

MASTER PLAN AND BUILDING PROGRAM

Exhibit VIII. C.4.c

The Sterling Forest Resort building plan was developed using estimated gaming and non-gaming demand statistics from our independent consultants, Marquette Advisors, Union Gaming, 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 unique aesthetic properties of the surrounding area. The report prepared by Marquette Advisors includes the Union Gaming and Strategic Market Advisors reports as addenda 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

Ground Floor	Area SF	Tables	Slots
Casino / Gaming			
Mass Casino	115,650		
Roulette - Double Zero		16	
Roulette - Single Zero		4	
Baccarat		40	
Black Jack		130	
Craps		16	
Novelty Games		33	
		239	
Multi Station Game Seats (6 Tables)			194
Slots			3480
		0	3,674
High Limit Casino	8,025		
Baccarat		6	
Black Jack		12	
		18	0
Asian Gaming	7,449		
Baccarat		22	
		22	0
Poker	11,411	40	
High Limit Slots	3,654		
Slot Machines			121
Black Jack			
		0	121
Total Casino Ground Floor	146,189	319	3,795
Casino Services			
Cashier & Casino Support	4,798		
State Gaming Control	616		
Casino Lobby	3,360		
Remote Cashier	714		
Promo Club	258		
Promo Counter	234		
VIP Lobby	2,257		
VIP Registration	1,939		
Valet Wait	820		
Players Club	264		
Total Casino Services	15,260		
Baccarat and Black Jack tables are interchangeable through conversion			

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Ground Floor	Area SF	Seats	Bar
Restaurants			
Grand Buffet	15,468	400	
Fine Dining			
Genting Palace	5,069	92	6
Steakhouse	4,336	146	13
Italian	4,627	124	6
Farm to Table	2,362	30	
Dining / Nightclub			
Casino Night Club	2,025	135	
Second Level Basement	7,495		500 Level B1
Casual Dining			
Coffee Shop	4,442	145	13
Sushi	2,217	62	10
Tap Room	5,797	192	67
Bakery Chocolate Shop	4,081	91	
Burgers	3,846	74	
Noodle Bar	1,917	52	17
Food Court			
Korean, Noodle, Vietnamese, Burger, Coffee	5,231	164	
	Areas SF	Seats	Bar
Total Restaurant	68,913	1,707	632
Bars			
Bar 360	4,478		99
Irish Pub	1,596	64	16
Wine Bar	688	32	
Highland Bar	1,964	60	
High Limit Bar	667	30	
Hotel Lobby Bar	346	38	
Service Bars	1,428		
	Areas SF	Seats	Bar
Total Bars	11,167	224	115

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Ground Floor	Area SF	Seats	Bar
Hotel			
Hotel Lobby	2,910		
Registration Desk	896		
Valet Desk	638		
Baggage Office	1,213		
Office	572		
Total Hotel	6,229		
Retail			
Retail 1	673		
Retail 2	748		
Retail 3	1,795		
Lottery Sales 1	300		
Lottery Sales 2	742		
Total Retail	4,258		
Toilets			
Toilet 1	653		
Toilet 3	1,400		
Toilet 4	669		
Toilet 5	481		
Toilet 6	978		
Toilet 7	848		
Toilet 8	567		
Total Toilets	5,596		
Circulation			
FOH Circulation	69,595		
BOH Circulation	21,259		
Total Circulation	90,854		
Ground Floor total	348,466		

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Ground Floor	Area SF	Seats	Bar
Restaurants			
Grand Buffet	15,468	400	
Fine Dining			
Genting Palace	5,069	92	6
Steakhouse	4,336	146	13
Italian	4,627	124	6
Farm to Table	2,362	30	
Dining / Nightclub			
Casino Night Club	2,025	135	
Second Level Basement	7,495		500 Level B1
Casual Dining			
Coffee Shop	4,442	145	13
Sushi	2,217	62	10
Tap Room	5,797	192	67
Bakery Chocolate Shop	4,081	91	
Burgers	3,846	74	
Noodle Bar	1,917	52	17
Food Court			
Korean, Noodle, Vietnamese, Burger, Coffee	5,231	164	
	Areas SF	Seats	Bar
Total Restaurant	68,913	1,707	632
Bars			
Bar 360	4,478		99
Irish Pub	1,596	64	16
Wine Bar	688	32	
Highland Bar	1,964	60	
High Limit Bar	667	30	
Hotel Lobby Bar	346	38	
Service Bars	1,428		
	Areas SF	Seats	Bar
Total Bars	11,167	224	115

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Casino & Gaming Support	Area SF
Casino Level	
Casino Lobby	3,360
Cashier & Casino Support	4,800
Remote Cashier	715
State Gaming Control Office	615
Promo Club	260
Promo Counter	235
VIP Lobby	2,255
VIP Registration	1,940
Valet Wait	820
Players Club	265
	<hr/>
	15,265
Basement	
Casino Support	
Count Room	
Table Games Support	
Slot Support	
	<hr/>
	21,860
	<hr/>
	Area SF
Total Casino & Gaming Support	37,125

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Retail, Meeting, Spa & Fitness	Area SF	Exterior/ Covered
Retail		
Retail 1	670	
Retail 2	750	
Retail 3	1,795	
Lottery Sales 1	300	
Lottery Sales 2	742	
Total Retail	4,257	
Meeting/ Conference		
Ballroom	20,880	
Ballroom Registration	605	
Prefunction	11,875	
Business Center	600	
Wedding Chapel	2,120	
Total Meeting	36,080	
Spas & Fitness		
Grand Spa - Level 2	29,575	
Grand Spa - Level 2	31,782	
Fitness Club	12,030	
Total Spa & Fitness	73,387	
	Area SF	
Retail, Meeting, Spa Total	113,724	

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Support	Area SF
Toilets	
First Floor Restrooms	5,595
Second Floor Restrooms	1,740
Total Toilets	7,335
Circulation	
FOH Circulation	69,595
BOH Circulation	21,260
Total Circulation	90,855
Basement	
Security	2,195
HR / Employee	13,655
Administration	6,895
Transportation	2,098
Surveillance / IT	7,850
Hotel Support	7,020
Purchasing / Receiving	5,260
Function / Retail Storage	5,395
	50,368
Warehouse	13,550
Main Kitchen	9,960
Employee Dining Room (EDR)	7,790
Engineering	6,740
Hotel BOH	7,600
Housekeeping	8,590
	40,680
Mechanical/Electrical	19,965
B.O.H. Circulation	39,010
Valet Parking	88,790
	Area SF
Total Support	350,553

Grand Hotel Totals	Area SF	Bays	Keys
Main Building Area	1,398,096 sf	1,058	1000
Central Plant	8,500 sf		
	1,406,596 sf		

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Exterior Terrace & Deck	
Hotel Patios	7,468
Pool Deck Area	30,963
Indoor Pool	15,555
Garden Area	69,589
Exterior Decks	840
Total Exterior Areas	124,415

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Resorts World Grand Hotel Parking Garage					
	Garage Footprint	Number of Floors	Garage Total	Parking spaces	ADA Spaces
Parking Garage - Employee Parking	212,275	1	212,275	539	9
Parking Garage - Ground Level	260,120	1	260,120	382	9
Parking Garage - Level 02	178,320	1	178,320	429	9
Parking Garage - Level 03-10	261,850	8	2,094,800	5,960	67
Valet	88,790	1	88,790	232	
Bus Parking				20	
Total Structured Parking			2,834,305	7,562	94
Resorts World Grand Hotel Parking lots					
	Area			Spaces	ADA
Surface Parking North	0			0	0
Surface Parking East	56,062			160	6
Total Surface Parking				160	6
				7,722	100
			Total Resorts World Parking	7,822	
Resorts World Grand Hotel & Parking Garage			4,232,401		sf

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Ski and Gardens Areas		
Buildings from Schedule B to Declaration of Restrictions.		
pavilion		20,468
Cluster one		4,259
Cluster two		2,812
Cluster three		4,000
Cluster four		2,765
Dolphin Shop		3,064
Peacock Patio		1,820
Trout Pond Building		512
Storage Building		3,600
Maintenance Building		8,000
Warehouse		5,400
Ski Center Lodge		12,468
Warming Hut		2,352
Ski Admin Building		2,209
Stable Building		2,548
Maintenance Building		3,450
Total	Existing Schedule B Buildings	79,727
Current Design		
Wing North		10039
Wing North Small		5000
Wing South		6068
Joust Arena		7993
Green house		16478
Garden Center and Café		7043
Castle		4081
Stable 1		4967
Toilets		1489
Lower Stable		4022
Service Building 1		6600
Service Building 2		6500
Festival House		4172
Village retail Walk		4000
Village retail Walk		1992
Village retail Walk		4077
Village retail Walk		8363
Village retail Walk		5265
Village retail Walk		5200
small Misc. Buildings (tickets, Carousel, Vendors)		23000
Ski Patrol Bldg.		3200
New Lodge		25516
Ski Maintenance Bldg.		3037
Ski Café		2467
Pedestrian Bridge		2500
Total	New Construction	173,069
	Additional Area	93,342

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Area		Total	ADA
<i>Grand Hotel Parking Areas</i>	4,232,401	7,722	100
<i>Central Surface Parking Lot</i>	168,592	300	7
<i>West Surface parking Lot</i>	218,224	600	12
<i>Employee Surface parking Lot</i>	46,700	133	5
<i>RV Parking</i>	22,000	20	1
		8,775	125
Total Sterling Forest Parking	4,687,917	8,900	

Sterling Forest Resort

Footprint of the proposed uses

Resorts World Grand Hotel	48.9 acres
Ski Slope	90.2 acres
Existing Ski Village	5.4 acres
Ski Village Parking	6.1 acres
Fairgrounds	18.5 acres
Sterling Forest Gardens	24.14 acres
Stables	5.3 acres
Employee Parking	2.5 acres
RV Parking	3.25 acres
Fairgrounds Parking	5.4 acres
Existing Water Treatment	1.4 acres

Lot Area

Total Lot Area **10,481,058 S.F.** **240.612 acres**

Min Lot Width	639.5 Feet
Min Front yard setback	20 Feet
Min Side yard, each	25 Feet
Min Side Yard, both	25 Feet
Max development coverage (Building)	

Grand Hotel	1,406,596 S.F.
Gardens and Ski Resort	93,342
Total	1,499,938 S.F.

Min Lot depth	3913 feet
Max building height	218 Feet*
Total Street Frontage	7788 feet

*Includes building Spires and Ornamentation

Floor area **1,499,938 Square Feet**

Floor area without Parking Areas **1,499,938 Square Feet**

Height of the buildings as proposed measured from Entry	Building Height	Building Spires and Ornamentation
Grand Hotel	122 Feet	218 Feet

MASTER PLAN AND BUILDING PROGRAM

Figure VIII.C.4.c-1 Program Area Chart (continued)

Power Spaces	Area	Bays	Keys
Gaming - Ground Floor	146,189		
Gaming - Level 02	14,685		
Gaming - Level 07	17,120		
Total Resort Gaming Area	177,994		
Total Restaurant	68,913		
Total Meeting Space	37,823		
Total Retail	4,258		
Total Bar Area	11,167		
Hotel and Suites	775,405	1,066	1,000