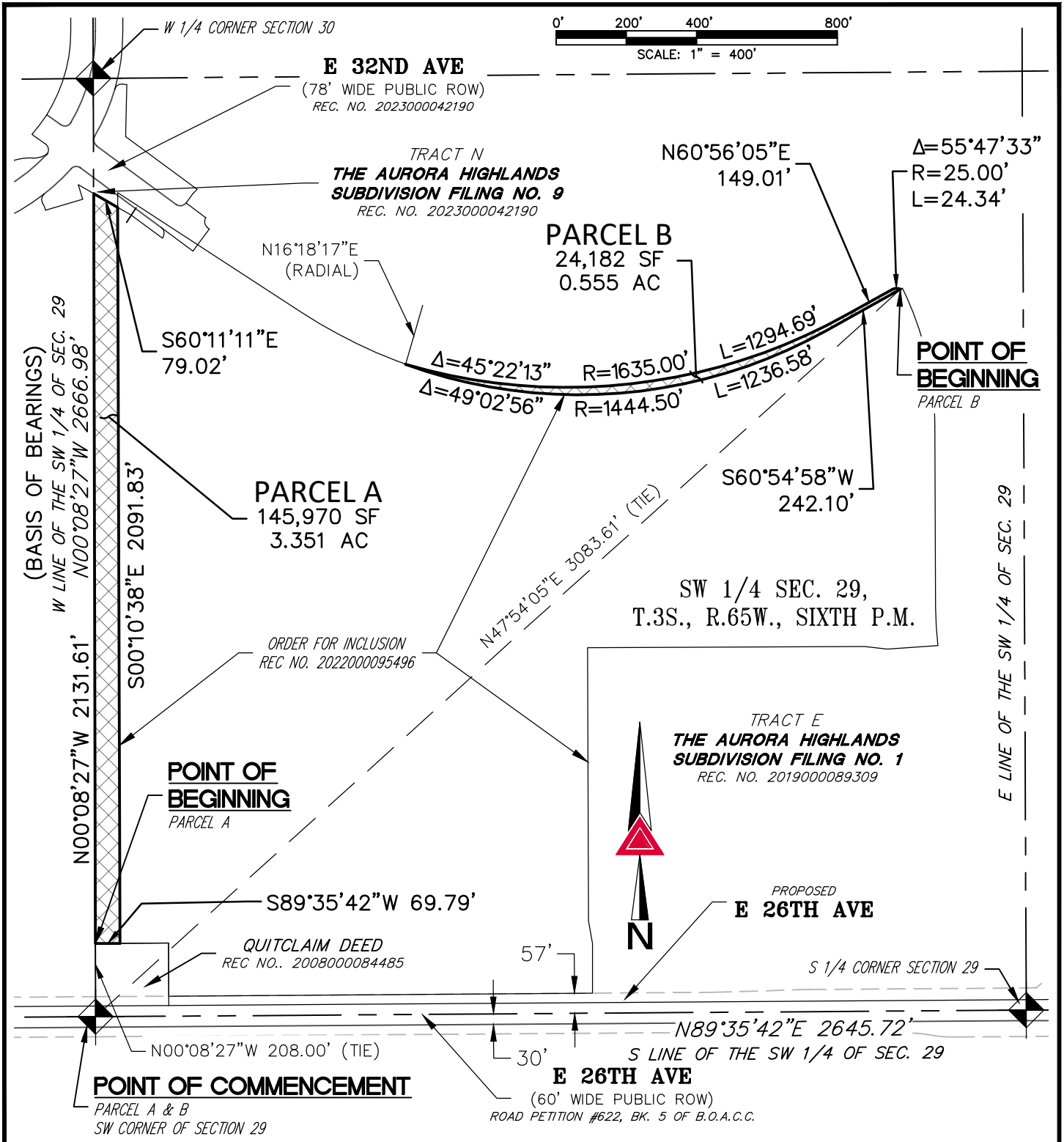
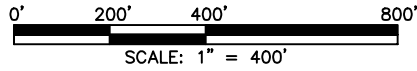
CONTAINING AN AREA OF 0.555 ACRES, (24,182 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 3.906 ACRES, (170,152 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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

ILLUSTRATION TO EXHIBIT A



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

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

TAH MD NO. 1
SE 1/4 SEC. 29, T3S, R65W, 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

PATH: Q:\136618-04 - TAH MISC SURVEYING SERVICES - TO NO. 68\DWG\EXHIBITS\DR HORTON PARCELS\2024-09-11 TAH MD NO. 1 - PA 80.1 & 80.2 DIFFERENCES.DWG
JOB NUMBER: 136618-04 DATE: 9/11/2024 DWG: BJM CHK: BJM 3 OF 3 SHEETS

RESOLUTION NO. 2025-01-02

**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 3.906 acres of land legally described on <u>Exhibit A</u> and incorporated herein by this reference.

APPROVED AND ADOPTED JANUARY 16, 2025.

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

By: _____
Matt Hopper, President

Attest:

Secretary

EXHIBIT A

Legal Description

TWO PARCELS OF LAND BEING A PORTION OF TRACT E AS DEPICTED ON 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 SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 BEARS NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 2,131.61 FEET TO THE SOUTHWESTERLY BOUNDARY OF TRACT N AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. 2023000042190, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, SOUTH 60°11'11" EAST, A DISTANCE OF 79.02 FEET TO THE WESTERLY BOUNDARY OF "PARCEL C" AS DESCRIBED IN ORDER FOR INCLUSION RECORDED AT RECEPTION NO. 2022000095496, IN SAID OFFICIAL RECORDS.;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY ALONG SAID WESTERLY BOUNDARY, SOUTH 00°10'38" EAST, A DISTANCE OF 2,091.83 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 89°35'42" WEST, A DISTANCE OF 69.79 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3.351 ACRES, (145,970 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL B

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 BEARS NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 47°54'05" EAST, A DISTANCE OF 3,083.61 FEET TO THE NORTHERLY BOUNDARY OF "PARCEL C" AS DESCRIBED IN ORDER FOR INCLUSION RECORDED AT RECEPTION NO. 2022000095496, IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID "PARCEL C" THE FOLLOWING TWO (2) COURSES:

1. SOUTH 60°54'58" WEST, A DISTANCE OF 242.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,444.50 FEET;

Q:\136618-04 - TAH Misc Surveying Services - TO No. 68\Legals\DR Horton Parcels\2024-09-11 TAH MD No. 1 - PA 80.1 & 80.2 Differences.docx
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2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}02'58''$, AN ARC LENGTH OF 1,238.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,835.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $16^{\circ}18'17''$ EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $45^{\circ}22'13''$, AN ARC LENGTH OF 1,294.89 FEET;

THENCE TANGENT TO SAID CURVE, NORTH $60^{\circ}56'05''$ EAST, A DISTANCE OF 149.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $55^{\circ}47'33''$, AN ARC LENGTH OF 24.34 FEET TO THE POINT OF BEGINNING.

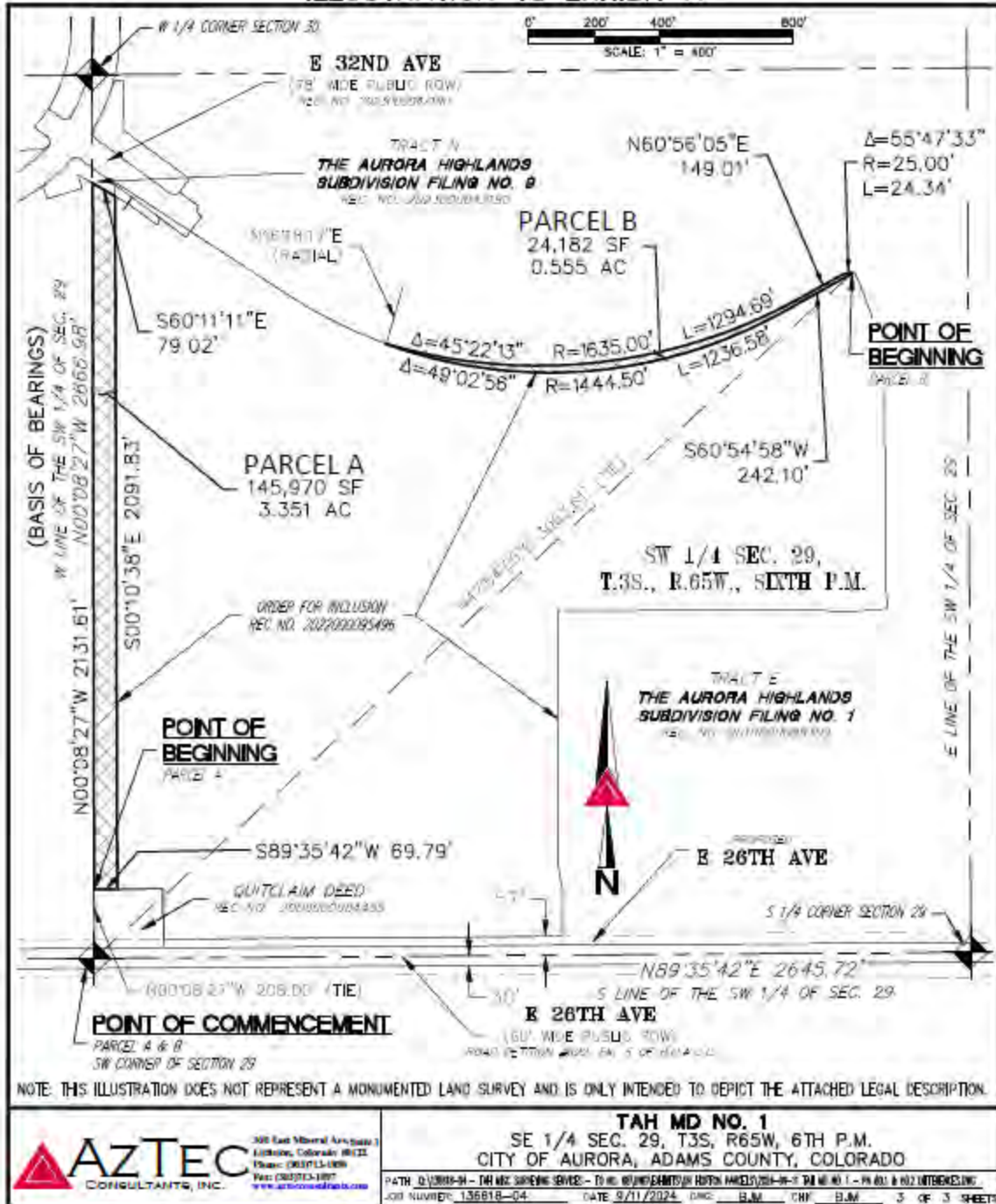
CONTAINING AN AREA OF 0.555 ACRES, (24,182 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 3.906 ACRES, (170,152 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38868
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



CERTIFICATION

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2025-01-02, Resolution of the Board of Directors of The Aurora Highlands Metropolitan District No. 6, Resolution for Exclusion of Real Property.

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

Date: January 16, 2025

By: _____
Secretary