

Investment/Development Opportunity

Agilent Technologies, Inc. Loveland Campus, Buildings A-D

815 14th Street SW
Loveland, CO 80537

"Fort Collins voted #1 place to live,
2006" by Money Magazine



For more information please visit www.usirealestate.com/loveland

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Agilent Technologies, Inc.
Loveland Campus

815 14th Street SW, Loveland, CO 80537

Disclaimer

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The following pages contain information, text, and other materials regarding the Agilent Technologies, Inc. Campus, Buildings A-D at 815 14th Street SW in Loveland, Colorado 80537. Realtec Commercial Real Estate Services of Loveland and USI Real Estate Brokerage Services have obtained this information from sources deemed reliable. This information may contain errors, omissions, inaccuracies, or outdated information, and any interested parties are encouraged to verify the information contained herein. Realtec-Loveland and USI Real Estate Brokerage Services make no representations or warranties as to the completeness, accuracy, adequacy, currency, or reliability of the enclosed information and shall not be liable for any lack of the foregoing.

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Section 1

Section 1



Executive Summary

Property & Location Description

Agilent Technologies, Inc. - Loveland, Colorado 80537

The Agilent Technologies, Inc. - Loveland, Colorado Campus, Buildings A-D and adjoining land parcels are offered for sale to qualified purchasers. Loveland, Colorado is at the center of the rapidly developing Northern Colorado region. Northern Colorado's two primary transportation arterials, Interstate 25 and US Highway 34, converge in Loveland at 'Centerra', and provide easy access to Fort Collins, Greeley, the Denver Metro Area, and Cheyenne, Wyoming. As the cities of Northern Colorado have steadily grown since 1990, the area has adopted a united, regional focus. This has resulted in Loveland experiencing rapid, steady growth in its residential, commercial and industrial real estate sectors. Northern Colorado enjoys a strategic/convenient location relative to regional transportation facilities and the economic, cultural and social amenities available in the Denver Metro Area.

The Agilent Campus location at 815 14th Street SW is four miles west of Interstate 25, and six miles southwest of 'Centerra', a 3,000 acre master planned community where major retail, office, and medical development is creating the 'new economic focal point' of Northern Colorado. The Agilent Campus consists of five office/high-tech manufacturing buildings on 323 +/- acres. The property offered for sale includes a 65+/- acre campus developed with four buildings containing 811,757 +/- square feet and 235+/- acres of adjoining land. The campus site is security fenced, with controlled access points. The four buildings include mezzanine office levels and garden/walk-out levels utilized for office/manufacturing and warehouse uses. The property also features on-site fiber optic cabling and a power capacity of up to 8 megawatts. Excluded from the offering is a 23+/- acre site improved with a 136,700+/- square foot office building, in which Agilent Technologies will continue operations. This facility is the northernmost portion of the existing campus.

The ridge-top location of the campus offers unsurpassed mountain views of Colorado's Northern Front Range, the Big Thompson River Valley and the City of Loveland. The adjoining land offers hillside and flat topographies. Future development of this area will be able to take advantage of the mountain views and river influence.

Overall, the property presents a fantastic opportunity for businesses and/or corporations looking to expand their operations by moving to Northern Colorado. The property is conducive to continued use as an office/high-tech manufacturing corporate campus, or is suitable for development. The property is also in a State of Colorado Enterprise Zone, which offers special tax incentives to businesses that expand or locate in the zone. The purpose of these tax incentives is to create new jobs and investments in the area.



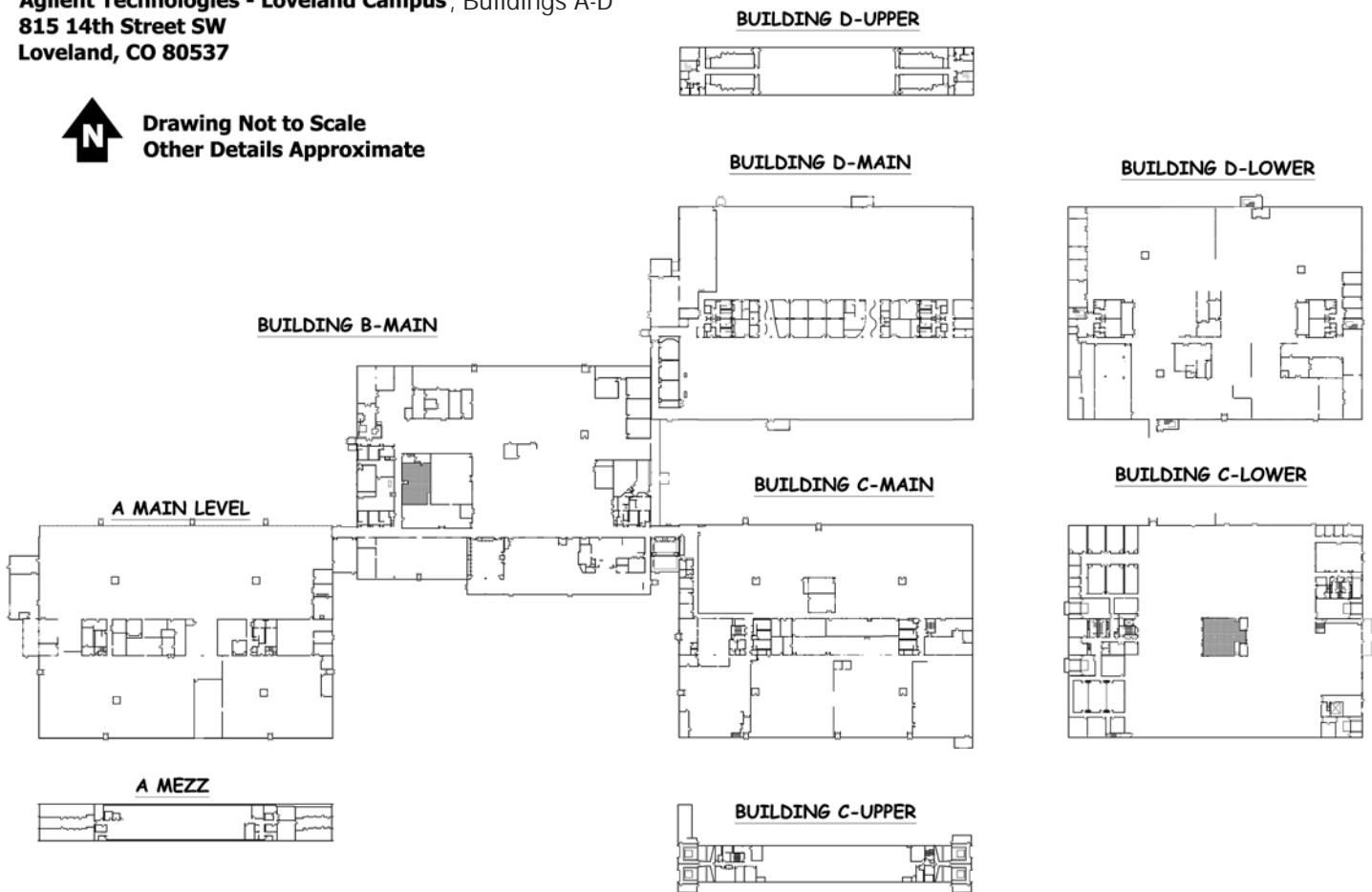
Campus Layout & Floor Plan

FLOOR PLAN

Agilent Technologies - Loveland Campus, Buildings A-D
815 14th Street SW
Loveland, CO 80537



Drawing Not to Scale
Other Details Approximate



Configuration

BUILDING	YEAR BUILT	CONFIGURATION	SPECIAL FEATURES	APPROX GROSS SF
Building A	1962	1-Story Plus Mezzanine Office/Mfg	Expansive Manufacturing Capabilities	142,386
Building B	1966	1-Story	Cafeteria/Fitness Center	134,216
Building C	1972	2-Story Plus Mezzanine Office/Mfg	Walk-out Garden Level	263,502
Building D	1980	2-Story Plus Mezzanine	Renovated Offices with Walk-out Garden Level	271,653
Grand Total				811,757

Property Images



Section 2



Area Demographics

Section 2

Overview



Northern Colorado

"The active lifestyle of the region defines its population. Northern Colorado communities draw energetic, motivated people who are attracted to the diverse career, recreation and education opportunities the region holds. Residents are among the nation's best educated: Colorado has the highest educated workforce in the U.S. ... 39.5% of the population has a bachelor's degree or higher."

(source: U.S. Census Bureau - State and County QuickFacts, 2000)



Why Loveland?

Values and Vision

Loveland is a community...

- ◆ that is characterized by welcoming neighborhoods and a sense of individual belonging;
- ◆ that embraces the heritage and natural beauty of the region and values its strategic location;
- ◆ that is well planned and environmentally sensitive, where all citizens are safe and secure and have equal access to services and amenities, including plentiful recreational and cultural activities;
- ◆ with an integrated system of technology, utility and transportation networks that support a vital economy and coordinates with regional plans;
- ◆ that is continuously developing partnership of citizens, business and educational communities, with a stable and diverse economic base;
- ◆ that offers ample employment and business opportunities to all;
- ◆ that encourages active public involvement and is responsive to the needs of its citizens.

-- (Source: <http://www.ci.loveland.co.us/council/community%20vision.htm> 7/1/2006)



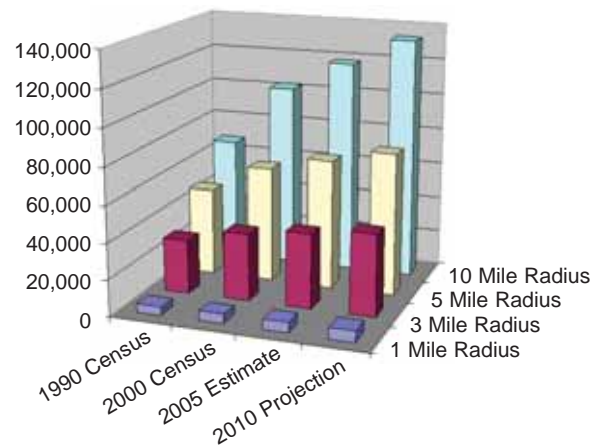
Area Population Demographics



Population Growth

Northern Colorado is a growing area with the population in Fort Collins, Loveland and Greeley increasing from 191,081 in 1990 to 246,314 in 2000. By 2005, the number of households grew to 274,569, and the population is projected to be 300,319 by 2010.

Household and Population Percent Change



Population Growth Surrounding the Agilent Technologies, Inc. -Loveland Campus with respect to Northern Colorado

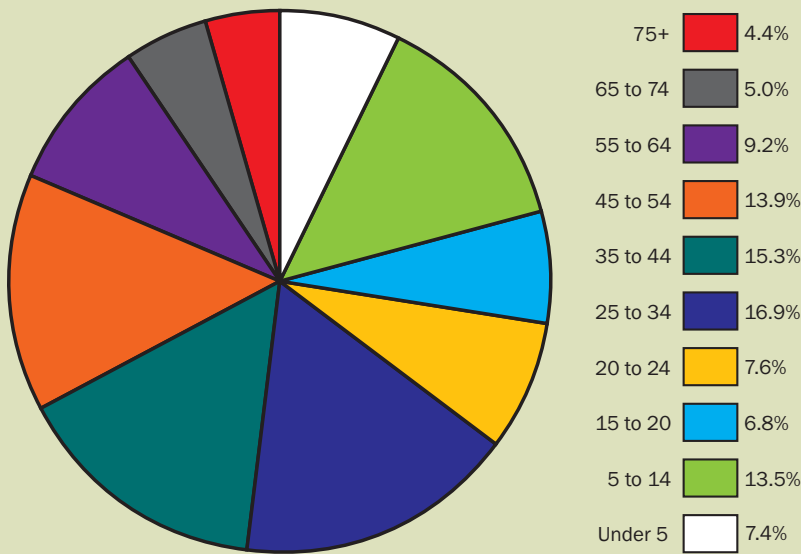
	1990 Census	2000 Census	2005 Estimate	2010 Projection	Percent Change 1990 to 2005
1 Mile Radius	4,685	5,282	5,740	6,193	12.7%
3 Mile Radius	30,130	37,362	41,462	45,442	24.0%
5 Mile Radius	48,208	63,779	71,191	78,310	32.3%
10 Mile Radius	67,447	101,897	118,047	133,331	51.1%
Northern Colorado	1,417,380	1,811,562	1,954,173	2,089,728	27.8%

“Demographics obtained from the Site To Do Business Online, <http://www.stdbonline.com>, July 2006”

Population Age & Ethnic Distributions

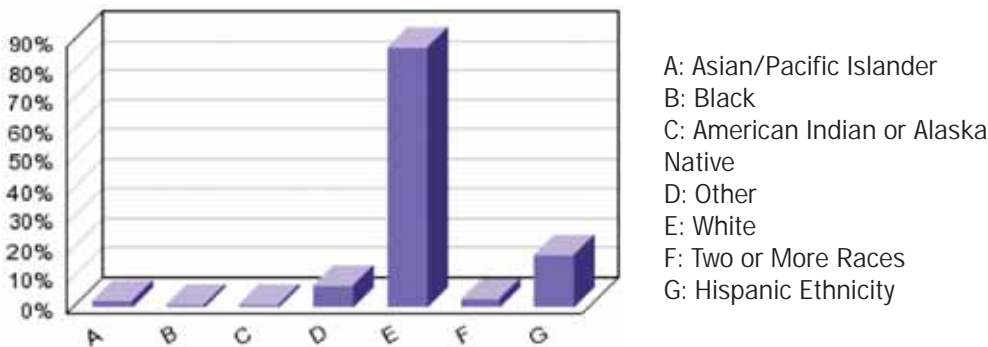
Population By Age

Population by Age (2005)



Population By Race/Ethnicity

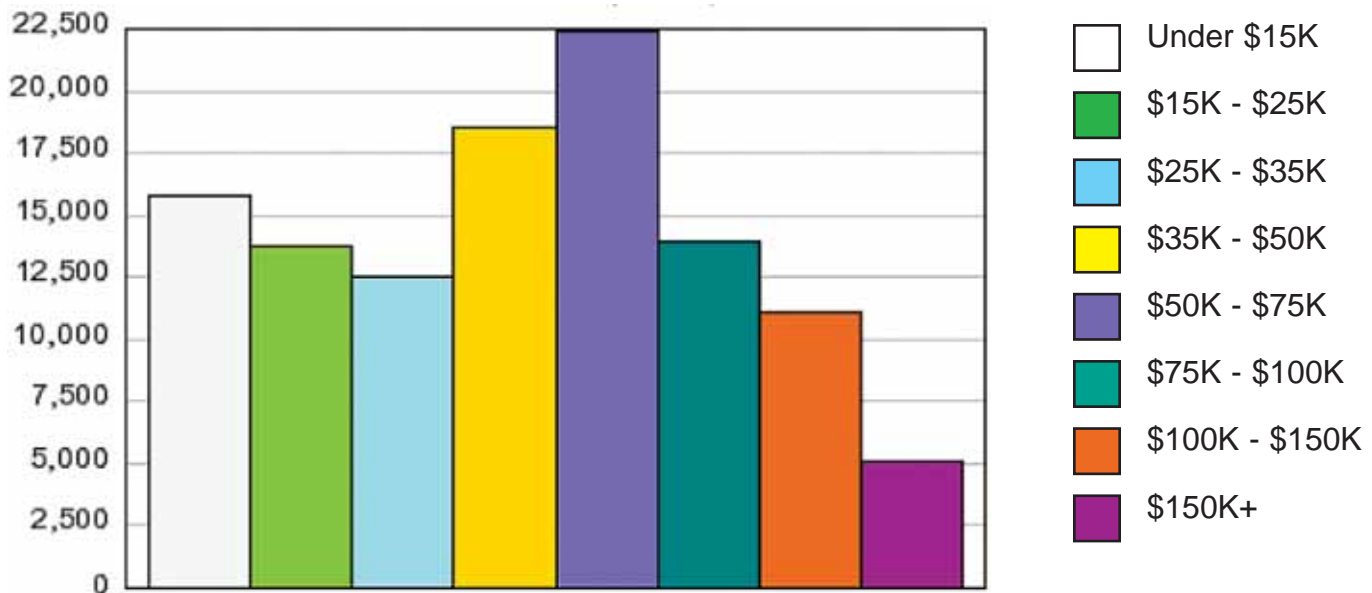
Population by Race and Ethnicity (2005)



"Demographics obtained from the Site To Do Business Online, <http://www.stdbonline.com>, July 2006"

Regional Income Overview

Household Income (2005)



HH Income Categories	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change	
	Count	%	Count	%	Count	%	Count	%	1990 to 2000	2005 to 2010
\$0 - \$15,000	20,196	27.9%	14,064	15.1%	15,769	13.9%	16,993	13.0%	-30.4%	7.8%
\$15,000 - \$24,999	14,062	19.4%	12,515	13.4%	13,795	12.2%	14,021	10.7%	-11.0%	1.6%
\$25,000 - \$34,999	11,243	15.5%	11,957	12.8%	12,533	11.1%	13,779	10.5%	6.4%	9.9%
\$35,000 - \$49,999	12,514	17.3%	15,591	16.7%	18,489	16.3%	18,365	14.0%	24.6%	-0.7%
\$50,000 - \$74,999	9,883	13.6%	18,941	20.3%	22,449	19.8%	24,839	19.0%	246.3%	10.6%
\$75,000 - \$99,999	2,720	3.8%	10,259	11.0%	13,997	12.4%	16,562	12.7%	277.2%	18.3%
\$100,000 - 149,999	1,287	1.8%	6,778	7.3%	11,131	9.8%	17,723	13.5%	426.8%	59.2%
\$150,000+	524	0.7%	3,197	3.4%	5,119	4.5%	8,671	6.6%	509.5%	69.4%
Avg Household Income	\$33,040		\$53,522		\$63,356		\$68,693		62%	8.4%
Median Household Income	\$26,544		\$42,461		\$46,565		\$51,886		60.0%	11.4%
Per Capita Income	\$12,708		\$20,274		\$26,701		\$30,554		59.5%	14.4%

“Demographics obtained from the Site To Do Business Online, <http://www.stdbonline.com>, July 2006”

Development & Growth

Loveland is at the epicenter of regional growth and development. Nearby attractions coupled with new retail and healthcare developments at Interstate 25 and US Highway 34 will draw consumers from Wyoming, South Dakota and Kansas. The following are just a few examples of the excitement currently growing in the Loveland area.

Medical Center of the Rockies

Rendering of the Medical Center of the Rockies, an approximately \$200 million dollar regional trauma center. MCR will house approximately 135 beds while employing over 500 people (not including doctors and their staffs that utilize the facility who are technically not employed by the hospital). The project broke ground in March of 2004 and is scheduled for completion in late 2006. (Source: <http://medctrrockies.org>)

The Promenade Shops at Centerra

Artist's rendering of a portion of The Promenade Shops at Centerra, an approximately 668,000 square foot Lifestyle Center under development by Memphis, TN based Poag & McEwen. Some of the tenants include: Metrolux Theaters, Foley's, Dick's Sporting Goods, Barnes & Noble Booksellers, Best Buy, PF Chang's China Bistro, Biaggi's Ristorante Italiano, Coldwater Creek, and many more. (Source: <http://www.promenadeshopsatcenterra.com/>)

City of Loveland Youth Sports Complex

The site plan for the new Loveland Youth Sports Complex developed by DHM, in partnership with Design Concepts. The 77 acre complex will include a central core access road providing close-in parking for soccer and football fields, a skate park with in-line hockey, volleyball courts and other youth recreational facilities. A championship field, centrally located pond and wetlands for water quality will be prominent features of this community facility. (Source: <http://www.dhmdesign.com/pdfs/PRJLovelandYouthSportsPark.pdf>)



Development & Growth

High Plains Village at Centerra

High Plains Village is home to 300+ families who have found the northern Colorado lifestyle to be just their style. High Plains Village is part of the greater master-planned community of Centerra, which is being developed in Loveland, Colorado at the junction of I-25 and Highway 34.

(Source: <http://highplainsvillage.com/index.cfm?fuseaction=Home.Info>)

2534

2534 is a 542-acre mixed use community at the intersection of I-25 and Highway 34 in Northern Colorado. They are ideally positioned at the epicenter of the fastest-growing area in northern Colorado. Sited in Larimer County within Johnstown's town limits, 2534 is entitled with excellent development rights for a multitude of high quality commercial and residential uses.

(Source: <http://www.ci.loveland.co.us/econdev/marketplace.htm>)

Marketplace II at Centerra

McWhinney Enterprises began construction on phase two of the Marketplace at Centerra in April 2005. The second phase will add 240,000 square feet of retail space - 80 percent of which is already committed - west of the first phase on U.S. Highway 34. The total project will be more than 500,000 square feet and second phase retailers are expected to open as early as March 2006.

(Source: <http://www.ci.loveland.co.us/econdev/marketplace.htm>)

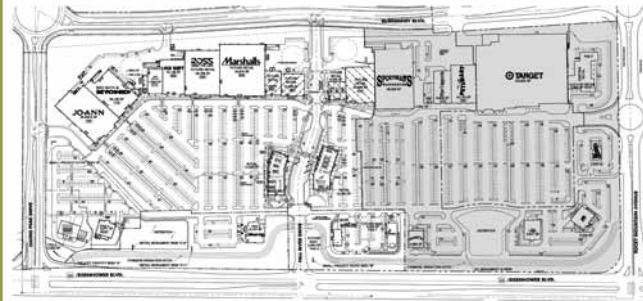
Van de Water

Affordable living, a recreational atmosphere and big city conveniences are elements found throughout Van de Water, a new 350-acre mixed use community located in Loveland, Colorado. Landscaping themes center around a "layering" concept. Low rock walls meander through the landscape and masses of tulips highlight key intersections. Consistent shapes, colors and materials unify the signage design throughout the community.

(Source: <http://www.bhadesign.com/index.asp?page=16&project=51>)



25 34



Van de Water

REPORTER-HERALD

Friday | February 25, 2005

Loveland, Colorado | www.lovelandfyi.com

50 cents | No. 56

Businesses will fill gaps along U.S. 34

BY ALICIA HERBSTREIT
Reporter-Herald Staff Writer

Five years from now, East Eisenhower Boulevard could resemble East Harmony Road in Fort Collins, a series of shopping centers and strip malls punctuated by the occasional field.

A number of projects are either under construction or in the works along Loveland's most traveled east-west road.

Kerri Burchett, Loveland's principal planner, said the city's 1994 Comprehensive Master Plan pegs East Eisenhower Boulevard as a mix of employment and regional commercial centers.

"It's really showing the market is very strong commercially right now," she said.

Two McWhinney Enterprises developments will open this year — Lowe's Home Improvement Warehouse at East Eisenhower Boulevard and Mountain Lion Drive this summer, and the Shops at Centerra near U.S. 34 and Interstate 25 this fall.

The city's code administrator, Kristine Burns, said building permits were pulled for Lowe's, Barnes & Noble, Foleys, Dick's Sporting Goods, Best Buy and the MetroLux theater.

But most of the retail stores and restaurants will open within the next two to five years.

Greg George, the city's director of development services, said the shopping centers and professional offices create a link between Centerra at I-25 and U.S. 34 and the rest of Loveland. "With this development filling in, it seems like more of a cohesive city," he said.

Ken McCrady, a commercial broker for Prudential Warnock Realty Co., said two of the lots at the 7-acre Mountain View Center southwest of Eisenhower Boulevard and County Road 9 are reserved. He said developer Jim Doman plans to keep one of the lots and is eager to start construction of an office building with retail shops.

Scott Sinn, a landscape architect



SOURCE: City of Loveland

Reporter-Herald graphic/JASON HACKETT

The future of East Eisenhower Boulevard

1. ShopKo, 950 E. Eisenhower Blvd., plans to lease two retail/restaurant spaces in front of the store.
2. Wal-Mart Supercenter, 1325 N. Denver Ave., has two to three retail/restaurant spaces for lease in front of the store.
3. Lowe's Home Improvement Warehouse, 1355 Sculptor Drive, is under construction and will anchor the Van de Water shopping center with retail/restaurants lots to the front and side of the store.
4. Mountain View Center, north of Mountain View High School and west of County Road 9, has five retail/restaurant lots and will break ground on an office building with retail services this year.
5. Shops at Centerra, Interstate 25 and U.S. 34, is under construction and can house as many as 90 shops and restaurants.
6. Centerra Marketplace II, northwest corner of Fall River Drive and U.S. 34, could bring in a bank, restaurants, an electronics store and more retail shops.
7. Centerra grocery store, northeast corner of County Road 9 and U.S. 34, has been mentioned, but plans are not yet formed.
8. Meadowbrook Falls, northwest corner of North Boyd Lake Avenue and East Eisenhower Boulevard, a shopping center with a self-storage business, offices, retail and restaurants that will break ground in two years.
9. Grandview Plaza, northeast corner of North Denver Avenue and East Eisenhower Boulevard, a shopping center with retail shops, restaurant and bank but is still working out traffic issues.

"It's really showing the market is very strong commercially right now."

Kerri Burchett
city of Loveland's principal planner

at BHA Design, said developers hope to start building Meadowbrook Falls, a 32-acre shopping center at the northwest corner of the same intersection, in the next two to three years.

He said project leaders continue to discuss bringing in a self-storage

business in the site's northeast corner with offices, a bank and a restaurant along the boulevard.

The Loveland City Council recently approved the plan, only removing the right to operate an auto sales and service facility, Burchett said.

Grandview Plaza, a 17-acre shopping center near North Denver Avenue and East Eisenhower owned by M. Timm Development, is still hammering out traffic issues with city planners. "That intersection is very packed right now," Burchett said.

She said developers have submitted applications to build a housing complex, but M. Timm executives have decided a retail plaza would better serve Lovelanders.

John Larson, M. Timm's director of property management and asset acquisitions, said in an earlier interview that a large, national retailer, three mid-sized retailers, a bank and a restaurant were interested in the project.

Relevant Media Clippings

REPORTER-HERALD

Thursday, September 22, 2005

Loveland, Colorado

50 Cents No. 265

Fastest growth in U.S.? Greeley

Easy commute, less expensive housing is cited

WASHINGTON (AP) — More than 100 years ago, Horace Greeley told his fellow Americans to "Go West." And they still are.

Twelve of the nation's 20 fastest growing metropolitan areas are in the West, the Census Bureau says. The fastest growing: Greeley.

Greeley and its surrounding communities grew by 16.8 percent, to 211,000 people, between 2000 and 2003, according to a report being released today.

Greeley, whose first settlers included an editor who had worked for the famous 19th century journalist, thus its name, ranked just ahead of two other Western communities — St. George, Utah, and Las Vegas.

Greeley City Manager Roy Otto said the area has grown because it's a reasonable commute to Denver and has relatively inexpensive homes.

The Census Bureau defines a metropolitan area as a region containing at least one urbanized area of 50,000 or more people. Greeley's area encompasses all of Weld County.

Americans have been moving south and west for decades, with a big jump in population in the South, starting in the 1970s. Still, the West continues to outpace all other regions.

According to the 2000 Census, population in the Western United States grew by 19.7 percent in the 1990s, followed by the South with 17.3 percent more people.

Relevant Media Clippings

FORT COLLINS COLORADOAN

www.coloradoan.com

MONDAY

July 17, 2006

50¢

Money magazine ranks Fort Collins No. 1

'Best place to live'



Rich Abrahamson/The Coloradoan

Musician Fred Hendrix plays the blues on his saxophone Saturday night in Old Town Square, popular among locals as well as out of towners. Below, a bicyclist rides through the CSU Oval at Colorado State University on Friday. Both Old Town and CSU are top draws for city visitors.

By KEVIN DUGGAN

Kevin.Duggan@coloradoan.com

Fort Collins residents know they have a good thing going here, and the news will soon reach the rest of the country.

Money magazine today will announce Fort Collins as the "Best Place to Live" in America for 2006. The monthly magazine's August edition ranks Fort Collins No. 1 among 745 places with populations greater than 50,000.

Kari Olsen, who grew up in Fort Collins, is featured with her family on the magazine's cover, walking near Horseshoeth Reservoir. Olsen, 38, said she and her husband, Dan, moved back to Fort Collins in 1994 from the Midwest.

"We wanted to be here because of the quality of life," said Olsen, who has children ages 13, 11 and 7.



On Page A2

■ Other top cities

■ Why do you love Fort Collins?

Coming Tuesday

What does all this attention mean for Fort Collins' future?

See BEST/Page A2

Outdoors, affordability two top lures

By MEGAN READ

Megan.Read@coloradoan.com

Fort Collins residents have a lot to say about life in the city that was just named the best place to live in America.

Charles Keller, a 37-year-old welder, said Horseshoeth Reservoir is his favorite thing about Fort Collins because he is able to fish and boat on the lake with his family.

"That's pretty much all I do," he said.

Faith Smithhisler, 31, said she brings out-of-town relatives and friends to Horseshoeth to

show them the natural beauty Fort Collins offers.

"They're usually surprised that it's so large and beautiful," she said.

Smithhisler said she thinks Fort Collins is a great place to live in because it's safe, the schools are good, the scenery is beautiful and there's a lot to do outside.

California native and Colorado State University business librarian Louise Feldmann, 42, said she moved to Fort

See LURES/Page A2



V. Richard Hays/The Coloradoan

National attention

Fort Collins is scheduled to be featured on NBC's "Today" show this morning in connection with Money magazine tabbing the city as the No. 1 place to live in America. "Today" is broadcast on KUSA Channel 9 beginning at 7 a.m., with the "Best Places to Live" segment scheduled for the show's third hour. The city also is expected to be featured on the CNN cable network beginning Friday.

The August edition of the magazine, which claims 7.5 million readers, will be mailed to subscribers this week. It will be available at newsstands July 24.

For more information, including in-depth analysis of the livability of cities across the country, see www.CNN.Money.com.

Relevant Media Clippings

A2, The Coloradoan, Monday, July 17, 2006, www.coloradoan.com

Best

Continued from Page A1

"Just look at the recreation — there is so much to do it's hard to choose what to do."

Cities nationwide were run through a series of economic screenings for Money's annual listings, including cost of living, employment markets, median income, property taxes and housing prices. Quality-of-life issues such as crime, congestion, public schools and climate also went into the mix while whittling down the list of cities, Money executive editor Craig Matters said.

Fort Collins fared well in most categories and wound up among the 20 highly ranked cities Money reporters visited, Matters said.

In the end, the natural setting, the vibrancy of downtown and the presence of Colorado State University helped put Fort Collins at the top of the magazine's list, he said. The city also outpaced other places in "ease-of-living" measures such as commute times and recreation.

"There is more to living in Fort Collins than comes through when you look just at the numbers," Matters said.

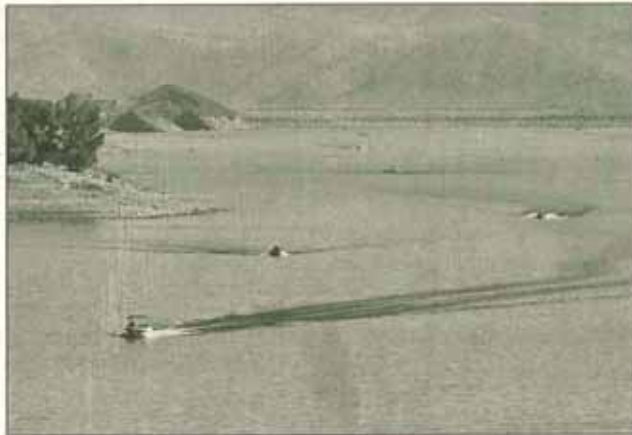
Mayor Doug Hutchinson said the designation "is richly deserved."

"I'm delighted," he said. "This recognizes what I've known for a long time and what many other people who live here know: Fort Collins is a special place."

Hutchinson and other local officials were interviewed by a Money reporter as part of the process of determining the rankings of cities. Hutchinson also was interviewed by a crew from CNN.

Editors and reporters seemed concerned about the city's economic health, given its budget problems — the city is looking at a \$6.8 million shortfall for 2007 — and the impact job cuts in high-tech industries had on the community, Hutchinson said.

But they also seemed satisfied with explanations of how the city plans to deal with its challenges.



Sherri Barber/The Coloradoan

Motorboats dot the horizon as they play Saturday on Horsetooth Reservoir.



Sherri Barber/The Coloradoan

Maury Overgaard, front, and Michael Mann ride their road-bikes around Horsetooth Reservoir on Saturday for an early morning outing.

Those issues are mentioned in the Money article, although it primarily focuses on what are considered the city's pluses: Old Town, Poudre School District

'We wanted to be here because of the quality of life. Just look at the recreation — there is so much to do it's hard to choose what to do.'

Karl Olson,
Fort Collins resident

schools, a solid employment base outside of high-tech companies, and recreation.

City Council member Kelly Ohlson called the designation a "double-edged sword."

"It's nice to be recognized as a quality community, but that recognition could end up threatening our quality of life," he said.

Ohlson said past city councils worked hard to preserve the city's quality of life through policies aimed at managing growth and preserving open space, efforts that weren't always supported by some in the business community.

"I find it ironic that the people who will be most excited about this recognition are in many cases the same people who opposed the policies that made it possible," he said.

Doug Johnson, vice president of First Western Trust Bank, and his family also are featured in the article. Johnson, his wife, Becky, and their twin 5-year-old sons are pictured eating ice cream in Old Town.

Johnson, 34, said he enjoyed showing Money's reporter and photographer around the area.

"Fort Collins is such a great community, I'm glad to play a part in promoting it," he said.

Top 10 places

Here are Money's Top 10 best places to live in America:

- 1) Fort Collins
- 2) Naperville, Ill.
- 3) Sugar Land, Texas
- 4) Columbia/Elliott City, Md.
- 5) Cary, N.C.
- 6) Overland Park, Kan.
- 7) Scottsdale, Ariz.
- 8) Boise, Idaho
- 9) Fairfield, Conn.
- 10) Eden Prairie, Minn.



Why do you love Fort Collins?

Is it Old Town, Horsetooth Reservoir, the tree-lined streets and historic homes around Colorado State University or a job you love?

Is it the elegant Lincoln Center, friendly City Park or picturesque open spaces?

What makes Fort Collins the best place to live in your eyes? The Coloradoan would like to

hear about the people, places, events and attitude that makes you happy to call Fort Collins home. Share your thoughts with us and we'll gather them for a future story.

E-mail your comments to JoyceDavis@coloradoan.com or send them to Joyce Davis, The Coloradoan, 1300 Riverside Ave., Fort Collins CO 80524.

National exposure from the ranking is likely to increase the number of contacts local business associations have with companies that might be considering setting up shop here, said J.J. Johnston, president and chief executive officer of the Northern Colorado Economic Development Corp.

These types of rankings make a difference with some companies, he said, especially if quality of life is high on their list of priorities. The area also is attractive because of its highly educated work force and educational opportunities.

"You can't buy advertising like this," he said.

The annual "best places to live" feature has appeared in Money for many years, Matters said. Last year, the magazine focused on prime suburban areas. The rankings and associated data available online proved so popular that editors decided to expand to small cities.

The goal was to highlight communities of less than 300,000 residents that are not dependent on metropolitan areas

for jobs, arts and entertainment venues, and recreation, he said.

A separate list in Money's August issue ranks Colorado Springs at the top of 10 best places to live among cities with more than 300,000 people.

Two other Colorado cities made Money's top 90 for cities under 300,000: Westminster, at No. 24, and Longmont, at No. 61.

Fort Collins has been featured before in national publications as a prime place to retire, raise children and start a small business.

Last year, the city made Outside magazine's list as a "dream town" to live and work in part because of the area's abundant recreational opportunities.

National attention gives communities something to "crowd" about, Matters said, but it doesn't necessarily attract more people or businesses to those communities.

"We are not a leading indicator, we are following," he said. "People already know these are great places to live."

Relevant Media Clippings

Real Estate/2
Rentals/3
Announcements/6
Employment/6

Real Estate

SECTION
F

Sunday, August 6, 2006

◆ Fort Collins Coloradoan ◆

E-mail: BusinessNews@coloradoan.com

Fort Collins' No. 1 ranking not first time city has been noticed

It's old news by now, but the impact of Money magazine's August 2006 pronouncement of Fort Collins as the No. 1 "Best Place to Live" in America is certainly having its effect.

The news was first reported by the Coloradoan on July 17 and seems to be everywhere since. The city was featured in a report on NBC's "Today Show" on July 18, and was seen on the Denver-area television news programs the same day.

There was an article in USA Today, and many other newspapers picked up the story. Indeed, the news is spreading across the country and has noticeably increased the number of inquiries received by the Fort Collins Area Chamber of Commerce Web site, as well as many other local Web sites. As an example, our Web site at FortCollinsRelocation.com has experienced a ten-fold increase in activity in the two weeks



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since the announcement.

This national recognition of Fort Collins as a wonderful place to live is certainly not a first.

In 1997, Readers Digest selected Fort Collins as the third-best place in the country to raise a family, and in 1999, the A&E Network featured Fort Collins as "One of the Top Ten Cities to Have it All." The same year, USA Today featured an article entitled, "Fort Collins Reaches the Summit of Retirement Spots."

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In 2000, Fort Collins was No. 5 on Money magazine's list of "Best Places to Retire." In 2002, Forbes magazine ranked Fort Collins as one of the "Top 50 Places to Live in the United States."

More notice came in May 2003, when Fort Collins was selected by AARP as the "No. 1 Best Place to Reinvent Your Life."

More recently, the 2005 Where to Retire magazine said Fort Collins is the "Top Retirement Spot," and the 2005 New Retirement publication gave us an "A" rating as an ideal place to retire.

Other publications and surveys have selected the area for its economic potential:

- No. 29 on Forbes list of the best places for "Business and Careers in America's Small Cities"

- 17th Best Place to Live and Work in America, Employment

Review 2002

- "A Pocket of Prosperity,"

- The Wall Street Journal 2001

- "The Best Place to Start

- and Grow a Small Business,"

- Inc. magazine

- No. 4 for "Business Potential," Business Opportunity Index

- Fort Collins led the entire nation in "entrepreneurship and innovation," the two key drivers of economic health, according to a recent national study by the Small Business Administration.

Other publications, particularly relating to recreational opportunities, have selected Fort Collins for recognition:

- "One of the Best Running Cities in America," Runners World 2005

- "American Dream Town — One of the Best Towns in the US," Outside Magazine 2005

- No. 4 "Best Places to Live

in the U.S.," Men's Journal 2005

- "Bicycle Friendly Community" award, League of American Bicyclists

In addition, we have a "nationally accredited" senior center. The Poudre School District has been named a "blue ribbon district." The district boasts the highest-ranked high school in the state and its students beat state averages in all subjects at all grade levels.

The City of Fort Collins Web site was ranked "Best of the Web." The Fort Collins Housing Authority has been recognized by the U.S. Department of Housing and Urban Development as a "High Performer." We have a very active and award-winning arts community. Colorado State University is a highly ranked university with one of the best veterinary schools in the nation and offers residents the wonderful benefits of a college town.

All of this recognition of the area as a prime place to retire, raise a family and start a business, together with the recent announcements about new economic growth opportunities from the likes of AMD, will have a positive effect on our community.

As Mayor Doug Hutchinson stated about the Money magazine declaration, "The designation is richly deserved" and "Recognizes what I've known for a long time and what many other people who live here know: Fort Collins is a special place."

Pam & Dave Pettigrew, Certified Residential Specialists, are available to answer your questions on real estate. Write to them at Prudential Rocky Mountain, REALTORS, 3665 JFK Parkway, Fort Collins, 80525, call them directly at 282-9305, email FCRealtor@msn.com or visit their award winning web site at www.FortCollinsRelocation.com

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