

Brian G. Kughman
401 S. Impala Dr.
Fort Collins, CO 80521

Testimony
Sharon Croghan
9 March '08

April 7, 2008

To Whom it May Concern:

I'm writing this letter today in opposition of House Bill 1007. Two weeks ago I had never even heard of the Prairie Falcon Parkway Express. Two weeks ago, my girlfriend and I had just placed our dream property under contract. After living in a cramped rental for over a year, we were excited to have our own place to spread out on the wide open plains of Weld county. Everything seemed perfect until our realtor found a little note on our title disclosure; "Notice to Contract a Toll Road".

Upon further investigation I learned a lot about the 3-mile wide corridor that includes my new property. From what I understand, many property buyers weren't as lucky as we were. Many buyers had no idea that this abomination of a toll road is set to run right through their land. Since our property was a bank-owned foreclosure, we did not get any kind of disclosure from the previous owner. We were lucky that our realtor noticed it, but if this bill passes, people buying property in this corridor won't even have fair warning.

Our lender is currently researching the project to decide whether or not they will still finance the property. If not, we lose all the money we have invested into inspections, appraisals, and surveys. If so, we join thousands of other landowners in the corridor to fight against the toll road. We got the choice, and it's only fair that other potential buyers have the same opportunity to make an informed decision.

Please vote NO on HB1007.

Thank you,



Brian Kughman

Talk2Tami.com

**Tami K. Spaulding, GRI, CRS,
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P.S Of all the people you know, who will be the next to move? Please do 2 things. First, tell them about us and second, please hit reply and tell me about them!

Tami Spaulding asked her colleges to illustrate the problems with the existence of the corridor, here are responses she received.

From: Sally Lee [mailto:SLEE@thegroupinc.com]
Sent: Tuesday, April 08, 2008 2:23 PM
To: Tami Spaulding
Subject: RE: Super Slab

Tami,

I've had a 12 acre parcel listed near WCR 100 and 17 for nearly a year. I've had a number of inquiries about the property and have been careful to advise that interested parties check out the information on the Super Slab. No one has brought an offer, but one couple nearly did. Then they found out about the uranium mine and decided that there were too many intangibles to the purchase. It's been a big cloud over the entire area - can people risk what is probably their biggest investment on a property and find that they have a toll way right next door.

Good luck!
Sally

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From: Darin Slocum [mailto:DSLOCUM@thegroupinc.com]
Sent: Tuesday, April 08, 2008 2:07 PM
To: Tami Spaulding
Subject: RE: Super Slab

Hey Tami,

I had just short of 40 acres listed off of WCR104 (MLS# 509483), we had it on market for a year and got several inquiries, many immediately asked if it was in the superslab zone, most of them expressed no interest once we mentioned that it was in this zone. The sellers delisted it and have tried again with another company (been on for 130 days) and are still not getting any hits, but now because of the Uranium concern. I spoke with them today and they said you or whoever is involved in gathering this info is more than welcome to contact them to get their story in more detail Robert and Valerie 970-556-6006. Hope that helps.

Out of curiosity what is being done with this info gathering?

L. Darin Slocum, GRI

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From: Paula Hawe [mailto:PHAWE@thegroupinc.com]
Sent: Tuesday, April 08, 2008 1:28 PM
To: Tami Spaulding
Subject: RE: Super Slab

Tami----

My husband and I are personally assisting our son in searching for an acreage property in the general vicinity north and either west or east of Wellington. Our son has a small herd of Black Angus cattle. The first thing we do for any listing lead that we receive is to look it up on the Super Slab map. We have decided we definitely will not purchase a property that is in the path or too close to the proposed Super Slab highway in the event that if it does ever go through we do not wish to have to deal with it. We have passed up several nice properties for that very reason.

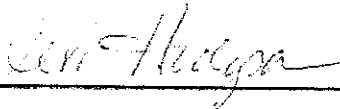
Best Regards,

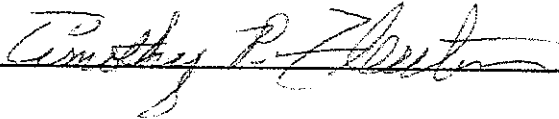
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April 14, 2007

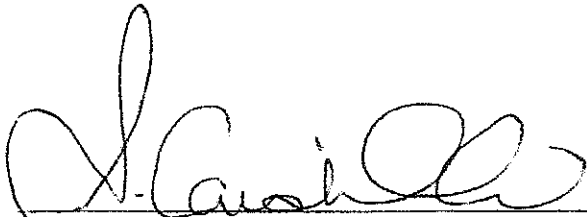
We are actively looking for a home in the Keenesburg, Hudson area. We would not consider purchasing any listing located in the Prairie Falcon ~~Too~~ Road corridor.





July 24, 2007

We were considering purchasing 10 acres of property on County Road 63 (Lots A and B of RE 4299). When we found out the property was located in the Prairie Falcon Parkway Express toll road corridor, we decided to look elsewhere. We would not purchase property located in the Prairie Falcon Parkway Express toll road corridor.

A handwritten signature in cursive script, appearing to read "S. Cardillo", written over a horizontal line.

Sam Cardillo

A handwritten signature in cursive script, appearing to read "Amber Cardillo", written over a horizontal line.

Amber Cardillo