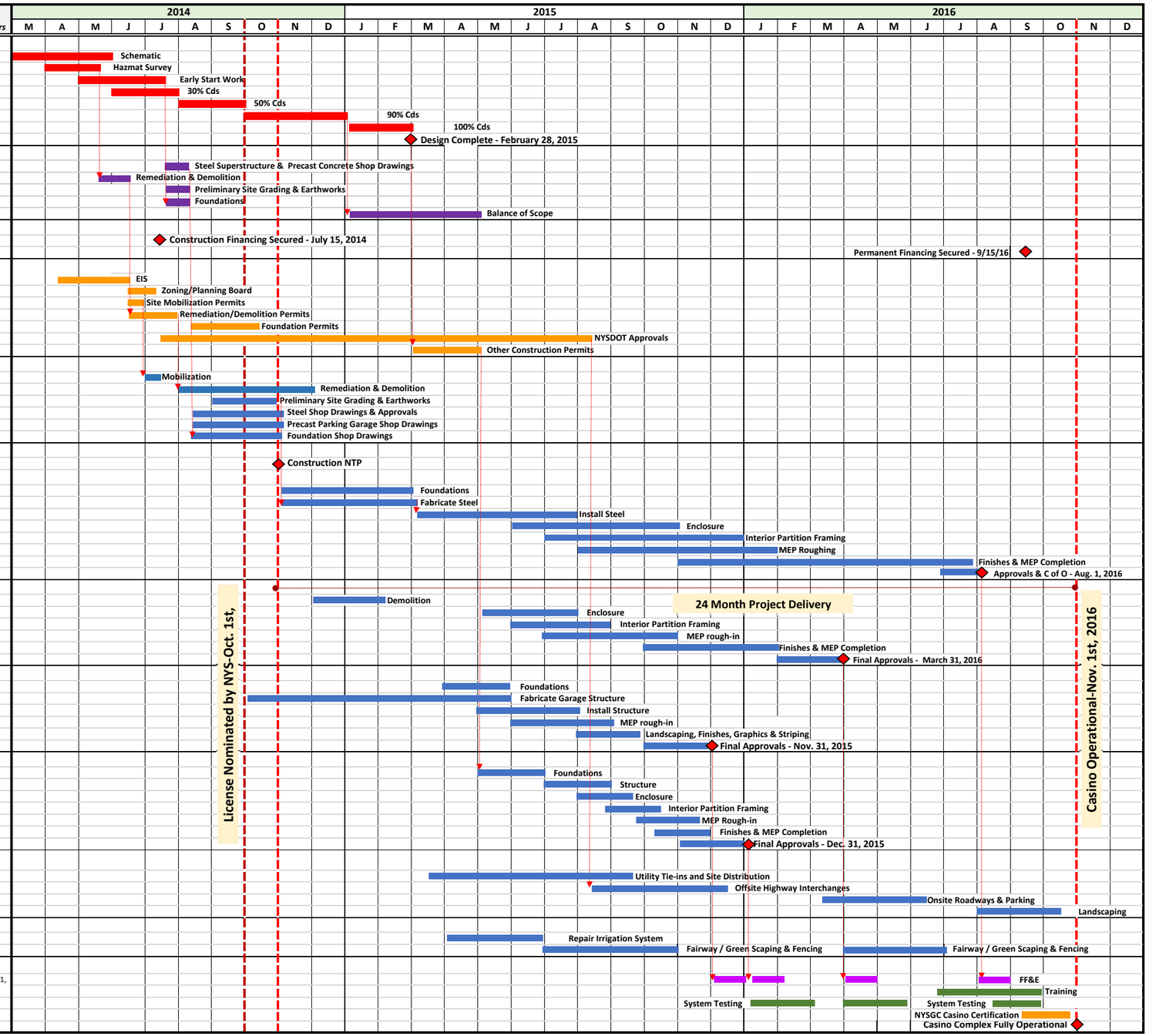
NEVELE RESORT, CASINO & SPA - Wawarsing, NY

TIMELINE FOR CONSTRUCTION

	Area	Scope	Start	Complete	Predecessors
1.0	**DESIGN**				
1.1	Schematic	**Early Start Work:** Steel Super Structure & foundations, Parking Garage, & Preliminary site grading and soil conservation plans	04/15/14	05/30/14	
1.2	Hazmat Pre-Demo Survey		04/01/14	05/15/14	
1.3	Early Start Work		05/01/14	07/15/14	
1.4	30% CDs		06/01/14	07/30/15	
1.5	50% CDs		08/01/14	09/30/15	
1.6	90% CDs		10/01/14	12/31/14	
1.7	100% CDs		01/02/15	03/31/15	
1.8	Design Completed			03/31/15	
2.0	**CONSTRUCTION PROCUREMENT**				
2.1	Steel Superstructure & Precast Concrete Shop Drawings	Job is bought in separate packages by CM to ready site prior to license award and as design procedes thereafter	07/15/14	08/15/14	1.3
2.2	Remediation & Demolition		05/15/14	06/15/14	1.2
2.3	Preliminary Site Grading & Earthworks		07/15/14	08/15/14	1.3
2.4	Foundations		07/15/14	08/15/14	1.3
2.5	Balance of Scope		02/01/15	05/31/15	1.7, 1.8
3.0	**FINANCINING**				
3.1	Construction Financing			07/15/14	
3.2	Permanent Financing			09/15/16	
4.0	**PRE-CONSTRUCTION APPROVALS**				
4.1	EIS		04/15/14	06/15/14	
4.2	Zoning/ Planning Board		06/15/14	07/15/14	
4.3	Site Mobilization Permits		06/15/14	06/30/14	
4.4	Remediation/Demolition & Permits		06/15/14	07/30/14	1.2, 2.2
4.5	Foundation Permits		08/15/14	10/15/14	1.3
4.6	DOT Approvals				
4.7	Other Construction Permits		04/01/15	05/30/15	1.7
5.0	**SITE SECURED AND READYED FOR CONSTRUCTION**				
5.1	Mobilization		07/01/14	07/15/14	4.3
5.2	Remediation & Demolition		08/01/14	11/30/14	3.1, 4.4
5.3	Soil Conserservation & Prelim. Grading & Earthworks		09/01/14	10/30/14	1.3
5.5	Steel Shop Drawings & Approvals		08/15/14	10/30/14	2.1
5.6	Precast Parking Garage Shop Drawings		08/15/14	10/30/14	2.1
5.7	Foundation Shop Drawings		08/15/14	10/30/14	2.4
6.0	**CONSTRUCTION**				
6.1	Construction NTP			11/01/14	
	CASINO COMPLEX & NEW CONSTRUCTION HOTEL				
6.2	Foundations	**CASINO:** Entry Canopy, Lobby, Casino, Spa, Restuarants & Other Food /Beverage Venues, Retail Shops, Meeting Rooms, Ballroom, Nightclub, Back of House, **NEW HOTEL:** New Nevele Tower (385 Rms.), 6 levels of rooms above the lobby level, and rooftop fitness center an pool	11/01/14	02/28/15	5.7
6.3	Fabricate Steel		11/01/14	02/28/15	5.5
6.4	Install Steel Structure		03/01/15	07/30/15	6.3
6.5	Enclosure		06/01/15	10/30/15	4.7
6.6	Interior Partition Framing		07/01/15	12/31/15	
6.7	MEP Roughing		08/01/15	01/31/16	
6.8	Finishes & MEP Completion		11/01/15	07/30/16	
6.9	Final Approvals & Certificate of Occupancy		07/01/14	08/15/16	
	RENOVATED HOTELS				
6.10	Demolition	**Existing Tower:** 104 Rms. & **Empire Hotel:** 78 Rms., Including interior & exterior demolition demolition (Abatement performed in Item 5.2)	12/01/14	01/30/15	
6.11	Enclosure		05/01/15	07/30/15	
6.12	Interior Partition Framing		06/01/15	08/31/15	
6.13	MEP Rough-in		07/01/15	10/31/15	
6.14	Finishes & MEP Completion		11/01/15	01/31/16	
6.15	Final Approvals & Certificate of Occupancy		02/01/16	03/31/16	
	PARKING GARAGE				
6.16	Foundations	Three level structured self park garage accomodating 1871 cars	04/01/16	05/31/16	1.3
6.17	Fabricate Garage Structure		10/01/14	05/31/15	2.1
6.18	Install Structure		04/01/15	06/30/15	
6.19	MEP Rough-in		05/01/15	07/30/15	
6.20	Landscaping, Finishes, Graphics & Striping		08/01/15	09/30/15	
6.21	Final Approvals & Certificate of Occupancy		09/01/15	11/30/15	
	AUXILIARY STRUCTURES				
6.22	Foundations	Childcare Facility and Playgound, Police/Fire/EMS Muster Building, Gate House, 209 Monument Sign, Ice Skating Arena, and Ski Slope, (Abatement performed in Item 5.2)			
6.23	Structure		05/01/15	06/30/15	
6.24	Enclosure		07/01/15	08/31/15	
6.25	Interior Partion Framing		08/01/15	09/15/15	
6.26	MEP Rough-in		09/01/15	10/15/15	
6.27	Finishes & MEP Completion		09/15/15	10/30/15	
6.28	Final Approvals & Certificate of Occupancy		11/01/15	12/31/15	
	SITEWORK				
6.29	Utility tie-ins & Site Distribution	Roadways, Offsite Interchanges, Water/Sewer/Electric Utility Service and site distribution, Surface parking for 541 cars & 31 Busses, Site lighting, & Landscaping	03/15/15	09/15/15	
6.30	Offsite Highway Interchanges		08/15/15	11/15/15	4.6
6.31	On Site Roadways and Parking		03/15/16	06/15/16	
6.32	Landscaping		08/01/16	10/15/16	
	GOLF COURSE				
6.33	Irrigation System Repairs	Upgrade existing golf course and driving range, new practice putting area	04/01/15	06/30/15	
6.34	Fairway / Green Scaping & Fencing		07/01/15	06/30/16	
7.0	**TESTING & CERTIFICATION**				
7.1	FF&E	**Install**: Furniture, TV, phone, security & IT equipment, Casino slots & tables, kitchen appliances etc. **Testing & Certification as per NYS Gaming Commission**	12/01/15	08/31/16	6.9, 6.15, 6.21, 6.28
7.2	Training				
7.3	System Testing & Dry Runs		01/01/16	10/30/16	
7.4	NYSGC Casino Certification		09/15/16	10/15/16	
7.5	Casino Operational			11/01/16	



LEGEND						
	Design		Cosnst. Installation		Owner Equip. Install	
	Const. Procurement		FF&E Installation		Approvals/Certification	