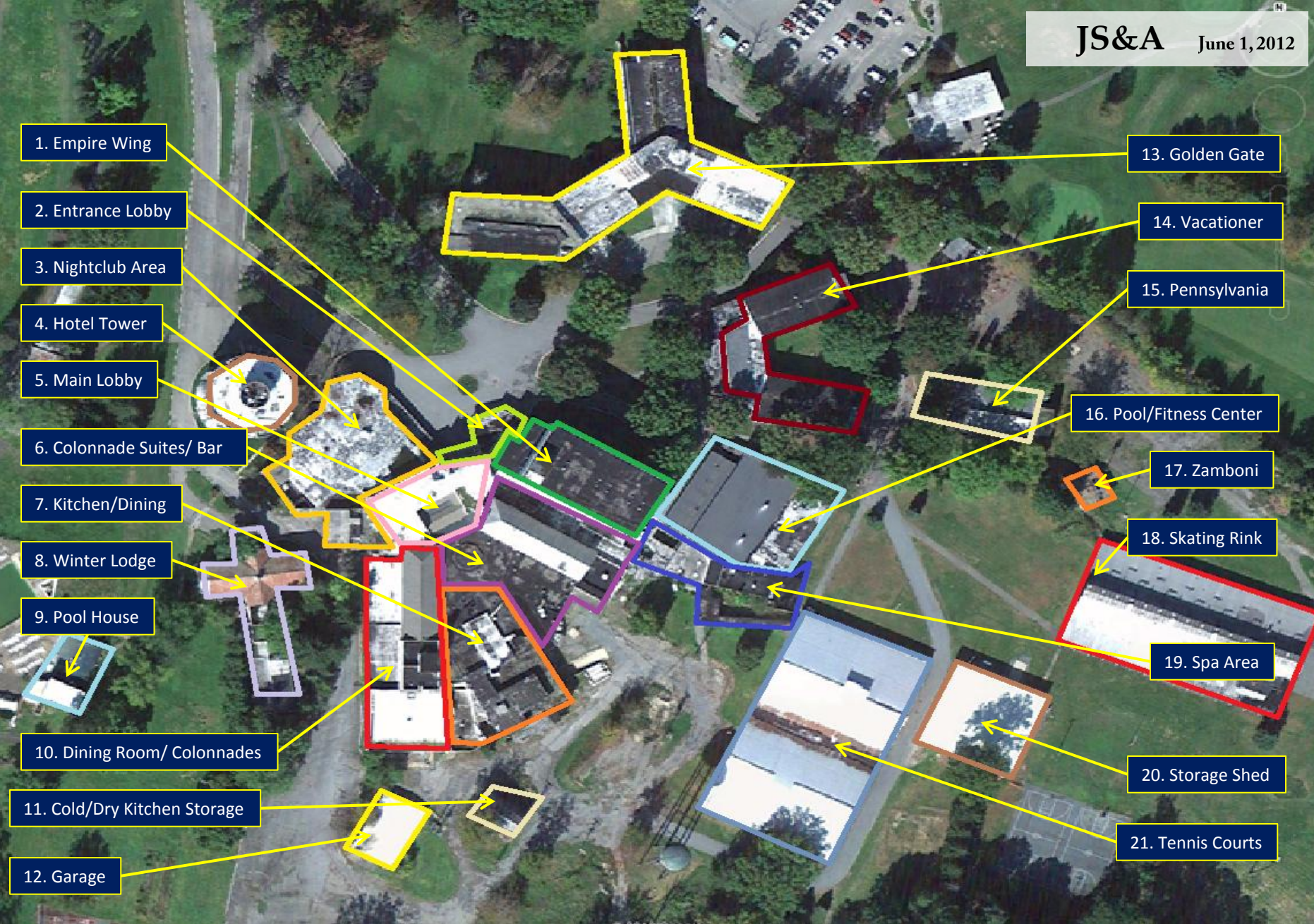




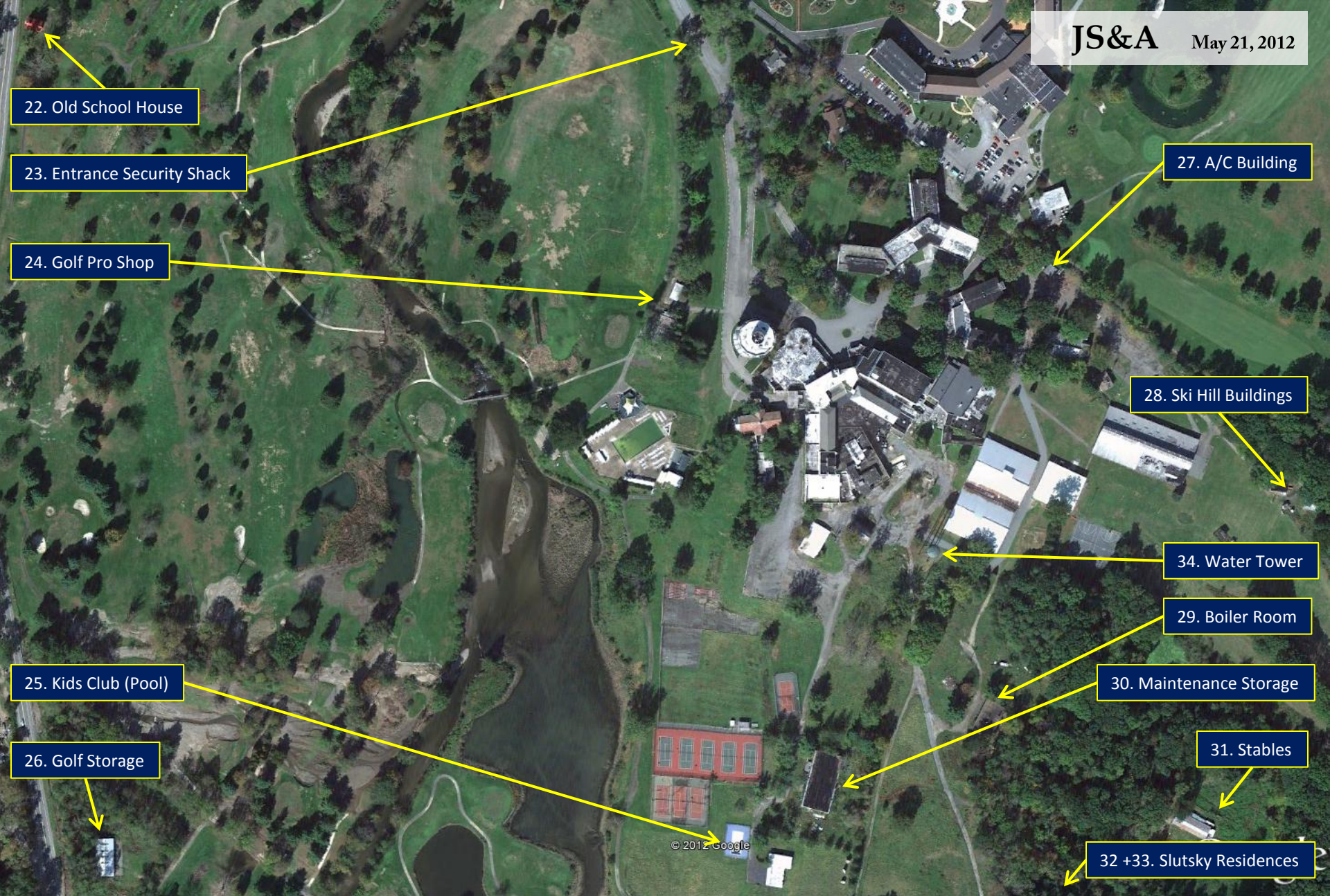
NEVELE CASINO HOTEL & SPA

Building Assessment

June 1, 2012



Nevele Casino Hotel & Spa: Building Identification, Existing Conditions (Sheet 1 of 2)



Nevele Casino Hotel & Spa

Existing Conditions - Building Dimensions

JS&A

June 1, 2012

(Table 1 of 2)

#	Building Name (See Attached Mapping)	Building Footprint Area (SF)	Stories*	Building Gross SF*	Height (Ft)	Building Volume (CuFt)
1	Empire Wing	13,200	6	79,200	75	990,000
2	Entrance Lobby	2,000	1	2,000	12	24,000
3	Night Club (Theatre)	17,400	2	34,800	23	400,200
4	Hotel Tower **	4,300	10	43,000	115	494,500
5	Main Lobby/Colonnades (Above)	8,800	3	26,400	36	316,800
6	Bar Area/Colonnades (Above)	19,900	2	39,800	24	477,600
7	Kitchen/Dining Hall	17,500	2	35,000	24	420,000
8	Winter Lodge	10,200	3	30,600	33	336,600
9	Pool House	4,100	2	8,200	21	86,100
10	Dining Room/Colonnades (Above)	20,000	2+	48,000	32	640,000
11	Cold/Dry Storage for Kitchen	3,000	1	3,000	30	90,000
12	Storage Area/Garage	4,000	1	4,000	15	60,000
13	Golden Gate	28,800	3	86,400	48	1,382,400
14	Vacationer	8,300	2	16,600	24	199,200
15	Pennsylvania	7,500	1	7,500	17	127,500
16	Indoor Pool/Fitness Center	16,000	1	16,000	27	432,000
17	Zamboni Building	1,400	1	1,400	15	21,000
18	Skating Rink	31,900	1+	38,300	24	765,600
19	Spa Area	11,400	2	22,800	15	171,000
20	Storage Shed	10,500	1	10,500	14	147,000
21	Indoor Tennis/Racquetball Courts	38,300	1	38,300	26	995,800
22	Old School House	7,000	1	7,000	15	105,000
23	Entrance Security Shack	500	1	500	12	6,000
24	Kids Club (Southern Pool)	3,700	1	3,700	12	44,400
25	Golf Pro Shop	500	1	500	10	5,000
26	Golf Storage Building	5,400	1	5,400	10	54,000
27	A/C Building (along top property line)	700	1	700	12	8,400
28	Ski Hill Buildings (5)	2,200	1	2,200	11	24,200
29	Boiler Room	5,700	1	5,700	24	136,800
30	Maintenance Storage	10,900	1	10,900	16	174,400
31	Stables	3,500	1	3,500	17	59,500
32	Slutsky Residence 1	4,500	1	4,500	16	72,000
33	Slutsky Residence 2	4,500	1	4,500	16	72,000
34	Water Tower	400	-	-	50	-
Totals		328,000	-	640,900	-	9,339,000

* Ground Floor & Supported Structure

** Height of tower includes utility penthouse structure on roof

Building identification & dimension surveys conducted week of May 28, 2012 by Eric Atkins and Joe Matarazzo

Nevele Casino Hotel & Spa

Existing Conditions - Guest Rooms & Common Spaces

JS&A

June 1, 2012

(Table 2 of 2)

#	Building Name (See Attached Mapping)	Building Gross SF*	Guest Room Count **	Building Common Spaces (SF)
1	Empire Wing	79,200	84	6,000
2	Entrance Lobby	2,000	-	2,000
3	Night Club (Theatre)	34,800	-	34,800
4	Hotel Tower	43,000	103	4,000
5	Main Lobby/Colonnades (Above)	26,400	16	8,800
6	Bar Area/Colonnades (Above)	39,800	15	19,900
7	Kitchen/Dining Hall	35,000	-	17,500
8	Winter Lodge	30,600	Staff	2,000
9	Pool House	8,200	-	8,200
10	Dining Room/Colonnades (Above)	48,000	26	20,000
11	Cold/Dry Storage for Kitchen	3,000	-	-
12	Storage Area/Garage	4,000	-	4,000
13	Golden Gate	86,400	146	4,000
14	Vacationer	16,600	60	2,000
15	Pennsylvania	7,500	Staff (15)	-
16	Indoor Pool/Fitness Center	16,000	-	16,000
17	Zamboni Building	1,400	-	-
18	Skating Rink	38,300	-	38,300
19	Spa Area	22,800	-	22,800
20	Storage Shed	10,500	-	-
21	Indoor Tennis/Racquetball Courts	38,300	-	38,300
22	Old School House	7,000	-	-
23	Entrance Security Shack	500	-	-
24	Kids Club at Southern Pool	3,700	-	3,700
25	Golf Pro Shop	500	-	500
26	Golf Storage Building	5,400	-	-
27	A/C Building (along top property line)	700	-	-
28	Ski Hill Buildings (5)	2,200	-	2,200
29	Boiler Room	5,700	-	-
30	Maintenance Storage	10,900	-	-
31	Stables	3,500	-	3,500
32	Slutsky Residence 1	4,500	-	-
33	Slutsky Residence 2	4,500	-	-
34	Water Tower	-	-	-
Totals		640,900	450	258,500

* Ground Floor & Supported Structure

** Not Including Staff Rooms

Building identification & dimension surveys conducted week of May 28, 2012 by Eric Atkins and Joe Matarazzo

Nevele Existing Building Conditions Survey

9/19/2012

Summary

		Building Component / System												
Building Name	Date of Construction	Basement	Electrical	Plumbing	HVAC	Main Floor	Bedrooms	Bathrooms	Sprinklers	Fire Alarm	Windows	Roof	Exterior Envelope	Hazardous Material
Entrance Area	1956													
Night Club/Lounge	1956													
Empire Wing	1976													
Vacationer	1960s?													
Golden Gate	1960s?													
Tower	1964													
Ice Stadium	1968													
Boiler Room	??													

	Not Applicable	N/A
	Quality of Condition: Undetermined	-
	Quality of Condition: Unacceptable	0-50%
	Quality of Condition: Marginal	50-75%
	Quality of Condition: Acceptable	75-100%

NOTES:

1. This compilation of conditions was conducted by Ram Naveendra and Joe Matarazzo of JS&A on August 17, 2012. It is based on visual examination of the buildings and is not intended to represent a building inspection report as may be performed by a licensed building inspector or construction code official

2. Notes for each of the buildings, by building component or system, are detailed on the following pages

Building: Entrance Area

Basement	No basement under the entrance area.
Electrical	All electric on property is turned off.
Plumbing	Water in building is turned off.
HVAC	There are radiators in the hallways that are in average condition.
Main Floor	Main desk is in good condition. Multiple levels of stairs. Mold and water damage in multiple areas.
Bathrooms	Bathrooms will have to be replaced and updated to code.
Sprinklers	Unkown.
Fire Alarm	Yes, fire alarms and hoses.
Windows	Most of the windows are in good condition and are double paned.
Roof	The roof leaks in multiple areas and should be replaced.
Exterior Envelope	Façade in good condition in the majority of the areas.
Adjacent Property	No issues.

Building: Stardust Nightclub

Basement	No significant information from this area. Mostly storage.
Electrical	Electrical boxes and switches for nightclub and tower. Newer "Ranco" electrical temperature control boxes on older units. Electric in building is off.
Plumbing	Lots of pipes in mechanical room behind stage. Pipes are old and in various conditions.
HVAC	Air conditioning/ boiler units made by Wagner and Bobcock. Two pipe system. Some ducts in mechanical room in decent condition.
Main Floor	Broken floor tiles. New handicap entrance ramp required. Wooden stage in good condition. Kitchen to left of stage has appliances. Two floor elevator outside nightclub, looks to be in good condition.
Bathrooms	No bathrooms in the nightclub.
Sprinklers	There is a sprinkler system above the stage.
Fire Alarm	Yes - fire hoses, alarms.
Windows	No broken windows. All windows are old.
Roof	The roof should be replaced. No apparent leaks.
Exterior Envelope	Façade in good condition.
Adjacent Property	Several medium sized sinkholes.

Building: Empire Wing

Basement	Mostly storage space. Has a deisel generator that looks old but in good condition. Has multiple electrical boxes and switches.
Electrical	Electrical boxes and switches in basement. Some electric boxes are in good condition, some are open faced. All power is turned off. There are telephone jacks in each room.
Plumbing	Copper pipes in access doors in hallways seem to be in good condition.
HVAC	2 pipe system. Radiators in every room appear to be in good condition.
Main Floor	Ballrooms have folding partition walls. Electrical outlets in floor. Loading dock at far end of ballroom. Good condition. Noise complaints from floor above. Radiators in hallways. Elevator on each side of the wing.
Bedrooms	Large rooms in good condition. Some rooms are adjoining. Good quality furniture. More repairs required on top floor from roof leaks.
Bathrooms	Majority of bathrooms in good condition.
Sprinklers	Sprinklers on main floor hallway only.
Fire Alarm	Fire alarms in each room.
Windows	Majority of the windows are in good condition. Some windows will have to be replaced. Some windows slide open on upper floors and are not safe.
Roof	The roof leaks and should be replaced. Water damage affecting top floor bedrooms.
Exterior Envelope	Façade in good condition.
Adjacent Property	No issues

Building: Vacationer

Basement	Basement is part of the tunnel system. The tunnel goes from the Golden Gate to Vacationeer to Pool Room in main complex. There is a boiler and maintenance room. Lots of water damage from leaks in the foundation.
Electrical	All electric is turned off. There are telephone jacks in each room.
Plumbing	No problems found during the study. Water is turned off.
HVAC	2 pipe system. Radiators in every room appear to be in good condition.
Main Floor	No elevators or handicap ramps. The stairs are wooden.
Bedrooms	The majority of the bedrooms are in average condition. There is very little apparent water damage.
Bathrooms	An estimated 50% of the bathrooms are in bad condition. Damage is on walls, tiles, and amenities.
Sprinklers	There are sprinklers in the main lobby, hallways, and all the rooms. The sprinklers in the 2nd floor hallway are hidden above the drop ceiling.
Fire Alarm	There is a fire alarm system but it is very old.
Windows	All the windows are single pane windows.
Roof	The roof has cracks in it and should be replaced. The middle part of the "U" has no drains or gutters. There is no apparent water damage in the rooms below.
Exterior Envelope	The building is a wood frame structure. The paint is peeling.
Adjacent Property	The ground needs to be sloped away from the building to prevent further basement flooding.

Building: Golden Gate

Basement	The basement has meeting rooms, storage rooms, a paint room, and access to outside. It is part of the tunnel system. There was water in the basement.
Electrical	Electric is turned off. There are telephone jacks in each room.
Plumbing	A water main broke in the upper floor of one wing. Each time it rains the water damage to the building increases.
HVAC	2 pipe system. Radiators in every room appear to be in average condition.
Main Floor	Hallways have extensive water damage. Main lobby is in good condition. There is one elevator.
Bedrooms	Extensive water damage. Some of bedrooms need repair. Doors and windows need replacement after Army training session.
Bathrooms	Extensive water damage. Majority of bathrooms need to be updated and repaired. Main entrance bathrooms need to be updated and repaired.
Sprinklers	There are sprinklers in the main lobby only.
Fire Alarm	There are fire alarms, detectors, extinguishers, and exit signs.
Windows	The windows are single paned and should be replaced.
Roof	The 3rd floor roof has only one drain. The 4th floor is a stone roof. Both roofs are in extremely bad condition with cracks and gaps.
Exterior Envelope	The building is a wood frame structure. The exterior has several areas that need minor repairs. The entrance overhangs need repair.
Adjacent Property	No issues.

Building: Tower

Basement	Electric panels, generator, plumbing, mechanical, maids storage room.
Electrical	Electric is turned off. There are telephone jacks in each room. Electric brands are carrier and honeywell. There are transformers in the basement for the cell phone company's rented space.
Plumbing	Unable to determine quality. Water is turned off.
HVAC	2 pipe system. Each room has a heater/ac radiator.
Main Floor	Good condition. No major problems. Elevator.
Bedrooms	Lower floors good condition. Top floors water damage.
Bathrooms	Majority in good condition. 2 handles in showers.
Sprinklers	No sprinkler system anywhere.
Fire Alarm	yes. Signage, extinguishers, hoses.
Windows	Double pane. Few broken/cracked.
Roof	Should be replaced. Has A/C units, cell phone towers, etc.
Exterior Envelope	Façade in good condition.
Adjacent Property	Several medium sized sinkholes.

Building: Ice Rink

Ice Rink	Appears to be in good condition.
Electrical	The electric is turned off.
Plumbing	The water for the skate rink is turned off. The pipes appear to be newer and in good condition.
HVAC	No information.
Interior Rooms	Lots of mold. The skate and ski rentals both have equipment. Interior rooms all in good condition.
Bathrooms	The bathrooms need to be updated and repaired.
Sprinklers	No information.
Fire Alarm	No information.
Windows	The windows are in average condition but should be replaced.
Roof	The roof is damaged on one corner and needs replacement.
Exterior	The façade is in good condition.

Building: Boiler Room

Electrical	The electric is turned off.
Mechanical	There are 3 boilers. Two are newer and one is old. They worked the last time they were turned on. The steam lines run underground and split to each hotel building. Several areas of piping along the property had breaks and were repaired.
Main Floor	There is a generator and office/storage rooms on the 1st and 2nd floors. Large garage doors to access boilers.
Windows	The windows are in average condition.
Roof	The roof has no apparent leaks but should be replaced.
Exterior Envelope	There is a fuel station right outside the building. The building paint is chipping.