

EXHIBIT VIII.C.15 – Dock and Loading

Submit as Exhibit VIII.C.15. a description of the planned dock and loading facilities, as well as armored car bay, including by square footage and schematic diagram. Describe their adequacy to serve the planned program (e.g. by comparison to analogous facilities).

Please see Attachment VIII.C.15 for a more detailed description Dock and Loading Facilities.

Located on the east (rear) side of the building, the loading facilities are strategically positioned so as to be easily accessible by the delivery traffic required to support our operations, central to our Back of House circulation, and concealed from public view. The dock accommodates three, full-sized truck bays and 2 additional bays for Trash and Recycling dumpsters. The protected, exterior rolling doors open onto a loading platform sized for efficient movement of goods. Dock levelers are provided to accommodate a full range of service vehicle types. Equipment for special events has direct access to the event center back-of-house.

The Diagram below identifies the Loading and warehousing areas illustrated in blue.

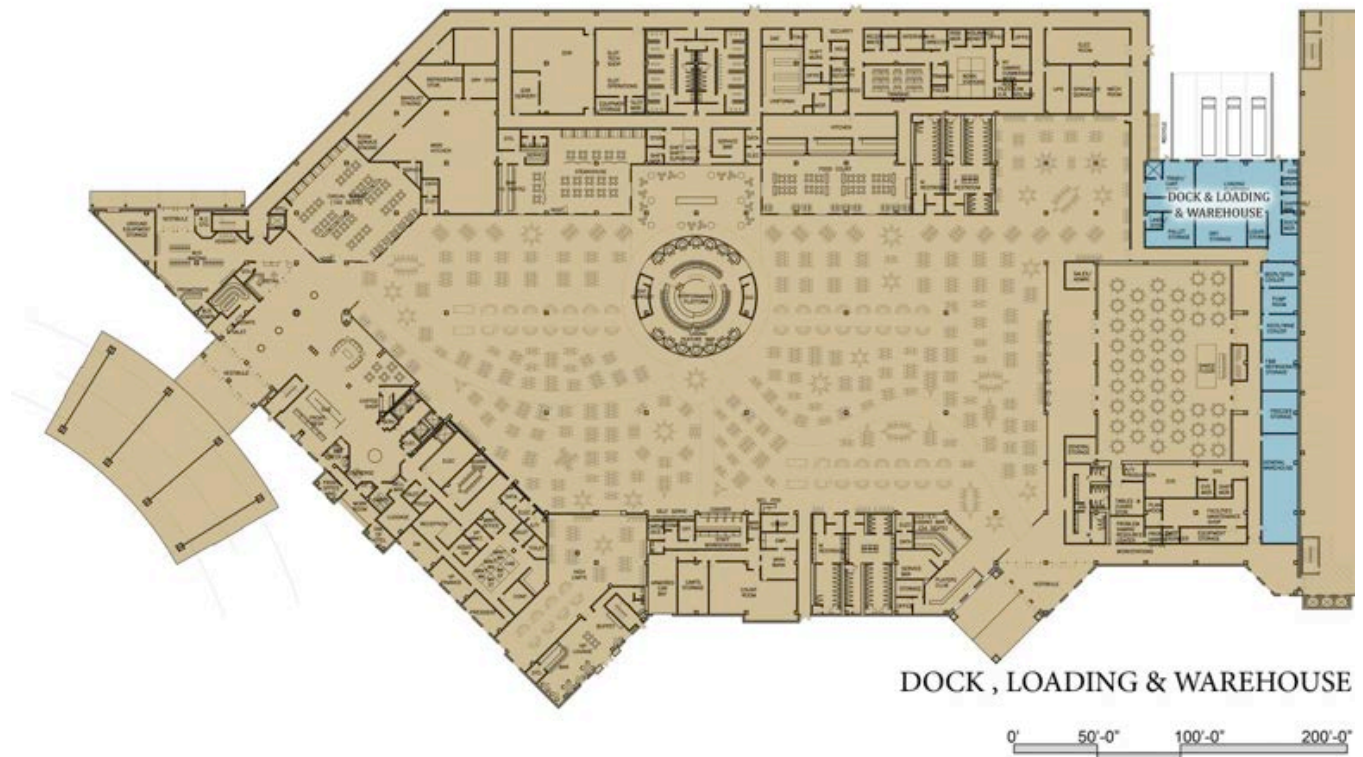


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LOADING DOCK

Space	Qty : Unit	S.F. / Unit	Area	Total
Loading Facilities			2,620 s.f.	
Loading Dock	4 Bays	Exterior	0	
Recycling Docks	2 Bays	Exterior	0	
Loading Platform	6 Areas	200	1,200	
Trash Area	1 Areas	600	600	
Can Wash	1 Areas	100	100	
General Storage	1 Areas	500	500	
Dock Manager	1 Office	120	120	
Shipping / Mail	1 Room	100	100	
Loading Sub-Total			2,620 s.f.	
Net / Gross Factor	@	15%	390 s.f.	
Loading Total				3,000s.f.
Warehousing				
General Warehouse			2,000 s.f.	
F & B Warehouse			2,800 s.f.	
Linen Storage	1 Rooms	100	100	
Liquor Storage	1 Rooms	200	200	
Pump Room	2 Rooms	200	400	
Coolers	2 Rooms	300	600	
Dry Storage	1 Areas	500	500	
Refrigerated Storage	1 Areas	500	500	
Freezer Storage	1 Areas	500	500	
Warehousing Sub-Total			4,800 s.f.	
Net / Gross Factor	@	20%	960 s.f.	
Warehousing Total				5,800s.f.
Facilities			2,120 s.f.	
Chief Engineer	1 Office	100	100	
Plan Room	1 Rooms	120	120	
Maintenance Shop	1 Areas	800	800	
Grounds Keeping	1 Areas	500	500	

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Environmental Services				780 s.f.
EVS Manager	1 Office	100	100	
Shift Managers	2 Cubicles	40	80	
Equipment Storage	1 Areas	600	600	
EVS Sub-Total				780 s.f.
Net / Gross Factor	@	30%		230 s.f.
EVS Total				1,000s.f.
 Hotel Housekeeping				 1,800 s.f.
Executive Hsekpr	1 Office	100	100	
Superv'r / Dispatch	1 Rooms	200	200	
Clean Linen	1 Rooms	400	400	
Soiled Linen	1 Rooms	400	400	
Supplies / Storage	1 Areas	600	600	
Secure Storage	1 Areas	60	60	
Housekeeping Sub-Total				1,800 s.f.
Net / Gross Factor	@	25%		500 s.f.
Housekeeping Total				2,300s.f.

