

MASTER PLAN AND BUILDING PROGRAM

Exhibit VIII. C.4.c

The Resorts World Hudson Valley site building plan was developed using estimated gaming and nongaming demand statistics from our independent consultants, KlasRobinson Q.E.D and Strategic Market Advisors. Additionally, modifications were made in order to develop a property with a fit and finish suitable to the footprint and the aesthetic properties of the surrounding area. The report prepared by KlasRobinson Q.E.D includes the Strategic Market Advisors reports as an addendum listed as Appendix VIII. A.3-1.

The building program and master plan information by major function, activity, use, and square footage is provided in tabular form in Appendix VIII. C.4.c-1.

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Power Spaces				
	Area SF	Tables	Slots	
Total Gaming	194,350	290	3,500	
	Area SF	Seats	Bar	
Total Restaurant	137,050	4,363	139	
Total Bar	32,650	562	273	
		4,925	412	
Total F&B	169,700	5,337		
Total Retail	17,300			
	Area SF	Seats		
Total Function Space	63,150	4,510		
	Area SF			
Total Spa & Fitness	20,200			
	Area SF		Bays	Keys
Total Guestrooms				
Hotel 1	231,000		407	385
Hotel 2	181,128		297	215
Total Guestrooms	412,128		704	600
	Floor Area SF	Levels	Area SF	Stalls
Parking				
Valet Garage	293,000	1	293,000	800
Bus Depot	40,000	1	40,000	9
Mezzanine	61,940	1	61,940	135
Standard Floor	187,000	9	1,683,000	4,706
	Structured Parking		2,077,940	5,650
Employee Surface Parking	293,000	1	293,000	900
	Total Parking		2,370,940	6,550

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Casino & Gaming Support	Area SF	Tables	Slots
Ground Floor			
Mass Casino	110,200		
Roulette		8	
Mini Baccarat		8	
Black Jack		50	
Craps		8	
Novelty Games		16	
			204
			<u>3016</u>
		90	3,220
VIP Mass Gaming	9,350		
Roulette		4	
Blackjack		24	
Slots			122
		<u>28</u>	<u>122</u>
High Limit Slots	9,650		
Slots			158
			<u>158</u>
High Limit Tables	11,800		
Baccarat		6	
Black Jack		30	
		<u>36</u>	<u>0</u>
VIP Casino	15,000		
Baccarat		16	
Black Jack		18	
		<u>34</u>	<u>0</u>
Asian Gaming	25,550		
Baccarat		48	
Black Jack		14	
		<u>62</u>	<u>0</u>
Poker	12,800	40	0
	<u>Area SF</u>	<u>Tables</u>	<u>Slots</u>
Total Casino Gaming	194,350	290	3,500

Baccarat and Black Jack tables are interchangeable through conversion

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Food & Beverage	Area SF	Seats	Bar
Restaurants			
Grand Buffet	21,450	450	
Fine Dining			
Genting Palace	7,150	286	6
Prime Steakhouse	6,550	220	14
Italian	6,550	220	14
Dining / Nightclub			
Pool Nightclub	31,400	785	
Signature Restaurant Lounge	13,000	325	<i>Level 13</i>
Casual Dining			
American Café	10,400	300	11
Beijing Hot Pot	8,000	192	14
Private Dining (1)	600	15	
Private Dining (2)	600	15	
Asian	5,250	192	35
Bakery & Chocolate Shop	2,650	66	
Pub	5,100	196	15
Noodle Bar	1,000	20	10
Coffee Bar	4,100	158	10
Pool Bar / Grill	1,000	67	
Food Court	12,250	856	10
Ice Cream/Fast Food, Chinese, Burger, Pizza, Vietnamese			
	Areas SF	Seats	Bar
Total Restaurant	137,050	4,363	139

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Food & Beverage (cont.)	Area SF	Seats	Bar
Bars			
Bar 360	3,900		108
Wine Bar	4,000	124	27
Tea Bar	3,850	68	20
Asian Gaming Lounge	650	16	
High Limit			
High Limit Slots	200		10
High Limit Table	200		10
VIP Casino	300		13
Garden Bar			
Garden Attraction Bar	4,600	48	18
North Garden	1,600		17
South Garden	1,600		17
VIP Lobby Bar	2,000	24	16
Sports Bar	8,200	282	17
Service Bars	1,550		
	Area SF	Seats	Bar
Total Bars	32,650	562	273
Total Food & Beverage			
	169,700	4,925	412
Total Seats			5,337

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Podium Public Space		
Retail		
	Area SF	
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		
	Area SF	Occupants
Multi-Purpose	57,600	
Poker Tournament		2,000
Temporary Stage		1,885
Banquet		2,000
Boxing Event		4,300
Fashion Show (Center Stage)		2,790
Permanent Stage		1,425
Multi-Purpose Stage	3,150	
Multi-Purpose Storage	4,200	
Pre-function	17,800	
Meeting Room	5,550	200
Meeting Room Pantry	850	
Business Center	1,950	
Conference Registration	2,950	
Total Function Space	94,050	
Spa & Fitness		
Health Club - Level 2	20,200	
General Public		
Casino		
Basement		
Bus Depot Waiting	9,100	
Casino Elevator Lobby	1,950	
Level 01		
Garden Attraction	21,450	
Car Attraction	1,500	
Hotel 1 & 2		
Lobby 1	7,350	
Lobby 2	8,900	
Garden Atrium	6,200	
VIP Lobby	7,150	
VIP Elevators	550	
Casino	F.O.H. Circulation	142,572
Total General Public Area	206,722	
Total Podium Public Space		338,272

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Hotel and Suites		Bays	Keys
Hotel 1			
<i>Standard Rooms</i>		330	330
<i>Corner Rooms</i>		33	33
		363	363
Suites			
<i>2 Bay Suites</i>		44	22
		0	0
		44	22
	<i>Total Hotel 1</i>	407	385
Hotel 2			
<i>Standard Rooms</i>		144	144
<i>Corner Rooms</i>		21	21
		165	165
Suites			
<i>2 Bay Suites</i>		60	30
<i>3 Bay Suites</i>		48	16
<i>6 Bay Suites</i>		24	4
		132	50
	<i>Total Hotel 2</i>	297	215
		Bays	Keys
Total Hotel Keys		704	600

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Hotel and Suites	Area SF	Bays	Keys
Level 02			
Hotel 1			
<i>Standard Rooms 1 Bay</i>	14,100	33	33
<i>2 Bay Suites</i>	1,800	4	2
FOH Circulation	3,600		
BOH	1,500		
Hotel 1 Subtotal	21,000	37	35
Hotel 2			
<i>Standard Rooms 1 Bay</i>	9,880	21	21
<i>2 Bay Suites</i>	2,440	8	4
<i>3 Bay Suites</i>	2,580	6	2
<i>6 Bay Suites</i>	0	0	0
FOH Circulation	4,590		
BOH	1,550		
Hotel 2 Subtotal	21,040	35	27
Levels 03-06			
Hotel 1			
<i>Standard Rooms 1 Bay</i>	14,100	33	33
<i>2 Bay Suites</i>	1,800	4	2
FOH Circulation	3,600		
BOH	1,500		
Hotel 1 Subtotal	21,000	37	35
Hotel 1 Levels 03-06 Total	84,000	148	140
Hotel 2			
<i>Standard Rooms 1 Bay</i>	11,850	25	25
<i>2 Bay Suites</i>	2,440	8	4
<i>3 Bay Suites</i>	2,580	6	2
<i>6 Bay Suites</i>	0	0	0
FOH Circulation	4,516		
BOH	1,550		
Hotel 2 Subtotal	22,936	39	31
Hotel 2 Levels 03-06 Total	91,744	156	124

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Hotel and Suites	Area SF	Bays	Keys
Level 07-08			
Hotel 1			
<i>Standard Rooms 1 Bay</i>	14,100	33	33
<i>2 Bay Suites</i>	1,800	4	2
FOH Circulation	3,600		
BOH	1,500		
Hotel 1 Subtotal	21,000	37	35
Hotel 1 Levels 07-08 Total	42,000	74	70
Hotel 2			
<i>Standard Rooms 1 Bay</i>	6,520	14	14
<i>2 Bay Suites</i>	4,300	10	5
<i>3 Bay Suites</i>	1,140	3	1
<i>6 Bay Suites</i>	4,910	12	2
FOH Circulation	4,516		
BOH	1,550		
Hotel 2 Subtotal	22,936	39	22
Hotel 2 Levels 07-08 Total	45,872	78	44
Levels 09-12			
Hotel 1			
<i>Standard Rooms 1 Bay</i>	14,100	33	33
<i>2 Bay Suites</i>	1,800	4	2
FOH Circulation	3,600		
BOH	1,500		
Hotel 1 Subtotal	21,000	37	35
Hotel 1 Levels 09-12 Total	84,000	148	140
Hotel 2			
<i>Standard Rooms 1 Bay</i>	2,020	4	4
<i>2 Bay Suites</i>	0	0	0
<i>3 Bay Suites</i>	1,340	3	1
<i>6 Bay Suites</i>	0	0	0
FOH Circulation	1,808		
BOH	450		
Hotel 2 Subtotal	5,618	7	5
Hotel 2 Levels 09-12 Total	22,472	28	20
Level 13			
Signature Restaurant Lounge	See Food & Beverage Summary		
Hotel 1 Total	231,000	407	385
Hotel 2 Total	181,128	297	215
Grand Total - Hotel & Suites	412,128	704	600

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Casino & Gaming Support	Area SF
Basement	
BOH / Mechanical	8,650
Building Services	11,250
Mechanical	8,250
Pool Mech.	5,250
Security	1,650
Transportation	3,250
Valet Office	3,350
B.O.H. Circulation	33,750
Valet Parking	0 Included in Parking
Level 01 - Casino Level	
Asian Gaming Cashier & Support	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 Services	3,850
Convention Storage	13,800
Count Room	12,600
Dealer's Lounge	3,650
Electric	800
Employee Dining Room (EDR)	11,200
First Floor Restrooms	17,650
HR	16,850
IT	3,350
Main Kitchen	23,650
Promo Club 1	1,150
Promo Club 2	1,400
Promotion Storage	4,550
Purchasing / Receiving	3,600
Secondary Kitchen	8,400
Security	2,450
State Gaming Control Office	2,400
Surveillance	2,550
Transportation	3,350
Trash / Loading	9,450
Unassigned	4,000
Unassigned	4,000
Uniforms	16,050
Warehouse	33,600
Kitchens	30,650
B.O.H. Circulation	78,150
Total Gaming & Casino Support	408,950

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart

Hotel Support		Area SF
Basement		
Housekeeping		21,000
Linen Staging		7,200
Level 01		
Hotel 1		
Office		4,600
Hotel Support		1,050
Hotel 2		
Office		3,100
Level 01 Mezzanine		
Hotel 1/2		
Mechanical 1		16,100
Mechanical 2		5,250
Executive Offices		26,700
B.O.H. Circulation		3,000
B.O.H. Circulation		2,950
Total Hotel Support		90,950

Grand Hotel Totals	Area SF	Bays	Keys
Main Building Area	1,614,350 sf	704	600
Central Plant - Basement	27,150 sf		
	1,641,500 sf		

Resorts World Hudson Valley Hotel	1,641,500
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Resorts World Hudson Valley Structured Parking	2,077,940
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Resorts World Hudson Valley Project Total	3,719,440
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Exterior Terrace & Deck	Area SF
Level 01 - North Garden	3,600
Level 01 - South Garden	3,600
Level 02 - Spa Roof Gardens	41,400
Total Exterior Areas	48,600

Water Treatment & Storage	Area SF
Water Treatment	10,000
Water Storage	10,000
Total Exterior Areas	20,000