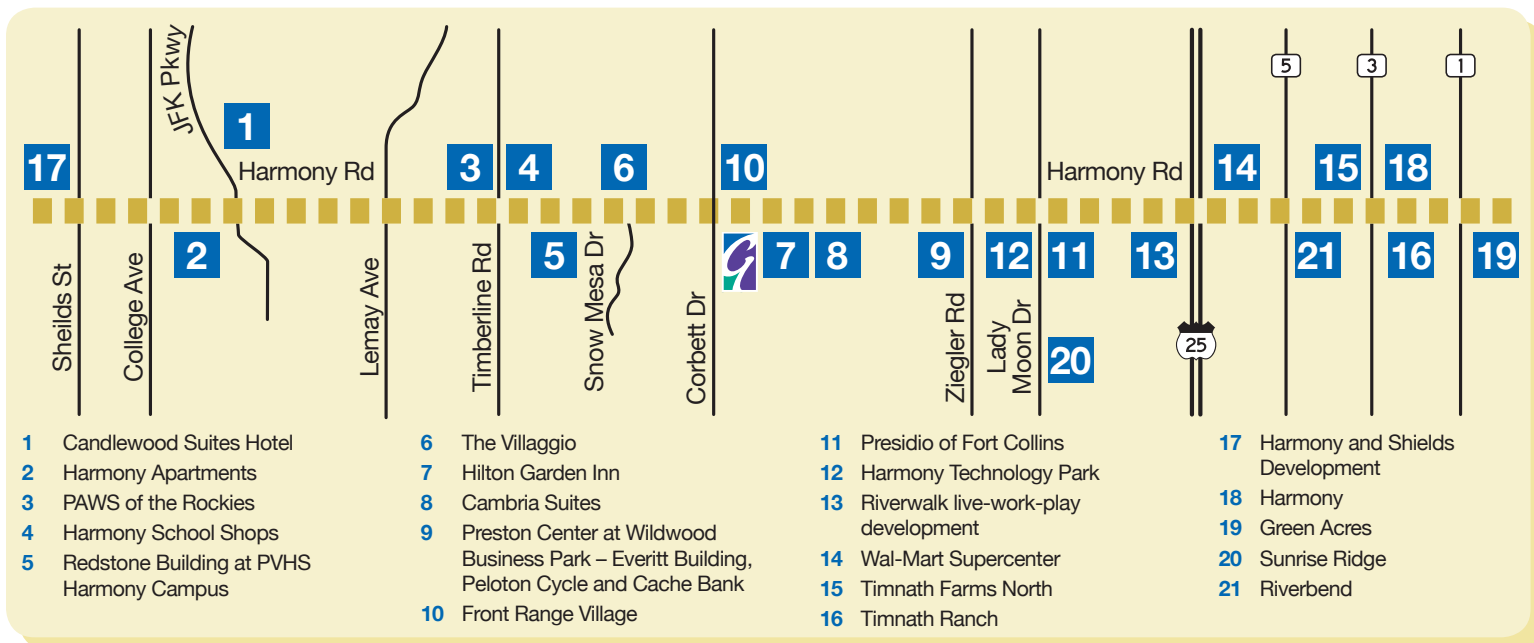


# DEVELOPMENT ALONG HARMONY ROAD



| DEVELOPMENT   | DESCRIPTION   | STATUS   |
|---|---|--|
| <b>1 Candlewood Suites Hotel</b>  | 84-room hotel with separate 6,000-square-foot restaurant and as much as 16,000 square feet of office and retail space   | City approved; groundbreaking planned for hotel in summer '09 and opening in spring '10  |
| <b>2 Harmony Apartments (formerly Fort Collins Supportive Housing)</b>  | 23-unit, 3-story affordable apartment building for low-income persons with disabilities   | Completed with opening in late August '08  |
| <b>3 PAWS of the Rockies</b>  | 19,871-square-foot veterinary clinic and indoor kennel  | Preliminary plans in review  |
| <b>4 Harmony School Shops</b>   | Approx 130,000 square feet of retail space  | Completed with exception of pad for 14,000-square-foot junior big box store; tenants include Office Depot, Walgreens, 24-Hour Fitness, Regency Beauty Institute, Mad Greens, Chipotle, Spicy Pickle and Floyd's Barbershop   |
| <b>5 Redstone Building at PVHS Harmony Campus</b>   | 2-story, 72,306-square-foot office building   | Completed  |
| <b>6 The Villaggio (formerly The Pads at Harmony)</b>   | 7 commercial buildings totaling approximately 80,000 square feet  | 6 buildings completed and nearly 100% leased; tenants include Rustic Oven, Good Feet, Pacuigo Gellato, Zquila Mexican Restaurant, East Moon Hibachi and Sushi, United Western Bank, Colorado State Employees Credit Union, FedEx Kinkos, Smash Burger, Pulcinella Pizzeria, McAllister's Deli, Salon Salon, Sports Clips, Super Suppers, Cuppy's and Keller Williams Realty; last building pad under negotiation |
| <b>7 Hilton Garden Inn</b>  | 76,405-square-foot, 4-story, 122-room hotel   | Completed  |
| <b>8 Cambria Suites (part of Preston Center at Wildwood)</b>  | 67,751-square-foot, 4-story hotel with offices and meeting rooms  | Completed and opening expected in August '08   |
| <b>9 Preston Center at Wildwood Business Park – Harmony One (previously Everitt building), Peloton Cycle and Cache Bank &amp; Trust</b> | 59,000-square-foot, 5-story office building, 11,305-square-foot bike shop and 2-story, 10,000-12,000-square-foot bank building  | Peloton Cycle and Harmony One completed with Everitt Companies, Brinkman Partners, Security Title, First Western Trust Bank, Westward Development, Eads & Associates and Heit Inc. as tenants and 1,890 square feet still available; construction on Cache Bank & Trust's 5th branch is expected to begin in early October '08 with completion in July '09   |
| <b>10 Front Range Village</b>   | 1.26 million square feet of retail, office and public space   | Lowe's, SuperTarget and Famous Footwear opened in July; several to open in August through spring '09 including Staples, Toys R Us/Babies R Us, Sports Authority, Ulta Cosmetics, DSW shoe warehouse and a new branch of the Fort Collins Regional Library District   |
| <b>11 Presidio of Fort Collins</b>  | 83-acre mixed-use master-planned development with 13-plus acres of retail, 40 acres of office, 450 high-density residential units, 140-room hotel with 5,000-square-foot plus conference center, and 40,000-square-foot-plus wellness/health center | Construction on retail scheduled to start 1Q '09   |
| <b>12 Harmony Technology Park</b>   | 105 acres with 2- to 30-acre lots for sale or build-to-suit; up to 1.3 million square feet of office-related space allowed  | 35,000-square-foot building for Custom Blending Inc. under construction on 3 acres; completion expected by Feb. '09; plans in works to build approximately 75,000-square-foot, 4-story Class A office building fronting Harmony in '09; developer in active negotiations for land purchases with a number of companies   |
| <b>13 Riverwalk live-work-play development</b>  | A 300+-acre mixed-use project with a proposed 4 million square feet of commercial, civic and residential space  | In pre-annexation discussions with Timnath officials   |
| <b>14 Wal-Mart Supercenter (Timnath)</b>  | 196,000-square-foot Wal-Mart Supercenter and six pads for smaller users   | Under construction with February '09 completion and March '09 opening  |
| <b>15 Timnath Farms North</b>   | 104 acres for employment centers, downtown mixed uses and downtown core   | Preliminary plat approved; no final plat approved for permits  |
| <b>16 Timnath Ranch</b>   | 71 acres for commercial, industrial, and mixed use of commercial and town homes   | Bethke Elementary School opening in fall; final plat approved on portion of development but no permits issued  |
| <b>17 Harmony and Shields development (formerly Pineview)</b>   | 20.2 acres zoned neighborhood commercial for grocery store, potential retail strip center, medical office and individual pad sites  | In pre-submittal neighborhood design charrette   |
| <b>18 Harmony (Timnath)</b>   | 640 acres with 200-acre championship golf course, 500 home sites, and 75 acres for future office and retail development on Harmony  | Golf course completed, more than 85 homes built or under construction  |
| <b>19 Green Acres (Windsor)</b>   | 300 acres for mixed-use residential and minimal commercial  | Planned  |
| <b>20 Sunrise Ridge (Fort Collins)</b>  | 14 acres with 18 0.5-acre lots for single family estate homes   | Utilities installed for entire project; construction has begun on 3 of 12 homes in 1st phase   |
| <b>21 Riverbend</b>   | 67-acre commercial and mixed-use development  | In beginning stages of annexation process with Timnath   |