

TPRA Roads Update and Roads Maintenance Plan Moving Forward (September 2026)

This status evaluation is being performed to determine what road work is left to initiate and what road work needs to be completed on the TPRA property. Some roads have not been worked at all and some roads need additional work to ensure long term survivability and proper maintenance in the future. ALL PREVIOUSLY WORKED ROADS WILL BE PROVIDED DITCH CLEANING AND GROOMING TO MAINTAIN THE ROADS, NEEDED ROUTINE REPAIRS WILL BE CONDUCTED ANNUALLY. EMERGENT WORK OUTSIDE OF THE SCHEDULED WORK WILL BE EVALUATED TO DETERMINE IF THE WORK RISES TO THE LEVEL NEEDED TO BREAK THE SCHEDULE.

TPRA Roads that are yet to be worked:

- 1) FourMile Creek Road from the Colorado State land fence line (north of the Hartsel Substation) to the FourMile Creek crossing needs to be built. This work includes placing fill dirt on the road section through the bog area to elevate the roadway out of the bog. PLANNED FOR FALL 2026
- 2) FourMile Place from the FourMile Creek Road intersection to the end of the culdesac needs to be built. PLANNED FOR FALL 2026
- 3) FourMile Creek Road from the High Creek Drive intersection to the FourMile Creek crossing needs additional work and building. This work includes placing fill dirt on the road section through the bog area to elevate the roadway out of the bog and install several culverts to complete the FourMile Creek crossing. PLANNED FOR THE SPRING OF 2027 TO COMPLETE THE FOURMILE CREEK ROAD LOOP
- 4) Badger Road from North Augustine/South Augustine intersection to the south end of Badger Road needs rebuilding. This requires the removal of the bison hay storage area that was established by the owner of an adjacent property not associated with TPRA. Survey may be required. CONTACT ADJACENT LAND OWNER FOR REMOVAL OF BISON HAY STORAGE STRUCTURE FALL OF 2026
- 5) South Augustine Drive between the two Badger Road intersections needs rebuilding. This requires the movement of the Spivak Ranch LLC fence onto their property to give the Association back South Augustine Drive and its easement. TPRA property owner fencing must be taken down and Vern Wagner's fence panels must be removed at the south Badger Road intersection. Survey may be required. CONTACT SPIVAK RANCH LLC FOR FENCE MOVEMENT FALL 2026, CONTACT VERN WAGNER FOR FENCE PANEL REMOVAL FALL 2026
- 6) High Creek Drive from the Santa Maria Road intersection to the FourMile Creek Road intersection needs rebuilding. This potentially requires an excavator to smooth out the rocky portions of the roadway near the bend in the road. THIS ROAD WORK ACTIVITY WILL BE COMBINED WITH ANTERO DRIVE WORK ON THE SOUTH END OF THE RIDGE CONNECTING THE EAST SIDE WITH THE WEST SIDE OF ANTERO DRIVE, BOTH ACTIVITIES REQUIRE EXCAVATOR WORK WHICH IS HIGH IN COSTS
- 7) BLM Road from the High Creek Drive/BLM Road intersection to CR 24 need rebuilding. This requires research to determine if the road that exists on TPRA lot 55 has given a legal easement to TPRA to maintain and control access. Then the section on BLM land (next to lots 248 and 249) will need research to determine if the U.S. Federal Government has given a legal easement to TPRA to maintain and control access. RESEARCH TO BE CONDUCTED FALL 2026
- 8) Antero Drive at the southern end between both Antero Way intersections needs first cut and rebuilding. PLANNED FOR THE SUMMER OF 2027

- 9) Rogers Drive (East) from the Rogers Drive (East)/Bare Trail intersection to where Rogers Drive turns west on Rogers Drive (South) needs to be rebuilt. This includes fill dirt to elevate the roadway out of the bog area and the installation of several culverts to direct the High Creek Aquifer under the roadway. PLANNED FOR SUMMER 2027
- 10) Rodgers Drive (North) where it crosses High Creek needs to be rebuilt to include establishing a creek crossing with culvert and blending in the roadway on both sides of the High Creek crossing. PLANNED FOR SUMMER 2028
- 11) Bare Trail at the southern edge of the TPRA Gravel Pit all the way around the roadway that encompasses TPRA lots 251 and 252 and meets up with the TPRA Road. This includes surveying the roadway and making a High Creek crossing. This will potentially require an excavator at elevated costs. PLANNED FOR SUMMER 2029

TPRA Roads that require additional work:

- 1) Two bog areas on Badger Road need to be built up over time.
- 2) Bog area on North Augustine Drive needs to be built up over time.
- 3) Bare Trail/Rogers Drive (South) intersection needs to be built up. PLANNED FOR FALL OF 2026 IF DELINQUENT ACCOUNTS PAY UP AND FILL DIRT AVAILABLE FROM BESS PROJECT
- 4) Bog area on Rogers Drive (South) needs to be built up over time.
- 5) Bog area on South Fork Way needs to be built up over time.
- 6) Prairie Trail needs additional work from east intersection on CR 24 to the west intersection on CR 24.
- 7) TPRA Road needs additional work from Salt Ranch Trail to Bare Trail intersection on the north west side of the TPRA Gravel Pit.
- 8) All newly established creek crossings will require additional work as the creek flows and the culverts and road settle into the bog areas. This includes the second creek crossing of FourMile Creek Road, Rogers Drive (East) at the High Creek crossing, Rogers Drive (North) at the High Creek crossing, and Bare Trail at the High Creek crossing. THESE SUPPORTING ACTIVITIES WILL BE SCHEDULED THE FOLLOWING SUMMER AFTER THE CREEK CROSSING HAVE BEEN COMPLETED TO DETERMINE CREEK CROSSING STATUS

Outstanding BESS Project road and structure improvements and/or restoration as agreed upon by the Crossing and Road Use Agreement:

- 1) Reinecker Road needs re-ditching on the south and west side from CR 24 to FourMile Creek Road. Road will need grooming once the BESS construction efforts shift from Reinecker Road use to the Construction and Maintenance Road BESS is currently building.
- 2) Ditch pulling and grooming on FourMile Creek Road from CO HWY 9 to Santa Maria Road.
- 3) Ditch pulling and grooming on Santa Maria Road from FourMile Creek Road to Salt Ranch Trail.

Evaluated by Kevin Spencer, TPRA President

TPRA Director and Title

Date