



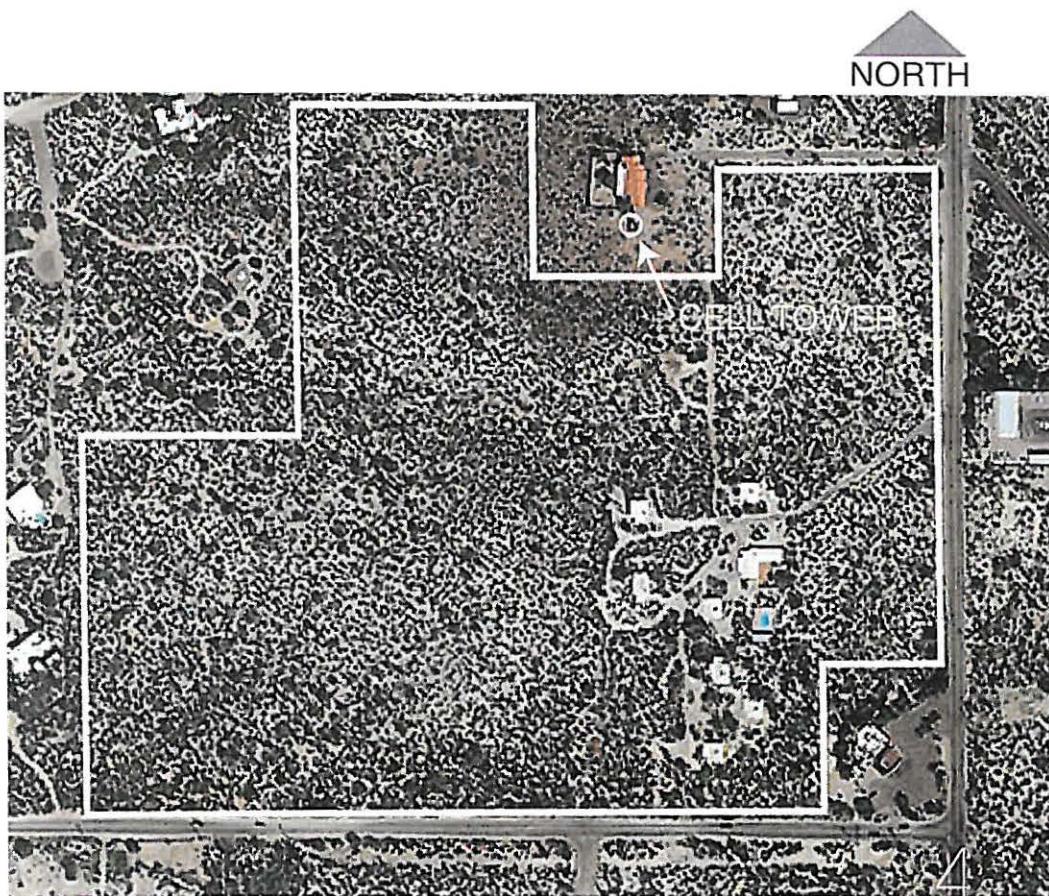
BIKERANCH CYCLING RESORT SITE CHARACTERISTICS 2

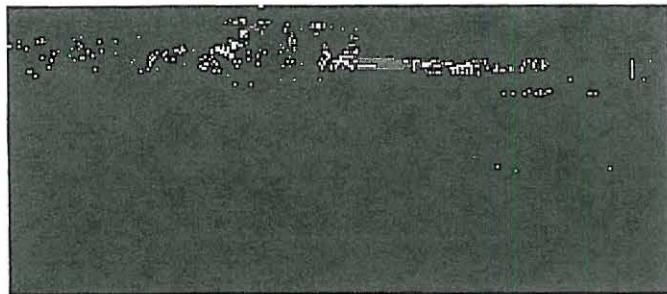
ORIENTATION

The property is irregularly shaped with eight existing rental homes located towards the southeast quarter of the property. A survey documents 1013' of frontage on Old Spanish Trail and 1509' of frontage on Escalante Road. East and across Old Spanish Trail is the visitors center for Saguaro National Monument East.

NEIGHBORS

The closest neighbor is Saguaro Corners, a restaurant / bar, to the southeast. The closest residence is approximately 400 feet to the north. This property includes a cell tower approximately 35 feet in height which presents the most difficult view from the Bike Ranch. The remaining residences are located to the west about 1200 feet. The neighbor to the east is Saguaro Monument East. The neighbors to the south are residential. All of the neighbors, except Saguaro Coners and the cell tower will require little to no screening to protect views.





BIKE RANCH CYCLING RESORT SITE CHARACTERISTICS 3

VIEWS

Views onto the site from Old Spanish Trail are primarily of native desert. The existing residences on the property were built in the 1950s and early 1960s and have no architectural or structural merit and will be demolished. The proposed new buildings will have limited visibility from Old Spanish Trail and Escalante Roads, and will represent a minor element in the total view of the site. Views from the site are 360 degrees but the more pristine views are to the east (to the Rincon Mountains), and to the west.

Views from the Bike Ranch to the north are negatively impacted by an adjacent 34-foot, un-camouflaged cell tower which sits at an approximately twelve foot higher elevation than the Bike Ranch. The two-story portion of the Bunkhouse and the higher profile Bike Barn have been located to mitigate the view of this tower from within the project.

Views to and from Saguaro Monument East will be protected by an open space of native vegetation.

Views to and from residential property to the west will be protected by distance, natural topography and native vegetation. Views to and from residential property to the south will be protected by distance and native vegetation. Views to and from residential properties to the north will be protected by differences in elevation, native landscaping, and structures that screen short views while preserving long views. The house immediately north of the Bike Ranch (with the cell tower) is constructed without any south-facing windows.

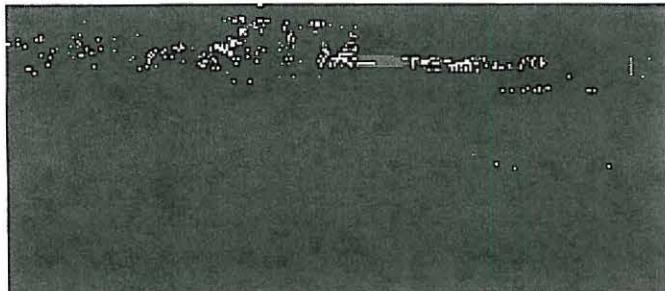
Additional native type vegetation will be added to screen the view to and from Saguaro Corners Restaurant.

EASEMENTS

The property has one recorded electrical easement and two recorded water easements. The electrical easement enters the site from the north approximately 600 feet west of Old Spanish Trail. One water easement enters the site from Escalante Road approximately 280 feet west of Old Spanish Trail to a water tank located on-site about 600 feet due north. The second water easement is from the water tank to Saguaro Corners, adjacent to the first water easement. There are two drives located on the survey but not recorded.

VEGETATION

In addition to saguaro cactus, the larger vegetation on the site are mesquite and Palo Verde located across the entire property. The remaining vegetation is cactus and brush which are relatively small in size.



BIKE RANCH CYCLING RESORT SITE CHARACTERISTICS 4

TOPOGRAPHY

The property has a gentle change in elevation from 3024' at the west end to 3076' at the east end. There is little change in elevation from the north edge to the south edge.

DRAINAGE

There are several small washes that run through the property primarily from the east to the west. There are a few that run from north to south.

UTILITIES

Electricity

Electricity is provided by Tucson Electric Power Company and is located underground in a 10 foot easement that runs from the north edge of the property due south a distance of approximately 550 feet to "residence G".

Water

Water is provided by City of Tucson Water from an eight inch diameter pvc line located in Escalante Road running east/west.

Natural Gas

Gas is provided by Southwest Gas with a two inch diameter main located in Escalante Road running east/west.

Cable TV / Internet / Telephone

Cable TV, internet and telephone are provided by Comcast in their "Service Area 3" with an underground cable located in Escalante Road running east/west.

Sewer

On-site septic system will be required since there is no public sewer serving this property.

Trash

Weekly trash pick-up is provided by Republic Services with pick-up at a central location to be determined.



BIKERANG CYCLING RESORT SITE CHALLENGE

SITE CHALLENGE

The site is challenged by the visual impact of an adjacent cell tower that compromises the resort character of the property. This tower significantly distracts any northern view from the proposed development.

The tower is located at an approximate elevation of 3072' and raises to an elevation of approximately 3106' (34 foot tall tower).

The cell tower most negatively affects the visual experience from the swimming pool. Strategic siting of the partially two story Bunkhouse will ameliorate this problem as shown in the diagram below.

3060' elevation at Bunkhouse courtyard deck. (300' distance from cell tower)

3061' elevation at swimming pool deck. (500' distance from cell tower)

3072' elevation at base of cell tower.

3084' elevation at top of Bunkhouse second floor. (12' above base of cell tower.)

3106' elevation at top of cell tower.

