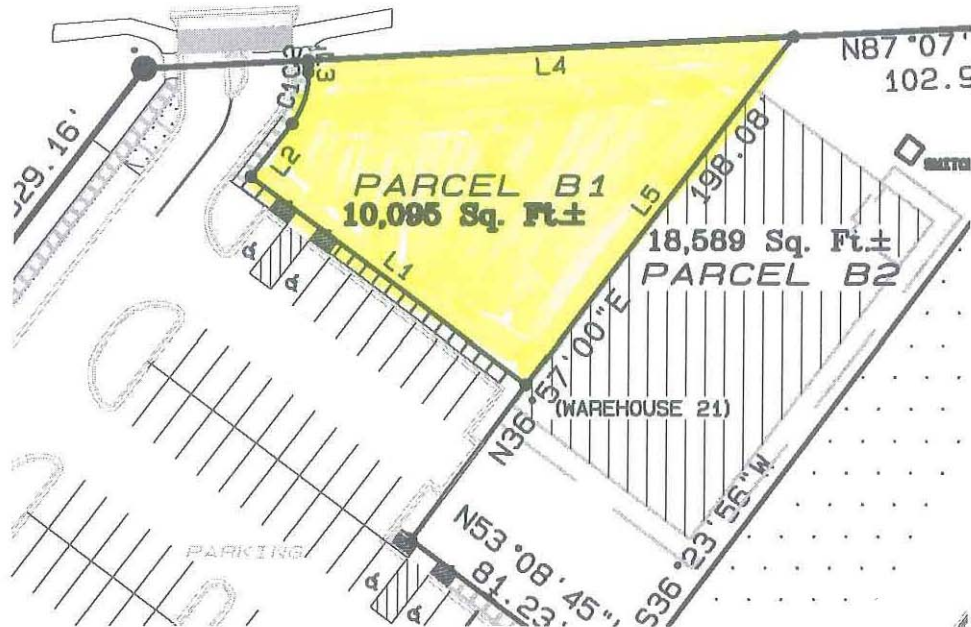


THE SANTA FE RAILYARD

COMMUNITY CORPORATION



PARCEL B-1 (1616 Paseo de Peralta)

- Located in the North Railyard area (south of Paseo de Peralta)
- Frontage on Paseo de Peralta, contiguous to the Warehouse 21 teen center
- Three blocks to the Rail Runner commuter train
- Across the street from LewAllen Gallery, Santa Fe Farmers' Market and the Railyard Galleries, near to SITE Santa Fe, the Railyard Flats residential building and the Railyard Hike/Bike Trail

Specifications

- 10,095 square feet of land
- Designated as mixed use per BCD District

Development Potential

- A building not to exceed 12,000 SF can be developed
- Residential development not allowed on the parcel
- The balance to be determined based on compliance with the Railyard Master Plan Architectural Standards and Lessor approval

Financial Terms

- \$5.00 per square foot for the land.
- \$50,475 annually or \$4,206.25 per month, not including CAM (common area maintenance)
- Subject to annual CPI adjustment
- Reappraisal of the land every 10 (ten) years exclusive of improvements added by Tenant

Lease/Legal

- Leasehold interest is assignable
- Improvements constructed by Tenant may be transferred by Tenant
- Maximum initial lease term of 50 (fifty) years with up to 4 (four) 10 (ten) year renewal options for a total of 90 (ninety) years

The Master Plan approved by the City Council in February 2002 gives specific information regarding development of the Railyard. Online copy available on website: www.sfrailyardcc.org, full size parcel survey maps available in our offices.

NOTE: *Information contained herein including, but not limited to lease rate, parcel size, etc. shall be subject to change without prior notice.*

CONTACT INFORMATION:

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