

**LEDGE ROCK CENTER RESIDENTAL
METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710**

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	August 8, 2022
TIME:	9:00 a.m., or as soon thereafter as possible
LOCATION:	Microsoft Teams Videoconference
ACCESS:	<p>You can attend the meeting in any of the following ways:</p> <ol style="list-style-type: none"> 1. To attend via Microsoft Teams Videoconference: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTY1NDE0N2MtNzZhOC00NGM1LThiMGQtMWE2YTAyNjI0YTlx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d 2. To attend via telephone, dial 720-547-5281 and enter the following additional information: Meeting ID: 754 664 104#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Carroll	President	May, 2023
John Schlup	Secretary/Treasurer	May, 2023
Lucas Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2023
Michel Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025
James Shipton	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting, and posting of meeting notice. Approve agenda.
- C. Public Comments. 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 May 26, 2022 Special Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Update on bank accounts and bill.com.

III. LEGAL MATTERS

- A. Conduct public hearing on Petition for Exclusion of real property by Ledge Rock Center, LLC from the boundaries of the District; Consider adoption of Resolution for Exclusion of Real Property (enclosure).
- B. Conduct public hearing on Petition for Inclusion of real property by Ledge Rock Center, LLC into the boundaries of the District; Consider adoption of Resolution for Inclusion of Real Property (enclosure).

IV. MANAGER MATTERS

- A. Update on District website.

V. OTHER BUSINESS

VI. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

VII. ADJOURNMENT

The next regular meeting is scheduled for _____, 2022 at _____.m.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LEDGE ROCK CENTER RESIDENTIAL METROPOLITAN DISTRICT
NO. 1 (THE “DISTRICT”)
HELD
MAY 26, 2022

A special meeting of the Board of Directors of the Ledge Rock Center Residential Metropolitan District No. 1 (referred to hereafter as the “Board”) was convened on Thursday, May 26, 2022, at 12:00 p.m. The meeting was held via video conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Carroll, President
John Schlup, Secretary/Treasurer
James Shipton, Vice President/Asst. Secretary/Asst. Treasurer

Absent and excused were Directors Lucas Schlup and Michel Schlup.

Also, In Attendance Were:

David S. O’Leary, Esq.; Spencer Fane LLP
Lisa Johnson and Carrie Bartow, CliftonLarsonAllen LLP
Allen Schlup; A.D. Schlup Law, LLC
Todd Johnson, PE, President; Terra Forma Solutions, Inc.
Collin Koranda, PE; Ranger Engineering, LLC

ADMINISTRATIVE MATTERS

Ms. Johnson called the meeting to order at 12:00 p.m.

Disclosure 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 regards 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 O’Leary 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, Meeting Location and Posting of Meeting Notice; Approval of Agenda: Ms. Johnson confirmed a quorum. The meeting location and posting of meeting notice were confirmed. Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

RECORD OF PROCEEDINGS

Public Comment: None.

Updates Regarding May 3, 2022 Regular Director Election: Attorney O’Leary provided updates on the May 3, 2022 Director Election.

Election of Officers for the District: Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board determined to keep the same slate of officers.

Amy Carroll	President
John Schlup	Secretary/Treasurer
Lucas Schlup	Vice President/Asst. Secretary/Asst. Treasurer
Michel Schlup	Vice President/Asst. Secretary/Asst. Treasurer
James Shipton	Vice President/Asst. Secretary/Asst. Treasurer

Master Service Agreement by and between the District and CliftonLarsonAllen LLP and Related Statement(s) of Work for Accounting and Management Services: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board ratified approval of the Master Service Agreement and related statements of work for accounting and management services with CliftonLarsonAllen LLP.

Section 32-1-809, C.R.S., Reporting Requirements (Transparency Notice) and Mode of Eligible Elector Notification (post on SDA website): The Board directed the staff of CliftonLarsonAllen LLP to prepare and file the Transparency Notice on the Special District Association (“SDA”) website and the District’s website, once it has been created.

District’s Insurance and Special District Association Membership in 2022: Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved membership with the Special District Association, adopted the Resolution and Intergovernmental Agreement with the Colorado Special Districts Property & Liability Pool, and approved the engagement of TCW Risk Management as insurance broker.

Minutes of the December 14, 2021 Organizational Board Meeting: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the minutes of the December 14, 2021 Organizational Board meeting.

**FINANCIAL
MATTERS**

Bank and Bill.com: Ms. Bartow briefed the Board and recommended that the District open a bank account with FirstBank. Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and,

RECORD OF PROCEEDINGS

upon vote, unanimously carried, the Board approved to open an account with FirstBank and have Directors Michel Schlup and Amy Carroll as signers.

Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved to begin utilizing Bill.com with Directors Michel Schlup and Amy Carroll, and Allen Schlup as approvers of the invoices for Bill.com.

2023 Budget: Following discussion, upon motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board appointed the District Accountant, CliftonLarsonAllen LLP, to prepare the District's 2023 Budget.

LEGAL MATTERS

Amended and Restated Intergovernmental Agreement between the District and The Town of Johnstown: Attorney O'Leary presented the Intergovernmental Agreement to the Board. Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board ratified approval of the Amended and Restated Intergovernmental Agreement between the District and The Town of Johnstown.

Approval and Ratification of Service Agreements with District Consultants:

1. Approval of Cost Verification for Capital Improvements and Cost Certification Services between the District and Ranger Engineering, LLC.
2. Approval of Engineering Services between the District and Terra Forma Solutions, Inc.
3. Authorization of District Manager to engage bond and financial consultants for the District regarding the proposed 2022 bond issuance.

Following presentation by Attorney O'Leary, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved and/or ratified, as appropriate, items as listed above.

MANAGER MATTERS

Authorize District Manager to Secure and Transfer District Website and Updates to District Disclosures: Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board authorized staff of CliftonLarsonAllen LLP to build three websites, one for each District, and maintain as needed.

Physical Posting Location within the District Boundaries: The Board

RECORD OF PROCEEDINGS

authorized CliftonLarsonAllen to work with the Developer's team to determine posting locations.

Management Report and District Matters: Nothing to report.

DIRECTOR
MATTERS

None.

OTHER BUSINESS

None.

EXECUTIVE
SESSION

No executive session was necessary.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board adjourned the meeting at 12:40 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

IN THE MATTER OF THE)	
)	
LEDGE ROCK CENTER RESIDENTIAL)	
METROPOLITAN DISTRICT NO. 1)	PETITION FOR EXCLUSION
)	
WELD COUNTY, COLORADO)	

The undersigned fee owner of real property situated in the Weld County, Colorado, hereby petitions the Board of Directors of Ledge Rock Center Residential Metropolitan District No. 1 that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned, at the time of the proposed exclusion, will be the owner of certain property and the fee owner of the real property set forth below and such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in Larimer County, State of Colorado is as follows: See **Exhibit A-1** and **A-2**
5. The undersigned will constitute 100% of the owners of the land herein described at the time of exclusion, and hereby assents to the exclusion of same from said District.
6. The undersigned acknowledges that the land described in this Petition, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. The District currently has no general obligation indebtedness.

The name and address of the petitioner are as follows:

Petitioners:	Ledge Rock Center LLC
Address:	6917 W. 135 th St., Ste. B29, Overland Park, KS 66223

EXHIBIT A-1**Legal Description:**

A parcel of land, being a part of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado.

And more particularly described as follows:

Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of Section 11, the northwest corner of a 30 foot right of way deed, Great Western Construction Company, Book 190 Page 77, and the POINT OF BEGINNING;

Thence departing said right of way deed $N00^{\circ}26'18''W$ along the west line of the northeast quarter of said section, a distance of 1,333.97 feet;

Thence deflecting off said section line $N89^{\circ}33'42''E$, a distance of 769.64 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 250.00 feet, a delta angle of $15^{\circ}08'29''$, a chord bearing of $S82^{\circ}52'03''E$, a chord length of 65.87 feet, an arc length of 66.07 feet;

Thence $S00^{\circ}26'18''E$ a distance of 1318.38 feet to a point on the north line of the same right of way deed, Great Western Construction Company, Book 190 Page 77;

Thence $S89^{\circ}05'16''W$ along said north line, a distance of 834.97 feet to the POINT OF BEGINNING.

Less and except a parcel land dedicated as a Director's Parcel, and more particularly described as follows:

Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of Section 11, $N30^{\circ}59'43''E$, a distance of 648.47 feet to the POINT OF BEGINNING;

Thence $N00^{\circ}26'18''W$, a distance of 153.00 feet;

Thence $N89^{\circ}33'42''E$, a distance of 208.58 feet;

Thence $S00^{\circ}26'18''E$, a distance of 153.00 feet;

Thence $S89^{\circ}33'42''W$, a distance of 208.58 feet to the POINT OF BEGINNING.

Containing 1,078,796 square feet or 24.766 acres, more or less.

EXHIBIT A-2

Legal Description:

A parcel of land, being a part of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado.

And more particularly described as follows:

Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of section 11, N42°46'11"E, a distance of 1,619.52 feet to the POINT OF BEGINNING.

Thence N28°50'21"E, a distance of 80.00 feet;

Thence N11°14'20"E, a distance of 380.83 feet;

Thence N00°26'18"W, a distance of 859.21 feet to a point on the south line of an adjoining parcel, Subdivision Exemption 665, Reception Number 2585002, and the north edge of the Consolidated Home Supply Ditch, Reception Number 1602319 and north line of Lot B;

Thence along said line the following fifteen courses:

- 1) Starting on a curve to the left having a radius of 406.56 feet, a delta angle of 4°55'27", a chord bearing of S81°47'02"E, a chord length of 34.93 feet, an arc length of 34.94 feet;
- 2) Thence S82°18'09"E, a distance of 72.95 feet to the start of a non-tangential curve;
- 3) Thence along said curve to the right having a radius of 456.82 feet, a delta angle of 10°12'37", a chord bearing of S76°56'40"E, a chord length of 81.30 feet, an arc length of 81.41 feet;
- 4) Thence S70°19'40"E, a distance of 40.88 feet to the start of a non-tangential curve;
- 5) Thence along said curve to the right having a radius of 275.76 feet, a delta angle of 15°37'23", a chord bearing of S59°44'23"E, a chord length of 74.96 feet, an arc length of 85.19 feet to the start of a non-tangential curve;
- 6) Thence along said curve to the right having a radius of 926.26 feet, a delta angle of 4°27'24", a chord bearing of S50°31'47"E, a chord length of 72.03 feet, an arc length of 72.05 feet;
- 7) Thence S47°51'00"E, a distance of 65.46 feet to the start of a non-tangential curve;
- 8) Thence along said curve to the left having a radius of 742.26 feet, a delta angle of 8°35'13", a chord bearing of S52°02'53"E, a chord length of 111.14 feet, an arc length of 111.24 feet;
- 9) Thence S60°31'04"E, a distance of 39.49 feet to a point being the southwest corner of Lot "A" RE2092 Recorded Exemption No. 1060-11-1RE2092, Reception Number 2585002,
- 10) Thence departing said Subdivision Exemption 665 line S60°33'11"E along the south line of said Lot "A", the north edge of said Consolidated Home Supply Ditch, and the north line of Lot B , a distance 50.17 feet to the start of a non-tangential curve;

- 11) Thence along said curve to the left having a radius of 170.43 feet, a delta angle of $9^{\circ}32'43''$, a chord bearing of $S64^{\circ}29'22''E$, a chord length of 28.36 feet, an arc length of 28.39 feet;
- 12) Thence $S69^{\circ}03'58''E$, a distance of 21.67 feet to the start of a non-tangential curve;
- 13) Thence along said curve to the left having a radius of 209.92 feet, a delta angle of $8^{\circ}31'15''$, a chord bearing of $S72^{\circ}33'42''E$, a chord length of 31.19 feet, an arc length of 31.22 feet;
- 14) Thence $S78^{\circ}36'38''E$, a distance of 150.86 feet to the start of a non-tangential curve;
- 15) Thence along said curve to the left having a radius of 255.94 feet, a delta angle of $15^{\circ}34'55''$, a chord bearing of $S82^{\circ}44'50''E$, a chord length of 69.39 feet, an arc length of 69.60 feet;

Thence departing said line $S00^{\circ}23'51''E$, a distance of 379.44 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 18.00 feet, a delta angle of $11^{\circ}38'11''$, a chord bearing of $S05^{\circ}25'15''W$, a chord length of 3.65 feet, an arc length of 3.66 feet;

Thence $S11^{\circ}14'20''W$, a distance of 779.61 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 25.00 feet, a delta angle of $78^{\circ}21'49''$, a chord bearing of $S50^{\circ}25'15''W$, a chord length of 31.59 feet, an arc length of 34.19 feet;

Thence $S00^{\circ}23'51''E$, a distance of 80.00 feet;

Thence $S89^{\circ}36'09''W$, a distance of 129.98 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 410.00 feet, a delta angle of $29^{\circ}14'12''$, a chord bearing of $N75^{\circ}46'45''W$, a chord length of 206.95 feet, an arc length of 209.21 feet;

Thence $N61^{\circ}09'39''W$, a distance of 517.89 feet to the POINT OF BEGINNING.

Containing 1,098,976 square feet or 25.229 acres, more or less.

**CERTIFIED COPY OF RESOLUTION TO APPROVE PETITION FOR EXCLUSION
FOR LEDGE ROCK CENTER RESIDENTIAL METROPOLITAN DISTRICT NO. 1**

COMES NOW, the President of Ledge Rock Center Residential Metropolitan District No. 1, and certifies that at a special meeting of the Board of Directors of the District, held August 8, 2022, via video and teleconference the following resolution was adopted, to-wit:

WHEREAS, the property owner set forth below has petitioned Ledge Rock Center Residential Metropolitan District No. 1 for the exclusion from said District of the land described in the Petition for Exclusion attached hereto as **Exhibit A**; and

WHEREAS, public notice has been published in accordance with law, calling for a public hearing on the prayer of said Petition, proof of which is attached hereto as **Exhibit B**; and

WHEREAS, based upon the Petition, the Service Plan for the District, and such other evidence as was presented to the Board and made part of the record in this proceeding, the Board has found and does hereby find, relative to the grant or denial of the Petition for Exclusion, and in accordance with the criteria set forth in Section 32-1-501(3), C.R.S. that:

- (a) (I) Exclusion is in the best interests of the property seeking exclusion.
- (II) Exclusion is in the best interests of the District.
- (III) Exclusion is in the best interests of Larimer County, in which the District is located.
- (b) The relative cost and benefit to the property to be excluded from the provision of services by the District is negligible.
- (c) The ability of the District to provide economical and sufficient service to all of the properties remaining within the District's boundaries will be unchanged by the exclusion.
- (d) The ability of the District to provide services at a reasonable cost will be unchanged by the proposed exclusion.
- (e) The effect of denying the Petition will have a negligible effect on employment and other economic conditions in the District and surrounding area.
- (f) The effect of approving this resolution will have a negligible effect on the economy of the region, the District, the surrounding area and the state as a whole.
- (g) Economically feasible alternative service will be available.
- (h) The additional cost to be levied on other property within the District if the exclusion is granted will be insignificant.

WHEREAS, the Board, after considering the evidence and all of the factors and findings set forth above, has determined and does hereby determine that the property in whole, as described below, should be ordered excluded from the boundaries of Ledge Rock Center Residential Metropolitan District No. 1.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall, and hereby does order the exclusion of the land described below from the boundaries of Ledge Rock Center Residential Metropolitan District No. 1.

FURTHER, that the name and address of the owner and legal description of said property are as follows:

Petitioner/Owner: Ledge Rock Center LLC
Address: 6917 W 135th St, Ste B29, Overland Park, KS 66223
Legal Description: See **Exhibit A-1** and **A-2** to Petition

The foregoing is a true and accurate copy of the action taken by the governing body of Ledge Rock Center Residential Metropolitan District No. 1.

LEDGE ROCK CENTER RESIDENTIAL
METROPOLITAN DISTRICT NO. 1

By: _____
President

Exhibit A
to Resolution

(Petition for Exclusion)

Exhibit B
to Resolution

(Affidavit of Publication)

IN THE MATTER OF THE)	
)	
LEDGE ROCK CENTER RESIDENTIAL)	
METROPOLITAN DISTRICT NO. 1)	PETITION FOR INCLUSION
)	
WELD COUNTY, COLORADO)	

The undersigned hereby respectfully petitions the Ledge Rock Center Residential Metropolitan District No. 1 (the “District”), acting by and through its Board of Directors, for the inclusion of the hereinafter described real property into the boundaries of the District, which real property is situated within the County of Weld, State of Colorado.

The undersigned hereby consents that the herein described property be included in said District and that an Order may be entered in the District Court in and for the County of Weld, State of Colorado, including said land into the boundaries of the District, and that from and after the entry of such Order, said land shall be liable for assessments or other obligations of the District including any and all terms and conditions established by the District and to all duly promulgated rules, regulations and rates of the District and the same are hereby accepted by the Petitioner.

The undersigned represents to the District that they are the current record owners of the property hereinafter described and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances. The undersigned also represents that they have obtained all consents and approvals of, and has made all registrations and declarations with any governmental authority or regulatory body required for the execution, delivery and performance of this Petition and related inclusion requirements.

The undersigned further represents to the District that the area sought to be included into the District is located entirely within the County of Weld, State of Colorado, and does not include property within any other county or incorporated city, town, or city and county, and that no notice of the proposed inclusion under Section 32-1-207(2), C.R.S., as amended, is required.

Acceptance of the Petition shall be deemed to have occurred at that time when the Board of Directors of the District sets the date for the public hearing for consideration of the Petition.

The name and address of the petitioner and legal description of the property are as follows:

Petitioners:	Ledge Rock Center LLC
Address:	6917 W. 135 th St., Ste. B29, Overland Park, KS 66223
Legal Description:	See Exhibit A-1 and A-2

EXHIBIT A-1

Legal Description for Inclusion Area for Ledge Rock Center Residential Metropolitan District No. 1

Legal Description:

A parcel of land, being a part of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado.

And more particularly described as follows:

Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of Section 11, the northwest corner of a 30 foot right of way deed, Great Western Construction Company, Book 190 Page 77, and the POINT OF BEGINNING;

Thence departing said right of way deed $N00^{\circ}26'18''W$ along the west line of the northeast quarter of said section, a distance of 1,345.97 feet;

Thence departing from said section line $N89^{\circ}33'42''E$, a distance of 699.91 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 435.00 feet, a delta angle of $18^{\circ}05'01''$, a chord bearing of $S81^{\circ}23'47''E$, a chord length of 136.73 feet, an arc length of 137.29 feet;

Thence $S00^{\circ}26'18''E$ a distance of 1,317.58 feet to a point on the north line of the same right of way deed, Great Western Construction Company, Book 190 Page 77;

Thence $S89^{\circ}05'16''W$ along said north line, a distance of 834.97 feet to the POINT OF BEGINNING.

Less and except a parcel land dedicated as a Director's Parcel, and more particularly described as follows: Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of Section 11, $N30^{\circ}59'43''E$, a distance of 648.47 feet to the POINT OF BEGINNING;

Thence $N00^{\circ}26'18''W$, a distance of 153.00 feet;

Thence $N89^{\circ}33'42''E$, a distance of 208.58 feet;

Thence $S00^{\circ}26'18''E$, a distance of 153.00 feet;

Thence $S89^{\circ}33'42''W$, a distance of 208.58 feet to the POINT OF BEGINNING.

Containing 1,088,046 square feet or 24.978 acres, more or less.

EXHIBIT A-2

Legal Description for Inclusion Area for Ledge Rock Center Residential Metropolitan District No. 1

Legal Description:

A parcel of land, being a part of Lot B and Lot A, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, and Subdivision Exemption 665, Reception Number 2585001, situated in the Northeast One-Quarter of Section 11, Township 4 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado.

And more particularly described as follows:

Commencing at the southwest corner of Lot B, of Exemption No. 1060-11-1-RE2092, Reception Number 2585002, said point being 30 feet North of the center quarter corner of section 11, N43°38'16"E, a distance of 1,625.82 feet to the POINT OF BEGINNING.

Thence N11°14'20"E, a distance of 464.76 feet;

Thence N00°26'18"W, a distance of 729.45 feet;

Thence N89°33'42"E, a distance of 501.74 feet;

Thence S00°26'18"E, a distance of 91.18 feet;

Thence N89°33'42"E, a distance of 257.10 feet;

Thence S00°26'18"E, a distance of 1,387.21 feet;

Thence S89°33'42"W, a distance of 194.36 feet to the start of a tangential curve;

Thence along said curve to the right having a radius of 515.00 feet, a delta angle of 29°16'39", a chord bearing of N75°47'59"W, a chord length of 260.30 feet, an arc length of 263.16 feet;

Thence N61°09'39"W, a distance of 466.25 feet to the POINT OF BEGINNING.

Containing 1,068,973 square feet or 24.540 acres, more or less.

**CERTIFIED COPY OF RESOLUTION TO APPROVE PETITION FOR INCLUSION
LEDGE ROCK CENTER RESIDENTIAL METROPOLITAN DISTRICT NO. 1**

COMES NOW, the President of Ledge Rock Center Residential Metropolitan District No. 1, and certifies that at a special meeting of the Board of Directors of the District, held August 8, 2022, via video and teleconference, the following resolution was adopted, to-wit:

WHEREAS, the Petitioners have petitioned Ledge Rock Center Residential Metropolitan District No. 1 for the inclusion in said District of the land described in the Petition for Inclusion attached hereto as **Exhibit A**; and

WHEREAS, Public Notice has been published in accordance with law, calling for a public hearing on the prayer of said Petition, proof of which is attached hereto as **Exhibit B**; and

WHEREAS, a public hearing was properly noticed for August 8, 2022, and

WHEREAS, the area sought to be included into the District is located entirely within Weld County, Colorado, and does not include property within any other county or within any incorporated city, town, or city and county, and, therefore, no notice of the proposed inclusion under Section 32-1-207(2), C.R.S., as amended, is required; and

WHEREAS, 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;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall, and hereby does, order the inclusion of the land described herein within the boundaries of Ledge Rock Center Residential Metropolitan District No. 1.

The name and address of the petitioner and the description of said property are as follows:

Petitioners:	Ledge Rock Center LLC
Address:	6917 W. 135 th St., Ste. B29 Overland Park, KS 66223
Legal Description:	See Exhibit A to Petition

The foregoing is a true and accurate copy of the action taken by the governing body of Ledge Rock Center Residential Metropolitan District No. 1.

LEDGE ROCK CENTER RESIDENTIAL
METROPOLITAN DISTRICT NO. 1

President

EXHIBIT A
to Resolution

(Petition for Inclusion)

EXHIBIT B
to Resolution

(Affidavit of Publication)