

EXAMPLE OF GROUND LEASE:

DENVER UNION STATION
LEGACY PROPERTY

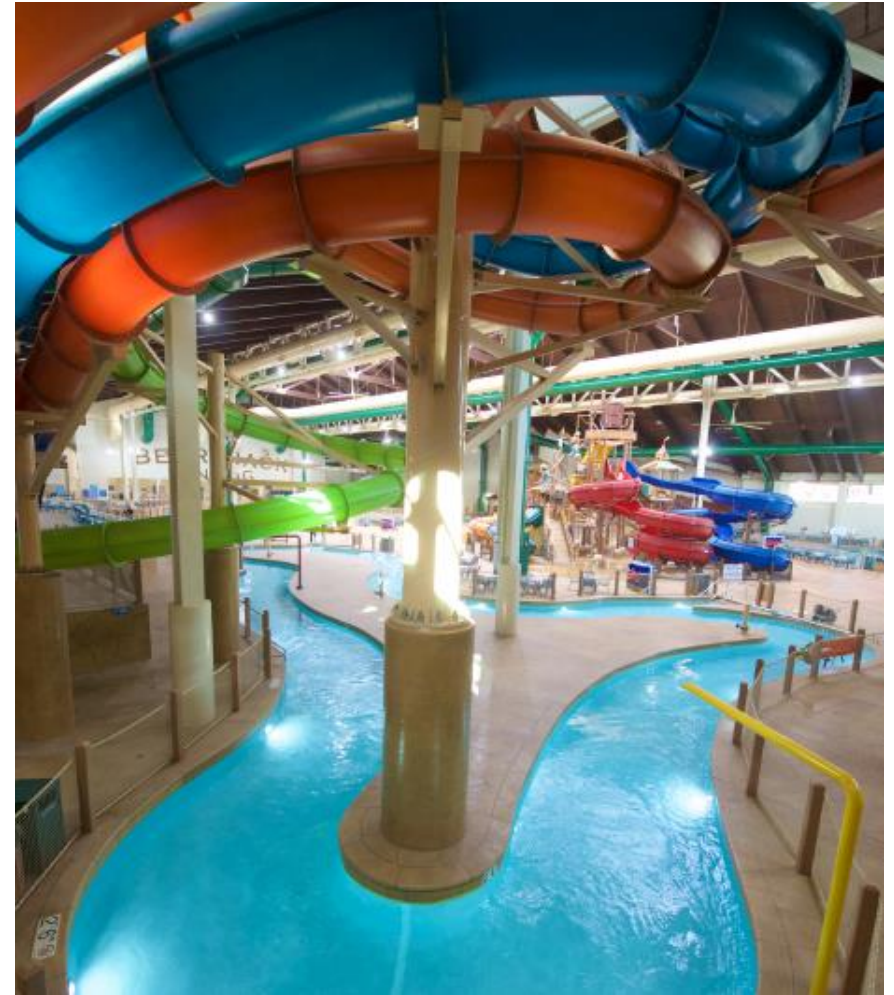
DEVELOPMENT FEASIBILITY
-P3 ARRANGEMENT
-INCENTIVES PACKAGE



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GREAT WOLF RESORT GARDEN GROVE, CA

- Public/Private Partnership
 - City Benefit
 - Jobs
 - Transit Occupancy Tax
 - Property Taxes
 - Development Feasibility
 - Discounted land
 - Transit Occupancy Tax Share
 - Permit/Fee reduction



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DAIRY BLOCK DENVER, CO

Mixed-use/Historic renovation

- Office
- Hotel
- Retail/Restaurants



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