



August 28, 2006

## Official Property Owner Notice

Please carefully review this notice regarding a proposed private toll road project in your area.

In compliance with Colorado Revised Statutes, Title 7, Article 45, as amended by the Colorado Legislature in House Bill 06-1003, please be advised that the Front Range Toll Road Company, PTR and its assignee, Front Range Toll Road Ltd., LLLP, PTR, doing business as the **Prairie Falcon Parkway Express Company, PTR**, recently filed Private Toll Road (PTR) formation documents with the Colorado Secretary of State's Office<sup>1</sup>.

County Assessor records show you own real property within a three-mile wide, 210 mile long corridor (please see the map set forth in **Attachment I**) that is being considered for a private toll road. Final alignment of the toll road within this corridor has not yet been determined and will be much narrower than the corridor. The corridor is over 15,000 feet wide while the actual toll road will be about 1,200 feet wide (the width of two city blocks), depending upon grade and design requirements. The actual alignment and width of the toll road within the corridor will be determined after further study and analysis.

Under Colorado law, Prairie Falcon Parkway Express Company is notifying you, as a property owner, that your property is within this corridor. The proposed toll road will be approximately 210 miles long, running through seven Colorado eastern plains counties (Adams, Arapahoe, Elbert, El Paso, Pueblo, Larimer, and Weld). The Project will begin approximately thirteen to sixteen miles north of Fort Collins (connecting to I-25) and will terminate approximately seven to ten miles south of Pueblo (connecting to I-25). The vast majority of the corridor will be located approximately twenty-five to twenty-eight miles east of and roughly parallel to I-25.

The proposed multi-modal transportation project is contemplated to include a private toll road, rail, a utility corridor, and associated service areas. The Prairie Falcon Parkway Express Company intends to incorporate substantial open space and wildlife protection features into the Project.

Under Colorado law, a public process is in place to review the Project. An extensive environmental analysis of the project must be prepared by the Prairie Falcon Parkway Express Company. Government agencies including regional and state planning and regulatory agencies will review the Project, environmental analyses, and proposed mitigation. These agencies will provide substantial opportunity for

<sup>1</sup> Pursuant to 7-45-110, C.R.S., the Front Range Toll Road Ltd., LLLP has acquired all assets and rights of and interests in the Front Range Toll Road Company to proceed with the Project outlined in this Notice. Front Range Toll Road Ltd., LLLP has filed its Formation Documents with the Colorado Secretary of State both as assignee/successor of the Front Range Toll Road Company and on its own behalf with the consent of Front Range Toll Road Company.

---

P.O. Box 290; WATKINS, CO 80137

1-800-977-8393

[WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM](http://WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM) - [INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM](mailto:INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM)



public input. Colorado law does not allow for this Project to go forward until receiving all governmental approvals.

The Prairie Falcon Parkway Express Company does not have the power to condemn private property for a toll road. Such condemnation could occur only through action by the Colorado Department of Transportation.

The Prairie Falcon Parkway Express Company intends to provide complete and timely information to all property owners within the corridor via a project website, e-mail, mail, telephone, a telephone hotline, various public meetings, and maps and documents filed for public viewing in your County Clerk and Recorder's office.

While we appreciate that notice of a toll road in your area may come as unwelcome news, Prairie Falcon Parkway Express Company is eager to work collaboratively with you to help guide and shape this new multi-modal corridor to enhance its public benefits and to mitigate any adverse effects.

The Project will address all safety, emergency services, and access issues with the Colorado Department of Transportation, regional planning agencies, and local governments.

The Prairie Falcon Parkway Express Company will pay all applicable county, special district and local property taxes.

#### CORRIDOR MAP

Please see **Attachment 1** for a general project map. Despite our best efforts, the physical constraints of the enclosed map provide limited detail. You will find large-format corridor-wide and county-specific maps in your County Clerk and Recorder's Office. These maps are available for viewing during your Clerk and Recorder's regular office hours. Detailed maps are also available on our website at [www.PrairieFalconParkwayExpress.com](http://www.PrairieFalconParkwayExpress.com).

#### GENERAL DESCRIPTION, LOCATION & TERMINI

The initial multi-modal transportation corridor described in this notice will be studied to determine a much narrower alignment of approximately 1,200 feet in width.

The corridor includes a toll road, rail, a utility corridor and associated service areas. In addition, the Project contemplates preservation of wildlife habitat and open space adjacent to the corridor.

For the purpose of providing notice to property owners within the corridor, the cited mileage figures are approximate, are rounded for ease of description, and are measured from the center of any particular town or city to the borders of the corridor. The project begins thirteen to sixteen miles north of Fort Collins on I-25. It proceeds east, crossing US-85 just north of Nunn and continues south crossing US-34 ten to thirteen miles east of Greeley. It continues south to traverse I-76 one to four miles northeast of Keensburg, and then crosses I-70 just west of Bennett. Farther south, the Toll Road crosses Highway 86 four to seven miles southeast of Kiowa, and then progresses past US-24 three to six miles west of Calhan, before heading due south to traverse US-50 nine to twelve miles east of Pueblo. It then turns west terminating at I-25, seven to ten miles south of Pueblo. Actual location is shown on mapping available for viewing at the County Clerk offices.

---

P.O. Box 290; WATKINS, CO 80137

1-800-977-8393

[WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM](http://WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM) - [INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM](mailto:INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM)

 PRINTED ON 100% RECYCLED PAPER 

The project is intended to provide Colorado with an alternative north/south multi-modal transportation corridor.

## IMPROVEMENTS

The proposed multi-modal transportation and utility corridor improvements include a four-lane, median-divided toll road; rail; utilities; associated service areas; and associated right-of-way. Final alignment shall be determined after public involvement and will consider factors such as natural topography and drainage; environmental, revenue, and traffic studies; and private financing. It will then be reviewed by the relevant Metropolitan Planning Organizations, Regional Planning Commissions, and Colorado Department of Transportation. Input from local government will also be solicited.

## OPERATION

Toll road access and associated service areas within the corridor will be tolled. The Prairie Falcon Parkway Express Company will not independently determine toll operations. Colorado Statute requires the Transportation Commission to review the project's financial feasibility and a toll schedule as part of the Statewide Transportation Plan. If the Colorado Department of Transportation uses eminent domain to acquire any part of the right-of-way for the toll road, then it shall review tolls every five years. Commission review shall be limited to determining whether a reduced toll may be imposed on high occupancy vehicles and public mass transit vehicles in order to encourage the use of such vehicles on the toll road. All administrative procedures for operation of a private toll road, as set forth in the Colorado Revised Statutes, will be followed.

## THE APPROVAL PROCESS

The approval process required by the statute includes the following:

- The Prairie Falcon Parkway Express Company has filed company formation documents with the Colorado Secretary of State that specifies and maps a three-mile corridor within which the toll road will be located and identifies the general location and termini within the corridor.
- The company must commence work on the toll road no later than three years after filing the formation document, or within one year after receiving all necessary approvals for construction. If the company performs the required work, it shall have the exclusive right to develop a toll road within the three-mile corridor specified in its filed formation documents.
- Before constructing and operating a toll road, the Prairie Falcon Parkway Express Company must prepare environmental studies and reports satisfying the Colorado Department of Transportation's *Environmental Stewardship Guide* dated May 2005. The company cannot begin work on environmental studies and reports until it has approval of the scope of the study from the Executive Director of the Colorado Department of Transportation. The environmental studies and report are also provided to commenting state agencies, affected planning organizations, and affected local governments. The draft shall also be made available for public review and comment. The Prairie Falcon Parkway Express Company is required to prepare final environmental studies and a report addressing comments received from all reviewers. The final environmental study and report is made available to the Colorado

---

P.O. Box 290; WATKINS, CO 80137

1-800-977-8393

[WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM](http://WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM) - [INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM](mailto:INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM)

 PRINTED ON 100% RECYCLED PAPER 

Department of Transportation and the public at least thirty days prior to publication of any notice of public hearing.

- Construction cannot commence until the toll road has been reviewed by each Metropolitan Planning Organization or Regional Planning Organization located in whole or in part within the three mile corridor. The project needs to be included in the regional transportation plan(s) and in the comprehensive statewide transportation plan prepared by the Colorado Department of Transportation (CDOT).
- The Transportation Commission shall not revise the comprehensive statewide transportation plan to include a toll road unless the Commission, after holding a public hearing, determines that the project:
  - is necessary to meet the transportation needs of the state;
  - is consistent with the policies of the Transportation Commission;
  - is in the public interest;
  - has been funded by Prairie Falcon Parkway Express Company to ensure full payment of the costs of compliance with federal and state air and water quality standards, other federal and state environmental requirements and mitigation measures included in the project or required by the Transportation Commission or planning organization; and
  - has entered into enforceable agreements between the Prairie Falcon Parkway Express Company and CDOT or local governments acceptable to the Transportation Commission to ensure that mitigation measures will be implemented.
  - The Commission may add mitigation measures taking into consideration the need for fast, safe, and efficient transportation; public services; the costs of eliminating or minimizing the adverse effects for which the mitigation measures are proposed; environmental, social, and economic values; and the financial feasibility of the project.
  - The requirements of Section 7-45-105 (1) of the Colorado Revised Statutes have been met and the Project is consistent with 43-1-1103 (5) C.R.S. and 23 U.S.C. Sec. 135.

The Project cannot go forward until the above approval process has been completed.

## PUBLIC INVOLVEMENT

Review by the Colorado Transportation Commission and the relevant Metropolitan Planning Organizations or Regional Councils of Governments will involve numerous opportunities for public involvement. For example, the public will have an opportunity to comment on the draft environmental documentation and may participate in public hearings before the Colorado Transportation Commission regarding inclusion of the Project in the Statewide Transportation Plan.

In addition, Prairie Falcon Parkway Express Company intends to offer additional forums for public involvement during the study and approval processes. These public involvement opportunities will collectively contribute to, and help shape and refine, project design and final alignment. The relevant governmental bodies or Prairie Falcon Parkway Express Company will provide advance notice of such opportunities. Prairie Falcon Parkway Express Company is eager to engage you and other property owners in a meaningful public review and comment process.

---

P.O. Box 290; WATKINS, CO 80137

1-800-977-8393

[WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM](http://WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM) - [INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM](mailto:INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM)

 PRINTED ON 100% RECYCLED PAPER 

Prairie Falcon Parkway Express Company encourages you to review and comment on the proposed project and its economic, social, and environmental impacts as early as possible and at key points throughout the process.

FOR MORE INFORMATION, PLEASE CONTACT US

Thank you reviewing this important notice. We encourage you to view the detailed corridor-wide and county-specific maps and associated documents on file in your County Clerk and Records office and to subsequently contact the Prairie Falcon Parkway Express Company via any of the following methods:

Mailing Address: [Prairie Falcon Parkway Express Company](#)  
[P.O. Box 290](#)  
[Watkins, CO 80137](#)

Website: [www.PrairieFalconParkwayExpress.com](http://www.PrairieFalconParkwayExpress.com)

Email: [info@PrairieFalconExpressParkway.com](mailto:info@PrairieFalconExpressParkway.com)

Telephone Hotline: [1-800-977-8393](tel:1-800-977-8393)

---

P.O. Box 290; WATKINS, CO 80137

1-800-977-8393

[WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM](http://WWW.PRAIRIEFALCONPARKWAYEXPRESS.COM) - [INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM](mailto:INFO@PRAIRIEFALCONPARKWAYEXPRESS.COM)

 PRINTED ON 100% RECYCLED PAPER 