

Exhibit VIII.C.4.c – Gaming Facility Building Program

Submit as Exhibit VIII.C.4.c a description of, and provide a table indicating, the building program of the proposed Gaming Facility and master plan by major function/activity/use and square footage. Substantiate the basis for the proposed building program with reference to the projected visitation and gaming revenues in the gaming market study by, for example, comparison to comparable existing facilities and/or to capacity standards customary and reasonable in the gaming and hospitality industries.

Following is a table describing the proposed gaming facility Space Allocation Program identifying all major functions, activities, uses and associated floor area calculations currently anticipated to adequately support our proposed operations - public, back-of-house and building support facilities.

The basis for the building program is supported by visitation and revenue projections described in our comprehensive market assessment (see Exhibit VIII.B.1)



EXHIBIT VIII.C.4.c

Gaming facility building program

Capital View Resort Casino

SPACE PROGRAM SUMMARY

CASINO & AMENITIES PROGRAM SUMMARY

		Machines	Tables	
CASINO	Gaming Area	1,448	48	55,400 s.f.
	High Limit Gaming Area	58	8	3,900
	Gaming Total	1,506	56	59,300 s.f.
	Main Cage / count			4,100
	Casino Support Spaces			7,400
FOOD & BEVERAGE	Steakhouse Restaurant	90 Seats		4,400
	Casual dining	120		3,600
	Coffee / Pastry - Hotel Lobby	20		600
	Market food court	100		4,600
	Casino Feature Bar	120		4,200
	Casino Bar 2	24		700
	VIP Lounge	22		1,400
RETAIL	Retail Shops			500
	#REF! Special Events Hall	500 Seats		6,900
	Events Room Support			5,200
	Central Kitchen			4,600
PUBLIC SPACES	Public Spaces			15,800
	Bus Lobby			2,000
CASINO SUPPORT	Security			1,200
	Surveillance			2,200
	Slot Operations			1,500
	NY Gaming Commission			500
	Problem Gaming Resource Center			500
ADMINISTRATION	Administrative Services			10,100
EMPLOYEE SERVICES	Employee Facilities			3,100
	Training Room			1,100
	Uniforms			1,700
	Employee dining Room	150 Seats		3,000

SPACE PROGRAM SUMMARY (continued)

BUILDING SERVICES	Loading Facilities			3,000
	Infrastructure			8,200
	Warehousing			5,800
	Facilities			2,500
	Environmental Services			1,000
Total Casino & Amenities Programmed Floor Area				170,700 s.f.
Program Contingency	@	2%		3,000
Total Casino & Amenities Floor Area				173,700 s.f.

HOTEL & AMENITIES

HOTEL	Guest Rooms	Total Keys	100	60,600
	Hotel Support			6,800
	Front Desk			1,800
	VIP Reception			200
HOTEL FOOD & BEVERAGE	Capitol View Lounge			2,300
HOTEL RETAIL	Retail Shops			100
RECREATION	Spa / Salon			5,200
	Fitness Center			700
HOTEL B.O.H.	Housekeeping			2,300
Total Hotel & Amenities Programmed Floor Area				80,000 s.f.
Program Contingency	@	2%		1,600
Total Hotel & Amenities Floor Area				81,600 s.f.

TOTAL PROJECT FLOOR AREA **256,700 s.f.**

CENTRAL PLANT **14,000 s.f.**

SPACE PROGRAM SUMMARY (continued)

Exterior Structures

Porte Cochere	10,000 s.f.
Meeting Rooms Terrace	2,000
Capital View Terrace	3,000
Employee Patio	2,000
<u>Bus Arrivals</u>	<u>10,000</u>
Total Exterior Structures Program	27,000 s.f.

Site Equipment

Cooling Towers	2,000 s.f.
Emergency Generators (2 @ 300)	600 s.f.

Parking Program Summary

Surface Parking	1,400 crs
Structured Parking	600 crs
Total Parking Program	2,000 crs