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 tables Total Gaming equipment Back of House admin staff area (on Mez) Circulation areas and Entrance bathrooms Mechanical - Electrical Rooms storage Total Gaming Other F&B (all located as part of the gaming floor) Food Court - 3 sub brands Buffet on gaming level (proximate floor) 1 Premium casual Restaurant (on Mez over looking gaming floor) Entertainment Lounge bar & stage (on gaming floor with access to back of house) Total F&B front of house Kitchens (all incorporated in one location to save labor and servicing costs) 1 production Kitchen (I main connected to shipping and Receiving) Driving Buffet - Food Court and Catering)	1200 30 30 140 seats 300 seats 120 seats 200 seats	30 3600 350 105 465 162 75 3138. 26946.	00 00 75 33 75 75 80 00 00 DX Cooling heating
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		79	92
1 Kitchen Premium Casual (connected to Production but with separate lines)		28	80
Kitchen extra storage and Warming areas		1498	
Stage Dressing green room sound area for Entertainment lounge)			00
Total F&B back of House		12970	
Hotel (4 story low Rise - Approx. 25 rooms per level lodge resort style)			
	400	450	
Rooms (includes Floor storage and Ice machines - Adirondack style lodge - 4 story (consider steel stud stick framing over concrete) To be discussed?	100 rooms		
Atrium & check in - vaulted space - perhaps using a gable vaulted design?	1	90	
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		00 with Resistance Heating?
Business Center (just off Atrium)	1		00
Spa (Location TBD)	1	15	
pool area (small pool - hot tub) (off atrium - Possible Exterior Pool hot tub to save costs)	1	20	
Fitness Center (2 Stationary bikes - 2 Tread mills - Weight machine - dumbbell center)	1	5	00
Meeting space (best to incorporate off gaming floor or on Gaming Mez to be used as flex space - link to Production kitchen	1	3,5	00
Gift shop Retail		5	00
Small Laundry (will mostly be ship in ship out)		7	50
Maintenance - house keeping, workshop area		7	00
Golf Proshop (as part of - or just off Atrium area)		10	00
total hotel space (front of house)		654	<mark>50</mark>
Hotel Back of house administration storage ect		16362	. <u> </u>
-			
Total Basic Program		188209	9.8 <mark>.</mark>
Central Loading area and Dock (shipping & Receiving)		4705.2	<mark>44</mark>
Total Gross area of Development (FAR total)		1929	15
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)		10	<mark>00</mark>
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	OSI Movable Planters and Landscape for flexibili
Oction DV site. 20 ama Electrical book up and notable water (no course book up at site but a contintion or suit to the could	Ontic	aal conoret	and from Casing area and partiting for writing
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)	Option	iai - seperati	ed from Casino area and parking for priviacy
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	<mark>) sq</mark> feet