EXAMPLE OF GROUND LEASE:

DENVER UNION STATION
LEGACY PROPERTY

DEVELOPMENT FEASIBILITY
-P3 ARRANGEMENT
- INCENTIVES PACKAGE
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
Dairy Block Denver, CO

Mixed-use/Historic renovation

• Office
• Hotel
• Retail/Restaurants