

EXHIBIT

11

11-Exhibit VIII. C.4
PROGRAM OVERVIEW

Casino (look at Preeng building - screed with Green screens to save cost on Casino Box and speed up construction)				
Slots	1200	30	36000	DX cooling heating
tables	30	350	10500	
Total Gaming equipment			46500	
Back of House admin staff area (on Mez)			16275	
Circulation areas and Entrance bathrooms			7533	
Mechanical - Electrical Rooms storage			3138.75	
Total Gaming Other			26946.75	
F&B (all located as part of the gaming floor)				
Food Court - 3 sub brands	140 seats		1680	DX Cooling heating
Buffet on gaming level (proximate floor)	300 seats		7500	
1 Premium casual Restaurant (on Mez over looking gaming floor)	120 seats		4800	
Entertainment Lounge bar & stage (on gaming floor with access to back of house)	200 seats		6000	
Total F&B front of house			19980	
Kitchens (all incorporated in one location to save labor and servicing costs)				
1 production Kitchen (1 main connected to shipping and Receiving) Driving Buffet - Food Court and Catering)			7992	
1 Kitchen Premium Casual (connected to Production but with separate lines)			2880	
Kitchen extra storage and Warming areas			1498.5	
Stage Dressing green room sound area for Entertainment lounge)			600	
Total F&B back of House			12970.5	

Hotel (4 story low Rise - Approx. 25 rooms per level lodge resort style)				
Rooms (includes Floor storage and Ice machines - Adirondack style lodge - 4 story (consider steel stud stick framing over concrete) To be discussed?)	100 rooms		45000	Closed loop water - 2 pipe with Resistance Heating?
Atrium & check in - vaulted space - perhaps using a gable vaulted design?	1		9000	
Coffee shop (no kitchen - just coffee and microwave toaster) (as you enter the casino Soup sandwich bar and Good Quality Coffee on gaming floor)	1		500	
Business Center (just off Atrium)	1		500	
Spa (Location TBD)	1		1500	
pool area (small pool - hot tub) (off atrium - Possible Exterior Pool hot tub to save costs)	1		2000	
Fitness Center (2 Stationary bikes - 2 Tread mills - Weight machine - dumbbell center)	1		500	
Meeting space (best to incorporate off gaming floor or on Gaming Mez to be used as flex space - link to Production kitchen)	1		3,500	
Gift shop Retail			500	
Small Laundry (will mostly be ship in ship out)			750	
Maintenance - house keeping, workshop area			700	
Golf Proshop (as part of - or just off Atrium area)			1000	
total hotel space (front of house)			65450	
Hotel Back of house administration storage ect			16362.5	

Total Basic Program 188209.8

Central Loading area and Dock (shipping & Receiving) 4705.244

Total Gross area of Development (FAR total) 192915

Golf Course 18 hole same Quality as Site in Amsterdam

Golf training center - Driving area - pitch and put area - Sand Trap area (small building - 1000 for Gear - class area) 1000

Plaza area - to be used for Famers market - festivals ect (services with several 100 amp services - sub metered) Combination Grass areas and Asphalt 100,000 Sq Movable Planters and Landscape for flexibility

50 slip RV site - 30 amp Electrical hook up and potable water (no sewage hook up at slip but a sanitation as exit to the park) Optional - seperated from Casino area and parking for privacy

Nature trails with Public art (using natural Topography for the trails and old equipment ect as Art features with signs telling a story of the history around the property) ??

Parking stalls 2200 900,000 sqfeet