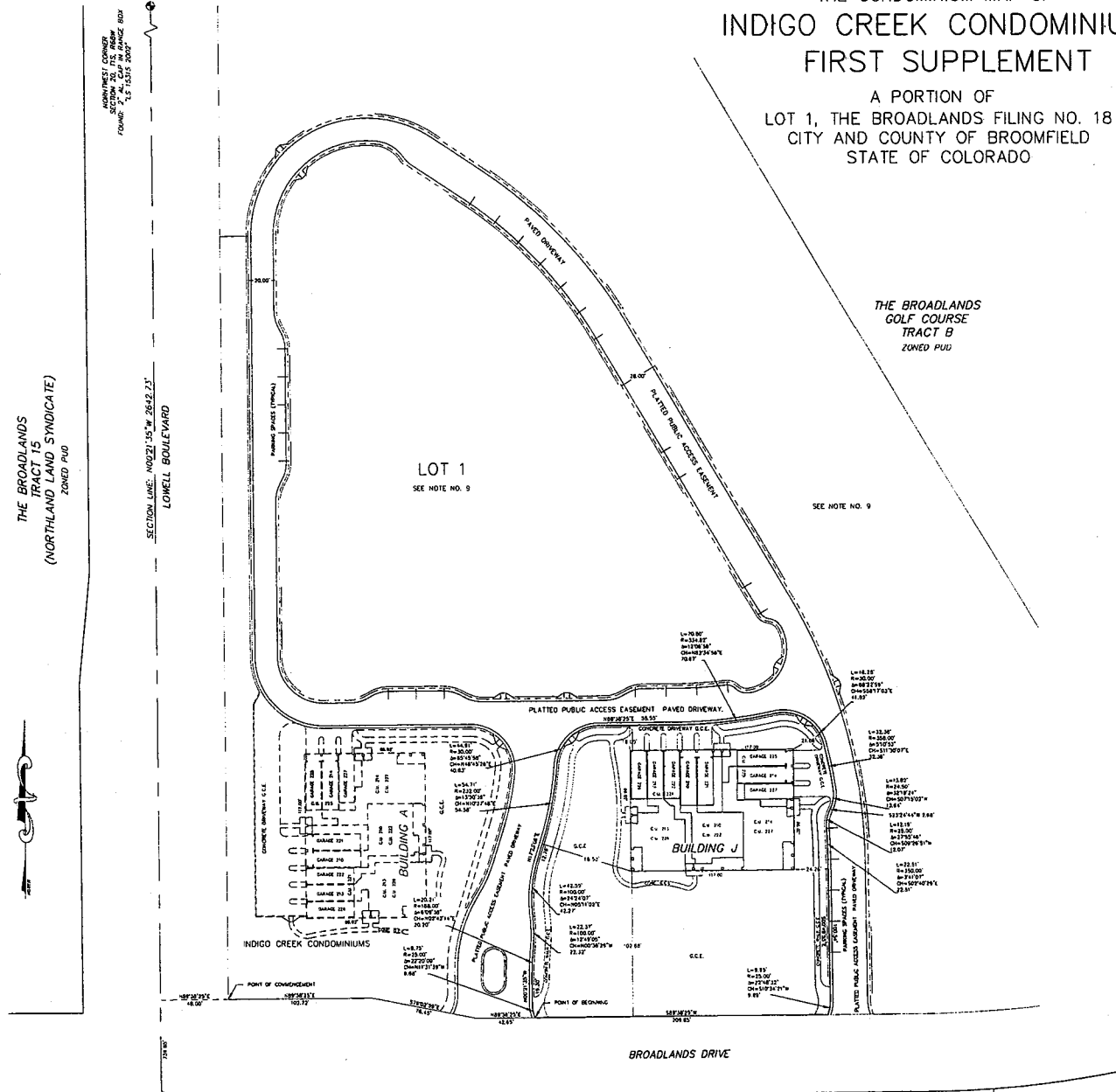


# THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, FIRST SUPPLEMENT

A PORTION OF  
LOT 1, THE BROADLANDS FILING NO. 18  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

2004010000 12/29/2004 10:370 PGP  
1 of 2 R 21.00 D 0.00 CityOnly Broomfield



THE BROADLANDS  
TRACT 15  
(NORTH-LAND LAND SYNDICATE)  
ZONED PUD

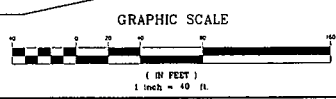
SECTION 10, T15N, R30W  
RANGE 15, T15N, R30W  
ZONED PUD

SECTION 10, T15N, R30W  
RANGE 15, T15N, R30W  
ZONED PUD

LOT 1  
SEE NOTE NO. 9

SEE NOTE NO. 9

WEST QUARTER CORNER  
SECTION 20, T15, R30W  
FOUND: 2.25" AL CAP IN WEDMAN  
T.S. 20258 1999



NOTICE  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION  
BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU  
FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED  
UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS  
FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

### PROPERTY DESCRIPTION

THAT PORTION OF LOT 1, THE BROADLANDS FILING NO. 18, CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID BROADLANDS FILING NO. 18;  
THENCE S 89°30'25" E, 102.72 FEET;  
THENCE S 79°02'59" E, 76.45 FEET;  
THENCE N 89°30'25" E, 42.65 FEET TO THE POINT OF BEGINNING.  
THENCE 9.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°20'09", AND A CHORD BEARING N 11°31'39" W, 9.88 FEET;  
THENCE N 00°21'35" W, 19.30 FEET;  
THENCE 20.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 05°02'48", AND A CHORD BEARING N 07°31'41" E, 20.20 FEET;  
THENCE 22.37 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 12°40'07", AND A CHORD BEARING N 02°50'29" W, 22.37 FEET;  
THENCE 42.59 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 24°24'07", AND A CHORD BEARING N 05°11'02" E, 42.27 FEET;  
THENCE N 17°23'06" E, 12.76 FEET;  
THENCE 54.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 13°30'39", AND A CHORD BEARING N 10°37'45" E, 54.50 FEET;  
THENCE 44.91 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85°42'48", AND A CHORD BEARING N 8°42'28" E, 40.83 FEET;  
THENCE N 89°30'25" E, 55.55 FEET;  
THENCE 70.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 334.82 FEET, A CENTRAL ANGLE OF 12°08'58", AND A CHORD BEARING N 8°34'58" E, 70.67 FEET;  
THENCE 46.28 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°22'58", AND A CHORD BEARING S 58°17'03" E, 41.82 FEET;  
THENCE 32.38 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 05°10'53", AND A CHORD BEARING S 11°30'07" W, 32.36 FEET;  
THENCE 13.82 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 32°19'24", AND A CHORD BEARING S 07°15'02" W, 13.64 FEET;  
THENCE S 23°24'44" W, 2.68 FEET;  
THENCE 12.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°58'48", AND A CHORD BEARING S 09°28'51" W, 12.07 FEET;  
THENCE 22.51 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 03°41'07", AND A CHORD BEARING S 02°40'29" E, 22.51 FEET;  
THENCE S 00°49'50" E, 100.54 FEET;  
THENCE 9.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°48'32", AND A CHORD BEARING S 10°34'21" W, 9.89 FEET;  
THENCE S 89°30'25" W, 209.85 FEET TO THE POINT OF BEGINNING.

### DECLARANT'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT METRO DEVELOPMENT VI, LLC, A COLORADO LIMITED LIABILITY COMPANY (HEREINAFTER "DECLARANT"), BEING THE OWNER OF CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, SHOWS HEREOF, HEREBY CERTIFIES THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, FIRST SUPPLEMENT HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR INDIGO CREEK CONDOMINIUMS, RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_ ("DECLARATION").

BY: METROPOLITAN BUILDERS, INC.  
A COLORADO CORPORATION  
ITS MANAGER  
*[Signature]*  
BY: PETER A. KUDLA, PRESIDENT

### ACKNOWLEDGEMENT

THE FOREGOING DECLARANT'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ BY PETER A. KUDLA, PRESIDENT OF METROPOLITAN BUILDERS, INC., A COLORADO CORPORATION  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

ELIZABETH COREY  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires April 19, 2005

### SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, ROBERT ORTHMAN, BEING A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, FIRST SUPPLEMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE BUILDINGS, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FLOORS AND THE CEILINGS AND THE BUILDING NUMBERS OF STORIES. I FURTHER STATE THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33-209. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.



ROBERT ORTHMAN  
COLORADO PLS NO. 16315

### MORTGAGEE'S CONSENT

U.S. BANK HEREBY CONSENTS TO THE RECORDING OF THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, FIRST SUPPLEMENT AND JOINS IN THE DEDICATION MADE HEREOF TO THE EXTENT OF ITS INTEREST THEREIN.  
U.S. BANK

BY: \_\_\_\_\_  
ERIC BELL, VICE PRESIDENT

### ACKNOWLEDGEMENT

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ERIC BELL AS VICE PRESIDENT OF U.S. BANK.  
MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

### NOTES

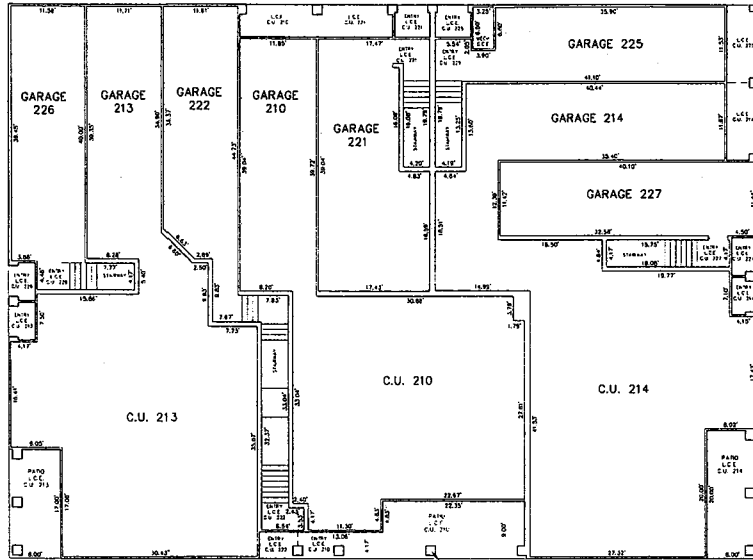
1. BEARING BASE: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. 1002135' W GRID NORTH.
2. BENCH MARK: NGS MONUMENT W411. ELEVATION 5287.87.
3. G.C.E. = GENERAL COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
C.U. = CONDOMINIUM UNIT  
VAULT = VAULTED CEILING HEIGHT
4. ENTRIES, STAIRWAYS, STAIRS, DECKS AND PATIOS ARE LIMITED COMMON ELEMENTS APPURTENANT TO CONDOMINIUM UNIT AS INDICATED ON THIS MAP.
5. ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED SURFACES OF THE WALLS, FLOORS AND CEILING.
6. CRAWL SPACES BETWEEN THE CEILING AND ROOF ABOVE LEVEL TWO ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE CONDOMINIUM UNIT WITH ACCESS THERETO.
7. ROOFS ARE GENERAL COMMON ELEMENTS.
8. ALL EXTERIOR WALLS AND COMMON WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS.
9. THE REMAINING PORTION OF LOT 1, BROADLANDS FILING NO. 18 NOT INCLUDED IN RECORDED CONDOMINIUM MAPS OF INDIGO CREEK CONDOMINIUMS IS AVAILABLE TO THE DECLARANT WITH THE RIGHT, BUT NOT THE OBLIGATION TO DEVELOP SAID PROPERTY.

THE CONDOMINIUM MAP OF  
INDIGO CREEK CONDOMINIUMS,  
FIRST SUPPLEMENT  
LOT 1, THE BROADLANDS FILING NO. 18  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

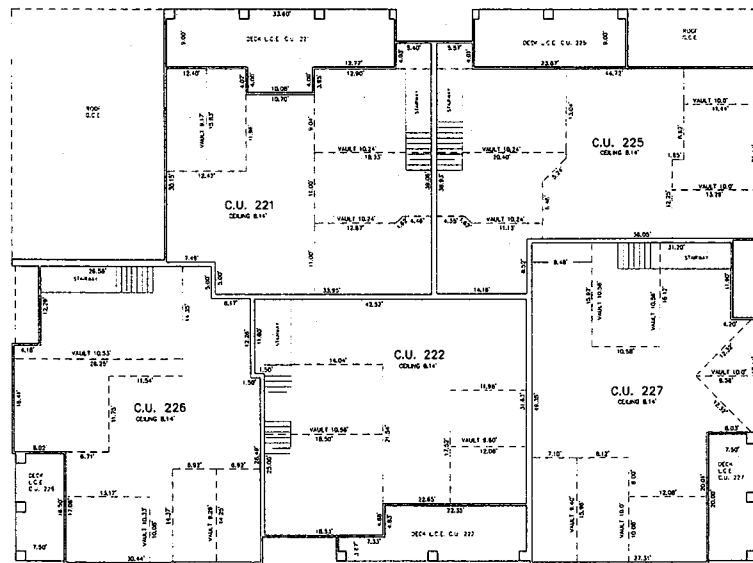
SCALE: H.S. 40' = 1" (SEE PLAN)  
SHEET: 16315  
DATE: 12-16-04  
HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
4099 Pearl East Curve, Suite 100  
Broomfield, Colorado 80020  
TEL: 303.440.0000 FAX: 303.440.0001  
JOB NO. 334301 DATE 12/16/04 SHEET 1 OF 7

THE CONDOMINIUM MAP OF  
**INDIGO CREEK CONDOMINIUMS,**  
**FIRST SUPPLEMENT**  
 A PORTION OF LOT 1, THE BROADLANDS FILING NO. 18  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

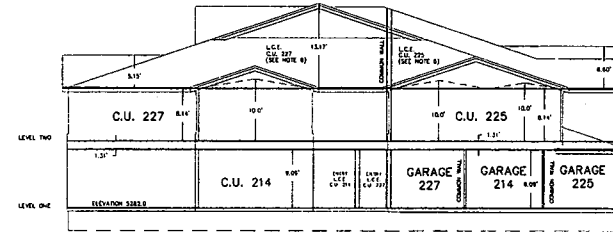
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 2 of 2 R 21.00 D 0.00 City&County Broomfield



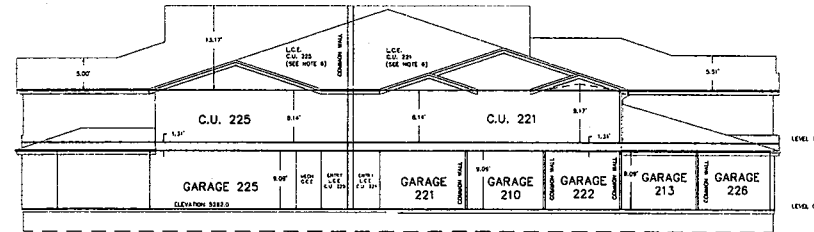
LEVEL ONE



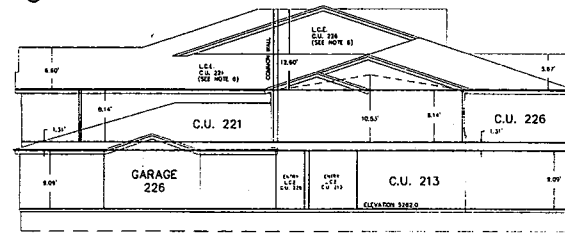
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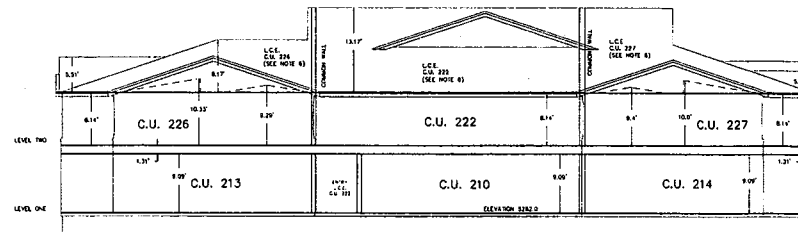
EAST ELEVATION



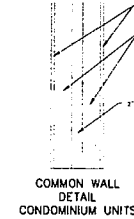
NORTH ELEVATION



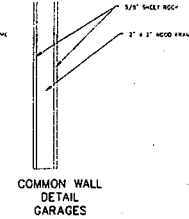
WEST ELEVATION



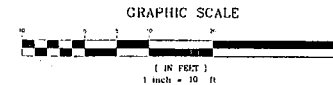
SOUTH ELEVATION



COMMON WALL  
 DETAIL  
 CONDOMINIUM UNITS



COMMON WALL  
 DETAIL  
 GARAGES



GRAPHIC SCALE

THE CONDOMINIUM MAP OF  
 INDIGO CREEK CONDOMINIUMS,  
 FIRST SUPPLEMENT  
 LOT 1, THE BROADLANDS FILING NO. 18  
 CITY AND COUNTY OF BROOMFIELD  
 STATE OF COLORADO

SCALE: HORIZONTAL  
 1/4" = 10'-0"

DESIGN: J.A.  
 CHECKED: J.S.  
 DATE: 12/29/04

**HURST & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1000 West 86th Street, Suite 100  
 Broomfield, Colorado 80020 (303) 438-8800  
 FAX: (303) 438-8802  
 LICENSE NO. 214307 DATE 12/15/04 SHEET 2 OF 2