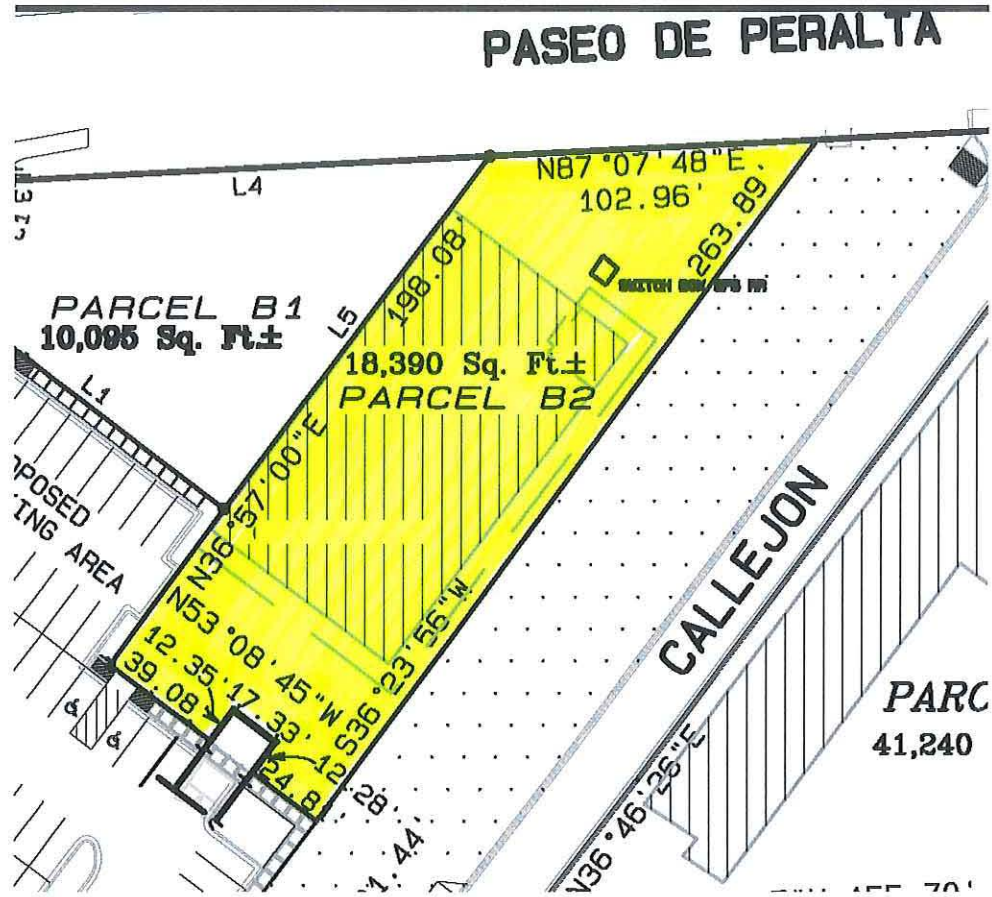


THE SANTA FE RAILYARD

COMMUNITY CORPORATION



PARCEL B-2 (1614 Paseo de Peralta)

- Located in the North Railyard area (south of Paseo de Peralta)
- Frontage and address on Paseo de Peralta
- 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

- 18,390 square feet of land
- Designated as mixed use per BCD District

Development Potential

- The existing 17,000 SF building is owned by the City of Santa Fe. Options may include a sale or lease of the building improvements
- Consideration of development proposals will be determined based on compliance with the Railyard Master Plan and Lessor approval

Financial Terms

- \$5.00 per square foot for the land.
- \$91,950 annually or \$7,662.50 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

- City owns the existing building improvements, but these improvements are subject to a ground lease with the Santa Fe Railyard Community Corporation
- Leasehold interest in the ground lease is assignable
- Improvements owned 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 provides specific information regarding development of the Railyard. An online copy is available on our website: www.sfrailyardcc.org, full size parcel survey maps are 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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