

NOTICE OF OPERATION AND MAINTENANCE FEE

This Notice of Operation and Maintenance Fee (this “**Notice**”) has been prepared by the Aerotropolis Area Coordinating Metropolitan District (the “**Coordinating District**”), The Aurora Highlands Metropolitan District No. 1 (“**TAH No. 1**”), The Aurora Highlands Metropolitan District No. 2 (“**TAH No. 2**”), The Aurora Highlands Metropolitan District No. 3 (“**TAH No. 3**”, and collectively with TAH No. 1 and TAH No. 2, the “**TAH Districts**”) (collectively the Coordinating District and the TAH Districts are referred to herein as the “**Districts**”), and The Aurora Highlands Community Authority Board (the “**Authority**”).

The purpose of this Notice is to supplement the Disclosure to Purchasers recorded in the real property records of Adams County, Colorado at Reception No. 2020000058818 on June 26, 2020 (the “**Disclosure**”) and to provide property owners notice that the Authority has adopted a Resolution Regarding the Imposition of an Operation and Maintenance Fee within and for the benefit of the Districts (the “**Operation and Maintenance Fee**”).

The Operation and Maintenance Fee is applied against each residential lot within the TAH Districts’ boundaries (as defined in the Disclosure), beginning with the closing on the initial sale of any such residential lot with a completed residence thereon. For a current schedule of the Operation and Maintenance Fee, potential purchasers and owners of residential property within the Districts are encouraged to contact the Authority.

AUTHORITY TO IMPOSE OPERATION AND MAINTENANCE FEE

The Districts have entered into that certain The Aurora Highlands Community Authority Board Establishment Agreement dated November 21, 2019, as amended and restated by The Aurora Highlands Community Authority Board First Amended and Restated Establishment Agreement dated April 16, 2020 (collectively, the “**CABEA**”), for the purpose of creating the Authority in order to achieve efficiencies in coordinating, *inter alia*, the operation and maintenance of public improvements and providing the services authorized to the Authority in the CABEA. The CABEA may be subject to further amendment.

The CABEA binds the Districts concerning capital expenditures and operation and maintenance expenses, with the intent that the cost of providing facilities and services within the Districts’ combined service area (the “**Service Area**”) will be shared by the current and future residents, occupants, taxpayers, fee payers, and property owners within the Service Area.

The Authority is authorized under the CABEA and Section 32-1-1001(1)(j), C.R.S., to fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the Districts.

BOUNDARIES OF THE TAH DISTRICTS

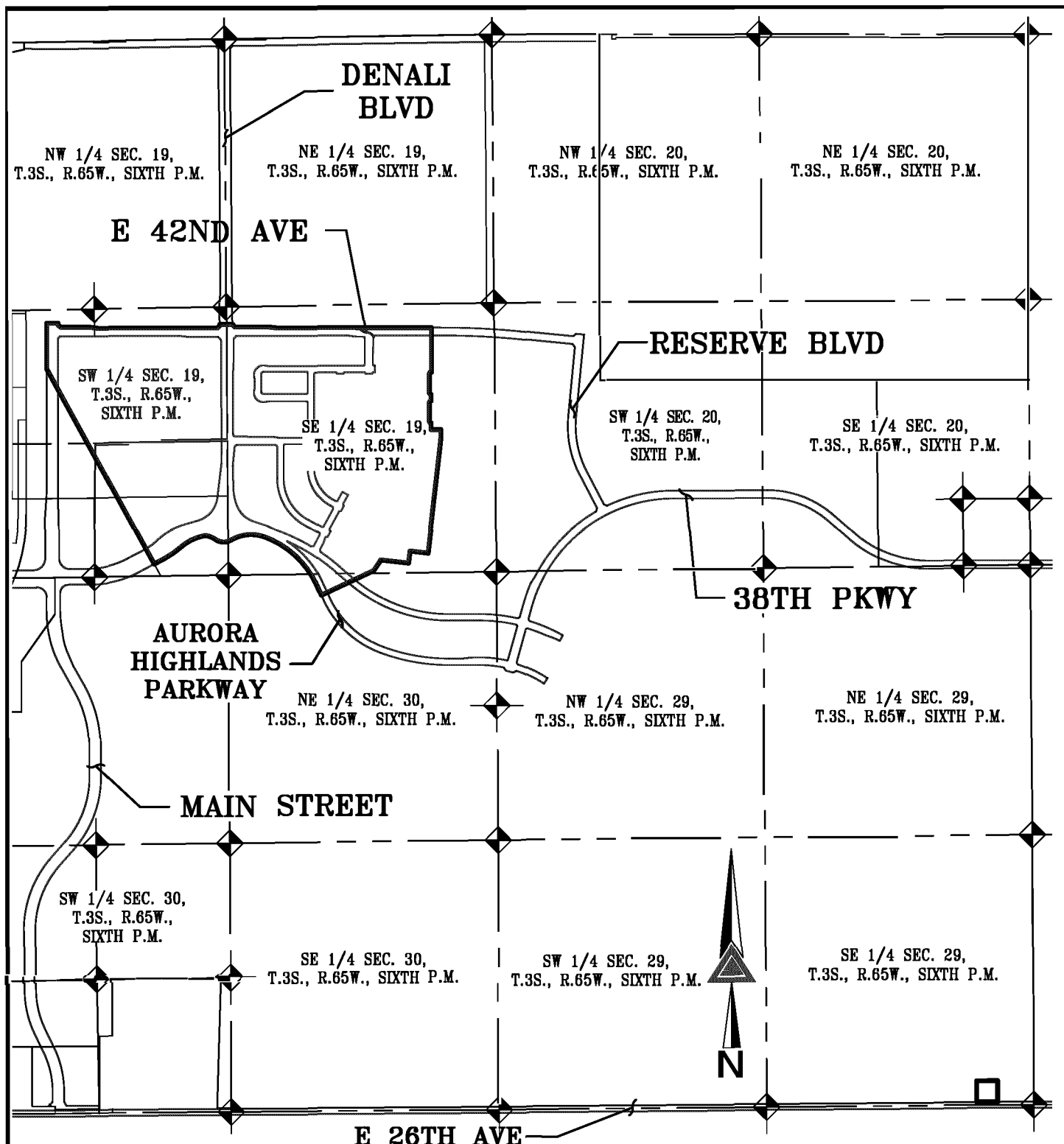
This Notice shall apply to the property within the boundaries of each of the TAH Districts, which property is described on **Exhibits A-1 through A-3** and **Exhibits B-1 through B-3**, all of which are attached hereto and incorporated herein by this reference.

INVOICING AND CONTACT INFORMATION

All invoicing of the Operation and Maintenance Fee will be conducted by the Authority's designated manager, unless otherwise directed by the Authority, as follows:

The Aurora Highlands Community Authority Board CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 300 Greenwood Village, CO 80111 Phone: (303) 779-5710	<u>OR</u> aerotropolisdistricts.org <u>OR</u> Such other addresses identified by the Colorado Division of Local Government (cdola.colorado.gov/lgis/)
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EXHIBIT A-1
The Aurora Highlands Metropolitan District No. 1 Map



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

PATH: Q:\DWG\EXHIBITS\
 DWG NAME: (2020-05-14) TAH District No. 1
 DWG: BJM CHK: BJM
 DATE: 5/11/2020

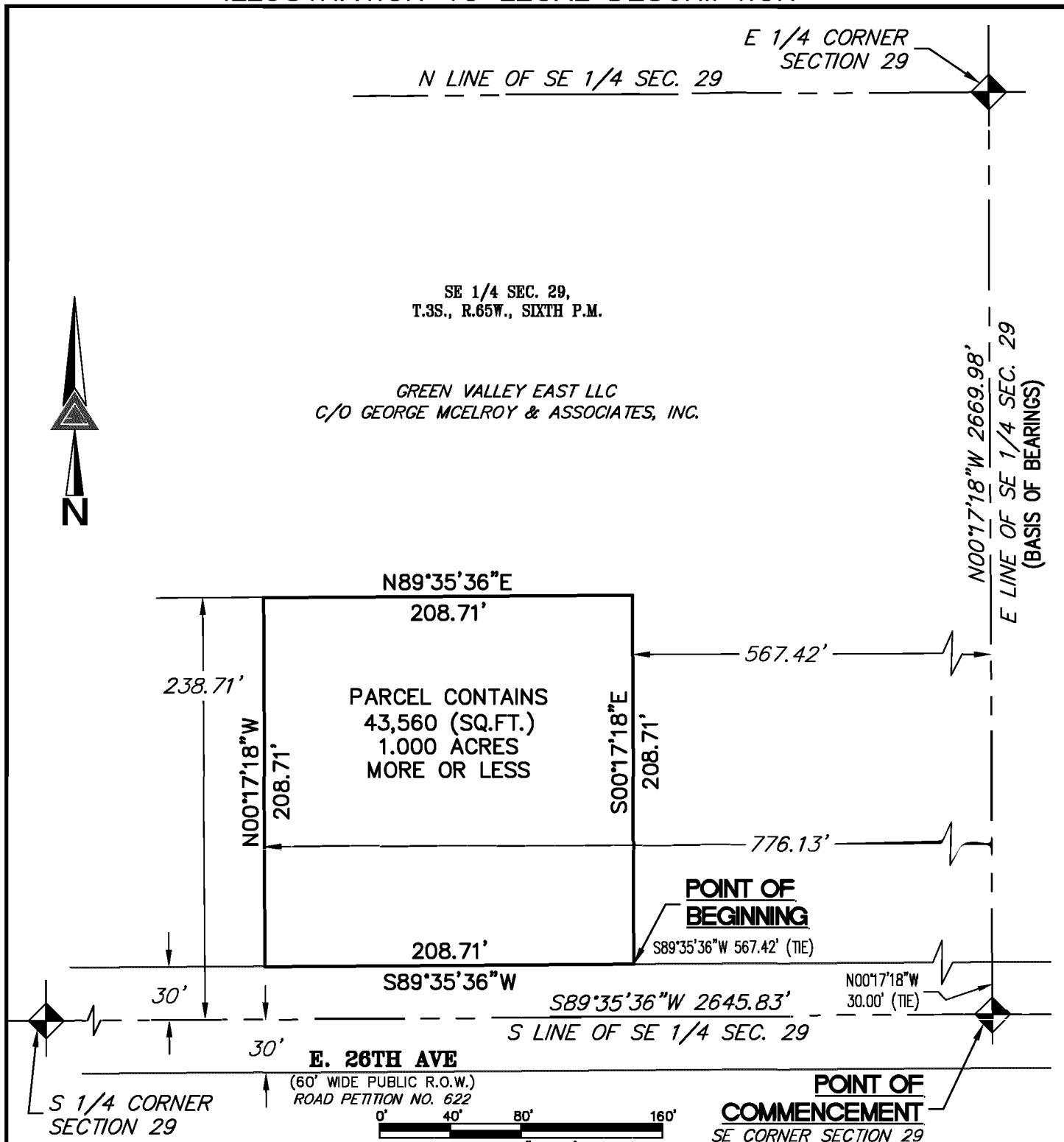


300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897

EXHIBIT
 THE AURORA HIGHLANDS METRO DISTRICT NO. 1

EXHIBIT A-2
The Aurora Highlands Metropolitan District No. 2 Map

ILLUSTRATION TO LEGAL DESCRIPTION



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

PATH: Q:\132418-02\DWG\EXHIBITS\
 DWG NAME: Directors Parcel (TAH 2)
 DWG: RDR CHK: DED
 DATE: 3/22/2019

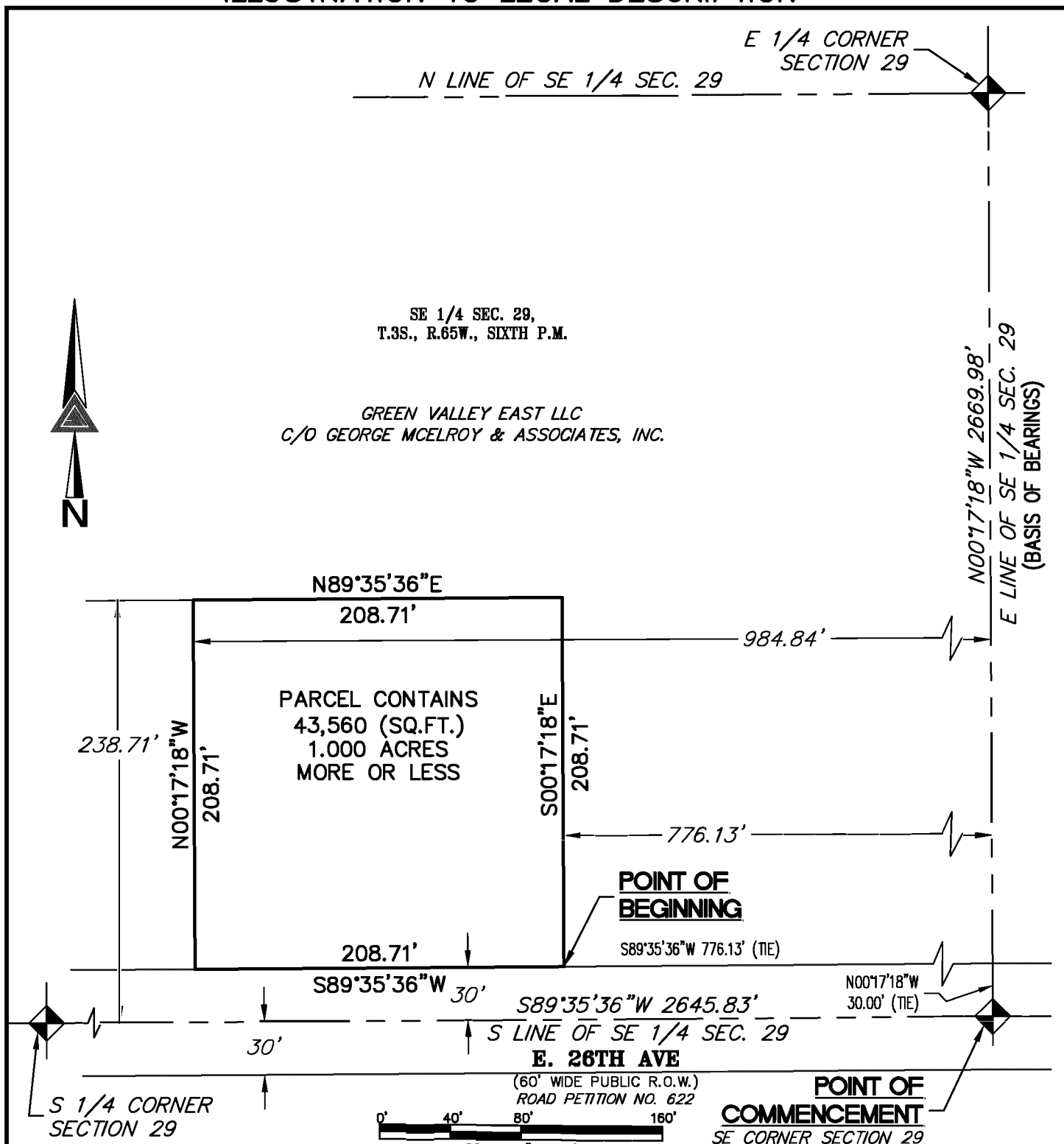
AZTEC

300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898

EXHIBIT
 SE 1/4 SEC. 29, T3S, R65W, 6TH P.M.

EXHIBIT A-3
The Aurora Highlands Metropolitan District No. 3 Map

ILLUSTRATION TO LEGAL DESCRIPTION



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

PATH: Q:132418-02\DWG\EXHIBITS\
 DWG NAME: Directors Parcel (TAH 3)
 DWG: RDR CHK: DED
 DATE: 3/22/2019



300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898

EXHIBIT
 SE 1/4 SEC. 29, T3S, R65W, 6TH P.M.

EXHIBIT B-1
The Aurora Highlands Metropolitan District No. 1 Legal Description

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF THE SOUTH HALF OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 SOUTH 00°17'35" EAST, A DISTANCE OF 171.71 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE NORTH 89°40'56" EAST, A DISTANCE OF 56.42 FEET;

THENCE SOUTH 45°09'21" EAST, A DISTANCE OF 35.25 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 331.34 FEET;

THENCE SOUTH 82°51'00" EAST, A DISTANCE OF 88.54 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 1525.78 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 441.50 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 5.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 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 90°00'00", AN ARC LENGTH OF 23.56 FEET;

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

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 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 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 99.06 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 77.04 FEET;

THENCE SOUTH 05°36'23" WEST, A DISTANCE OF 71.76 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 1081.25 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 181.09 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 280.00 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 5.90 FEET;

THENCE SOUTH 34°31'48" WEST, A DISTANCE OF 120.63 FEET;

THENCE SOUTH 64°48'13" WEST, A DISTANCE OF 571.90 FEET;

THENCE NORTH 24°33'37" WEST, A DISTANCE OF 115.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 903.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°20'59", AN ARC LENGTH OF 730.49 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 379.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'23", AN ARC LENGTH OF 333.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 139.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°29'38", AN ARC LENGTH OF 163.74 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 207.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'43", AN ARC LENGTH OF 73.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°09'27", AN ARC LENGTH OF 62.41 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 477.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'38", AN ARC LENGTH OF 244.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'08", AN ARC LENGTH OF 196.58 FEET;

THENCE SOUTH 62°03'59" WEST, A DISTANCE OF 113.99 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. C0819066 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 28°45'55" WEST, A DISTANCE OF 778.60 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RIGHT-OF-WAY AGREEMENT RECORDED AT RECEPTION NO. C0819064 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY NORTH 28°45'39" WEST, A DISTANCE OF 1426.14 FEET;

THENCE DEPARTING SAID LAST DESCRIBED NORTHEASTERLY BOUNDARY NORTH 00°00'15" EAST, A DISTANCE OF 453.14 FEET;

THENCE SOUTH 89°59'45" EAST, A DISTANCE OF 114.00 FEET;

THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 44°59'28" EAST, A DISTANCE OF 35.35 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 287.94 FEET;

THENCE SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 1174.67 FEET;

THENCE NORTH 44°50'52" EAST, A DISTANCE OF 35.46 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 9.99 FEET;

THENCE NORTH 89°40'56" EAST, A DISTANCE OF 68.58 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 177.323 ACRES, (7,724,189 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

AND
LEGAL DESCRIPTION
TAH 1 - DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 358.71 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
567.42 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 358.71 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



EXHIBIT B-2
The Aurora Highlands Metropolitan District No. 2 Legal Description

LEGAL DESCRIPTION
TAH 2- DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 567.42 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE,
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
776.13 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 567.42 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



EXHIBIT B-3
The Aurora Highlands Metropolitan District No. 3 Legal Description

LEGAL DESCRIPTION
TAH 3- DIRECTORS PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°17'18" WEST A
DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 26TH AVENUE AS
DESCRIBED IN ROAD PETITION NO. 622 RECORDED IN THE OFFICIAL RECORDS OF THE CLERK
AND RECORDER, COUNTY OF ADAMS, SAID STATE AND A LINE PARALLEL WITH AND DISTANT
30.00 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE, SOUTH 89°35'36"
WEST, A DISTANCE OF 776.13 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID PARALLEL LINE,
SOUTH 89°35'36" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT
984.84 FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID LAST DESCRIBED
PARALLEL LINE, NORTH 00°17'18" WEST, A DISTANCE OF 208.71 FEET TO A LINE PARALLEL
WITH AND DISTANT 238.71 FEET NORTHERLY TO THE SOUTH LINE OF SAID SOUTHEAST
QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°35'36" EAST, A DISTANCE
OF 208.71 FEET TO A LINE PARALLEL WITH AND DISTANT 776.13 FEET WESTERLY TO THE EAST
LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°17'18" EAST, A DISTANCE
OF 208.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.000 ACRES, (43,560 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

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