

CONSTRUCTION BUDGET

EXHIBIT VIII. C.19

Table VIII. C.19-1. Summary

| Description | | | | Total Cost |
|-----------------------------|---------|--|------|-----------------------|
| Casino Gaming | | | | |
| Food & Beverage | | | | |
| Podium Public Space | | | | |
| Gaming & Casino Support | | | | |
| Hotel Support | | | | |
| Exterior Terraces & Decks | | | | |
| Parking | Garage | | | |
| | Surface | | | |
| Hotel 1 | | | | |
| Hotel 2 | | | | |
| Utility & Road Improvements | | | | |
| Landscaping & Site Feature | | | | |
| Offsite Utilites | | | | |
| Total Hard Costs | | | | |
| General Requirements & Fee | | | 4.5% | |
| Construction Insurances | | | 5.0% | |
| Architectural Fees | | | 3.5% | |
| Total Soft Costs | | | | |
| Grand Total | | | | \$ 702,883,929 |

CONSTRUCTION BUDGET

Table VIII. C.19-2. Gaming, Food and Beverage

| Casino & Gaming | | Area | Cost per SF | Total |
|----------------------------|-------------------|----------------|-------------|-------|
| Ground Floor | | | | |
| | Mass Casino | 110,200 | | |
| | VIP Mass Gaming | 9,350 | | |
| | High Limit Slots | 9,650 | | |
| | High Limit Tables | 11,800 | | |
| | VIP Casino | 15,000 | | |
| | Asian Gaming | 25,550 | | |
| | Poker | 12,800 | | |
| Total Casino Gaming | | 194,350 | | |

| | | Food & Beverage | | |
|--------------------------|-----------------------------|-----------------|-------------|-------|
| Restaurants | | Area | Cost per SF | Total |
| | Grand Buffet | 21,450 | | |
| | Fine Dining | | | |
| | Genting Palace | 7,150 | | |
| | Prime Steakhouse | 6,550 | | |
| | Italian | 6,550 | | |
| | Dining / Nightclub | | | |
| | Pool Nightclub | 31,400 | | |
| | Signature Restaurant Lounge | 13,000 | | |
| | Casual Dining | | | |
| | American Café | 10,400 | | |
| | Beijing Hot Pot | 8,000 | | |
| | Private Dining 1 | 600 | | |
| | Private Dining 2 | 600 | | |
| | Asian | 5,250 | | |
| | Bakery & Chocolate Shop | 2,650 | | |
| | Pub | 5,100 | | |
| | Noodle Bar | 1,000 | | |
| | Coffee Bar | 4,100 | | |
| | Pool Bar / Grill | 1,000 | | |
| | Food Court | | | |
| | 6 Venues | 12,250 | | |
| Total Restaurants | | 137,050 | | |

CONSTRUCTION BUDGET

| Bars | Area | Cost per SF | Total |
|--|----------------|-------------|-------|
| Bar360 | 3,900 | | |
| Wine Bar | 4,000 | | |
| Tea Bar | 3,850 | | |
| VIP Lobby Bar | 2,000 | | |
| Sports Bar | 8,200 | | |
| Service Bars | 1,550 | | |
| Gaming Area Bars | | | |
| Asian Gaming Lounge | 650 | | |
| High Limit Slots | 200 | | |
| High Limit Table | 200 | | |
| VIP Casino | 300 | | |
| Garden Bars | | | |
| Garden Attraction Bar | 4,600 | | |
| North Garden | 1,600 | | |
| South Garden | 1,600 | | |
| Total Bars | 32,650 | | |
| Grand Total Food & Beverage | 169,700 | | |

CONSTRUCTION BUDGET

Table VIII. C.19-3. Podium Public Space

| Podium Public Space | | Area | Cost per SF | Total |
|--|-------------------------|----------------|-------------|-------|
| Retail | | | | |
| | Retail 1 | 3,650 | | |
| | Retail 2 | 5,150 | | |
| | Lottery Sales 1 | 1,400 | | |
| | Lottery Sales 2 | 1,500 | | |
| | Garden Retail | 5,600 | | |
| Total Retail | | 17,300 | | |
| Function Space | | | | |
| | Meeting Room | 5,550 | | |
| | Meeting Room Pantry | 850 | | |
| | Multi-Purpose | 57,600 | | |
| | Multi-Purpose Stage | 3,150 | | |
| | Multi-Purpose Storage | 4,200 | | |
| | Pre-Function | 17,800 | | |
| | Business Center | 1,950 | | |
| | Conference Registration | 2,950 | | |
| Total Function Space | | 94,050 | | |
| Spa & Fitness | | | | |
| | Health Club - Level 2 | 20,200 | | |
| General Public Area | | | | |
| | Casino Basement | | | |
| | Bus Depot Waiting Area | 9,100 | | |
| | Garage Convenience | | | |
| | Casino Elevator Lobby | 1,950 | | |
| | Casino Level 01 | | | |
| | Garden Attraction | 21,450 | | |
| | Car Attraction | 1,500 | | |
| | Hotel 1 | | | |
| | Lobby | 7,350 | | |
| | Hotel 2 | | | |
| | Lobby | 8,900 | | |
| | Garden Atrium | 6,200 | | |
| | VIP Lobby | 7,150 | | |
| | VIP Elevators | 550 | | |
| | Casino | | | |
| | FOH Circulation | 142,572 | | |
| Total General Public Area | | 206,722 | | |
| Grand Total Podium Public Space | | 338,272 | | |

CONSTRUCTION BUDGET

Table VIII. C.19-4. Hotel 1

| Hotel 1 | | Area | Keys | Cost / Unit | Total |
|----------------------------|----------------------|--------|------------|-------------|-------|
| Level 02 | | | | | |
| | Standard Rooms 1 Bay | 14,100 | 33 | | |
| | 2 Bay Suites | 1,800 | 2 | | |
| | FOH Circulation | 3,600 | | | |
| | BOH | 1,500 | | | |
| Total Level 2 | | | | | |
| Levels 03-06 | | | | | |
| | Standard Rooms 1 Bay | 14,100 | 33 | | |
| | 2 Bay Suites | 1,800 | 2 | | |
| | FOH Circulation | 3,600 | | | |
| | BOH | 1,500 | | | |
| | Subtotal | | | | |
| Total Levels 03-06 | | | | | |
| Levels 07-08 | | | | | |
| | Standard Rooms 1 Bay | 14,100 | 33 | | |
| | 2 Bay Suites | 1,800 | 2 | | |
| | FOH Circulation | 3,600 | | | |
| | BOH | 1,550 | | | |
| | Subtotal | | | | |
| Total Levels 07-08 | | | | | |
| Levels 09-12 | | | | | |
| | Standard Rooms 1 Bay | 14,100 | 33 | | |
| | 2 Bay Suites | 1,800 | 2 | | |
| | FOH Circulation | 3,600 | | | |
| | BOH | 1,550 | | | |
| | Subtotal | | | | |
| Total Levels 09-12 | | | | | |
| Elevators | | | | | |
| Hotel 1 Grand Total | | | 385 | | |

| Exterior Terrace & Decks | | | | | |
|---|-----------------------------|--------|--|--|--|
| | Level 01 North Garden | 3,600 | | | |
| | Level 01 South Garden | 3,600 | | | |
| | Level 02 - Spa Roof Gardens | 41,400 | | | |
| Total Exterior Terrace & Decks | | | | | |

CONSTRUCTION BUDGET

Table VIII. C.19-5. Hotel 2

| Hotel 2 | | Area | Keys | Cost / Unit | Total |
|----------------------------|----------------------|--------|------------|-------------|-------|
| Level 02 | | | | | |
| | Standard Rooms 1 Bay | 9,880 | 21 | | |
| | 2 Bay Suites | 2,440 | 4 | | |
| | 3 Bay Suites | 2,580 | 2 | | |
| | 6 Bay Suites | - | | | |
| | FOH Circulation | 4,590 | | | |
| | BOH | 1,550 | | | |
| Total Level 02 | | | | | |
| Levels 03-06 | | | | | |
| | Standard Rooms 1 Bay | 11,850 | 25 | | |
| | 2 Bay Suites | 2,440 | 4 | | |
| | 3 Bay Suites | 2,580 | 2 | | |
| | 6 Bay Suites | - | | | |
| | FOH Circulation | 4,516 | | | |
| | BOH | 1,550 | | | |
| | Subtotal | | | | |
| Total Levels 03-06 | | | | | |
| Levels 07-08 | | | | | |
| | Standard Rooms 1 Bay | 6,520 | 14 | | |
| | 2 Bay Suites | 4,300 | 5 | | |
| | 3 Bay Suites | 1,140 | 1 | | |
| | 6 Bay Suites | 4,910 | 2 | | |
| | FOH Circulation | 4,516 | | | |
| | BOH | 1,550 | | | |
| | Subtotal | | | | |
| Total Levels 07-08 | | | | | |
| Levels 09-12 | | | | | |
| | Standard Rooms 1 Bay | 2,020 | 4 | | |
| | 2 Bay Suites | - | | | |
| | 3 Bay Suites | 1,340 | 1 | | |
| | 6 Bay Suites | - | | | |
| | FOH Circulation | 1,808 | | | |
| | BOH | 450 | | | |
| | Subtotal | | | | |
| Total Levels 09-12 | | | | | |
| Elevators | | | | | |
| Grand Total Hotel 2 | | | 215 | | |

CONSTRUCTION BUDGET

Table VIII. C.19-6. Casino and Gaming Support

| Casino & Gaming Support | | Area | Cost per SF | Total |
|--|-----------------------------|--------------------------|-------------|-------|
| | | Basement | | |
| | BOH/Mechanical | 8,650 | | |
| | Building Services | 11,250 | | |
| | Mechanical | 8,250 | | |
| | Pool Mechanical | 5,250 | | |
| | Security | 1,650 | | |
| | Transportation | 3,250 | | |
| | Valet Office | 3,350 | | |
| | BOH Circulation | 33,750 | | |
| Total Basement | | | | |
| | | Level 01 - Casino | | |
| | Asian Gaming Cashier | 1,300 | | |
| | Cashier 1 | 5,000 | | |
| | Cashier 2 | 7,400 | | |
| | Casino Club 1 | 1,950 | | |
| | Casino Club 2 | 1,200 | | |
| | Casino Housekeeping | 3,550 | | |
| | Catering Storage | 3,850 | | |
| | Convention Storage | 13,800 | | |
| | Count Room | 12,600 | | |
| | Dealer's Lounge | 3,650 | | |
| | Employee Dining Room | 11,200 | | |
| | First Floor Restrooms | 17,650 | | |
| | HR | 16,850 | | |
| | IT | 3,350 | | |
| | Kitchens | 32,050 | | |
| | Promo Club | 2,550 | | |
| | Promotions Storage | 4,550 | | |
| | Purchasing / Receiving | 3,600 | | |
| | Electric | 800 | | |
| | Security | 2,450 | | |
| | State Gaming Control Office | 2,400 | | |
| | Surveillance | 2,550 | | |
| | Transportation | 3,350 | | |
| | Trash / Loading | 9,450 | | |
| | Unassigned | 8,000 | | |
| | Uniforms | 16,050 | | |
| | Warehouse | 33,600 | | |
| | Kitchens | 30,650 | | |
| | BOH Circulation | 78,150 | | |
| Total Level 01 | | | | |
| Grand Total Gaming & Casino Support | | 408,950 | | |

CONSTRUCTION BUDGET

Table VIII. C.19-7. Hotel Support

| Hotel Support | Area | Cost per SF | Total |
|--|---------------|-------------|-------|
| Basement | | | |
| Housekeeping | 21,000 | | |
| Linen Staging | 7,200 | | |
| Total Basement | | | |
| Level 01 | | | |
| Hotel 1 | | | |
| Office | 4,600 | | |
| Hotel Support | 1,050 | | |
| Hotel 2 | | | |
| Office | 3,100 | | |
| Total Level 01 | | | |
| Level 01 Mezzanine | | | |
| Hotel 1 | | | |
| Mechanical 1 | 16,100 | | |
| BOH Circulation | 3,000 | | |
| Hotel 2 | | | |
| Mechanical 2 | 5,250 | | |
| Executive Offices | 26,700 | | |
| BOH Circulation | 2,950 | | |
| Total Level 01 Mezzanine | | | |
| Grand Total Hotel Support | 90,950 | | |
| Onsite Utilities | | | |
| Central Plant | 27,000 | | |
| Waste Water | 20,000 | | |
| Water | | | |
| Total Onsite Utilities | | | |
| Site Improvements | | | |
| Route 747 Roundabout | | | |
| Route 17k Expansion & Entrance | | | |
| Wet Land Relocation & Walk | | | |
| Total Site Improvements | | | |
| Grand Total Utility & Road Improvements | | | |
| Site Feature | | | |
| Landscaping & Site Feature | | | |
| Total Landscaping & Site Feature | | | |
| Offsite Utilities | | | |
| Water | | | |
| Sewage | | | |
| Gas | | | |
| Electric | | | |
| Total Offsite Utilities | | | |

CONSTRUCTION BUDGET

Table VIII. C.19-8. Parking

| Parking | Footprint | Total | Spaces | \$/Space | Total |
|---------------------------------|-----------|-----------|--------|----------|-------|
| Structured Parking | | | | | |
| Valet Garage | 293,000 | 293,000 | | | |
| Bus Depot | 40,000 | 40,000 | | | |
| Mezzanine | 61,940 | 61,940 | | | |
| Standard Floor | 187,000 | 1,683,000 | | | |
| Total Structured Parking | | | | | |
| Surface Parking Lot | | | | | |
| Surface Parking | 293,000 | | | | |
| Grand Total Parking | | | | | |