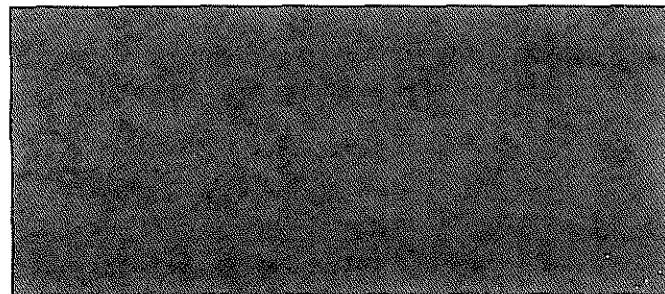


BIKE RANCH CYCLING RESORT

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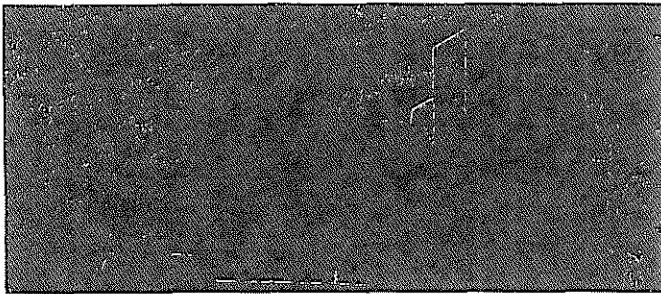
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BIKE RANCH CYCLING RESORT

INTRODUCTION

Bike Ranch combines the amenities of a boutique resort with a world-class training facility, an exciting and original concept that will attract enthusiasts at all levels, from leisure to competitive team cyclists.

The architecture of the Bike Ranch is based on the iconic Arizona dude ranches of the 1940's, using traditional designs and natural materials juxtaposed with high styled contemporary elements. The goal is to create a sense of place that is uniquely Tucson, a visual metaphor for the city's past and future.

Committed to sustainability in all aspects of its design and function, Bike Ranch will implement many innovations in energy and water efficiency, and will preserve the indigenous landscaping and topography of the site.

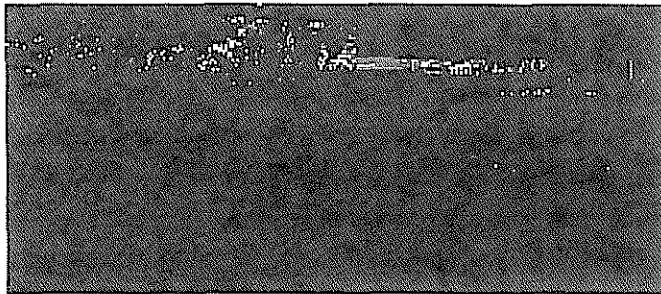
With an emphasis on permaculture, water harvesting and water recycling, Bike Ranch will consider its desert landscaping a continuation of the unique natural environment of its neighbor, Saguaro National Park, East.

Cycling represents a new ethos of health and fitness that includes an awareness of conservation and a commitment to a gentler footprint on the environment. For the modern professional, cycling is becoming the preferred method of networking and has been called the "New Golf" by the Economist Magazine.

A rare combination of perfect year-round weather and topography, and leadership that supports and invests in cycling has allowed Tucson to be recognized as one of the country's pre-eminent cycling cities.

Bike Ranch's goal is to propel the recognition of Tucson as a cycling destination to a new level both nationally and internationally. The sport of modern day cycling is multi-faceted, and Tucson offers equally ideal training for devotees of Road Biking, Mountain Biking, Crossover, and Triathlon.

No matter the preference, Bike Ranch is perfectly situated to offer dozens of fabulous rides literally outside its door. Bike Ranch wants to inspire people to exercise, to live healthfully, and to appreciate the natural environment.



BIKE RANCH CYCLING RESORT SITE CHARACTERISTICS 1

LOCATION

The property is located at 3700 Old Spanish Trail, just west of Saguaro National Monument East and is neither located within a subdivision nor within a homeowner's association.

ACCESS

From Broadway Boulevard between Pantano Road and Camino Seco turn south onto Old Spanish Trail. Continue on Old Spanish Trail for 5.9 miles. From Interstate 10 exit at 279 and drive north on Colossal Cave Road and continue on Colossal Cave Road by turning right approximately 1.7 miles from exit 279. Continue east on Colossal Cave Road approximately 1.0 miles and turn left on South Camino Loma Alta. Continue north on Camino Loma Alta for approximately 3.4 miles to Old Spanish Trail. Turn west on Old Spanish Trail and continue approximately 7.0 miles to 3700 S Old Spanish Trail.

