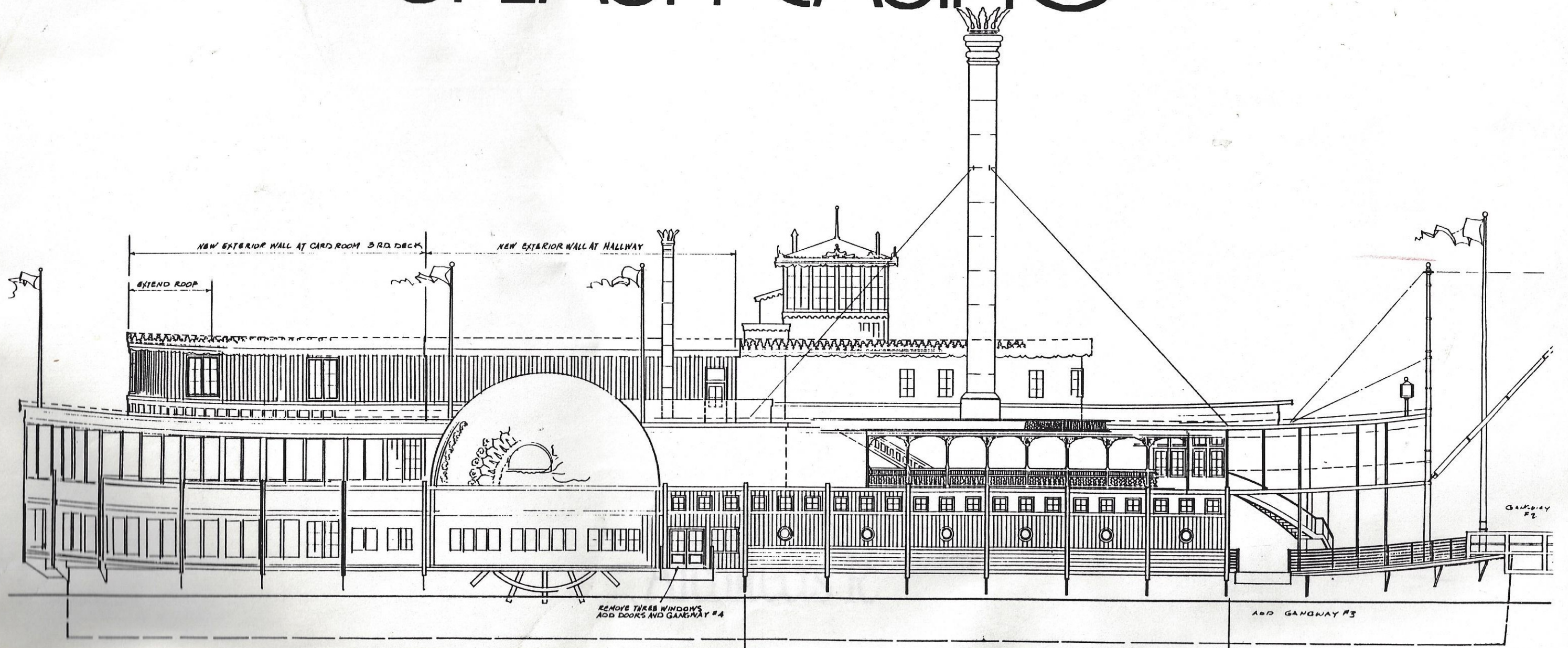


DEVELOPMENT PLAN FOR SPLASH CASINO



DEVELOPMENT PLAN FOR SPLASH CASINO

O.T. Marshall
Architects PC

O.T. Marshall
Architects PC

100 N. MAIN STREET
MEMPHIS, TN 38103

901-525-6440

Mr. Lorenzo Creighton
Executive Director
Mississippi Gaming Commission

RE: Splash Casino - Vessel Expansion

Dear Commissioner Creighton,

Splash Casino and Resort is proud to submit the following development plan for your consideration. This booklet offers verbal and graphic descriptions complete with the logistical information necessary to outline the proposed expansion. Letters of support from various applicable regulatory agencies are included.

Our expansion plans are simple. We propose locating *"THE SPIRIT OF AMERICA"* vessel immediately south of our existing facility. Interactions between these vessels will be easily accommodated with various covered gangways.

Patrons will be able to walk from one vessel to the other with each vessel having its own restaurant offering a variety of cuisines. Splash Casino and Resort is excited about *"THE SPIRIT OF AMERICA"* addition. Its luxurious interior decor will be preserved through out the renovation process. Its paddle wheel style lends itself to the authentic river boat gambling once prolific along the banks of the Mississippi. If you require any further information concerning our development plans, I will be at your disposal.

Sincerely,



Tom Marshall, Architect

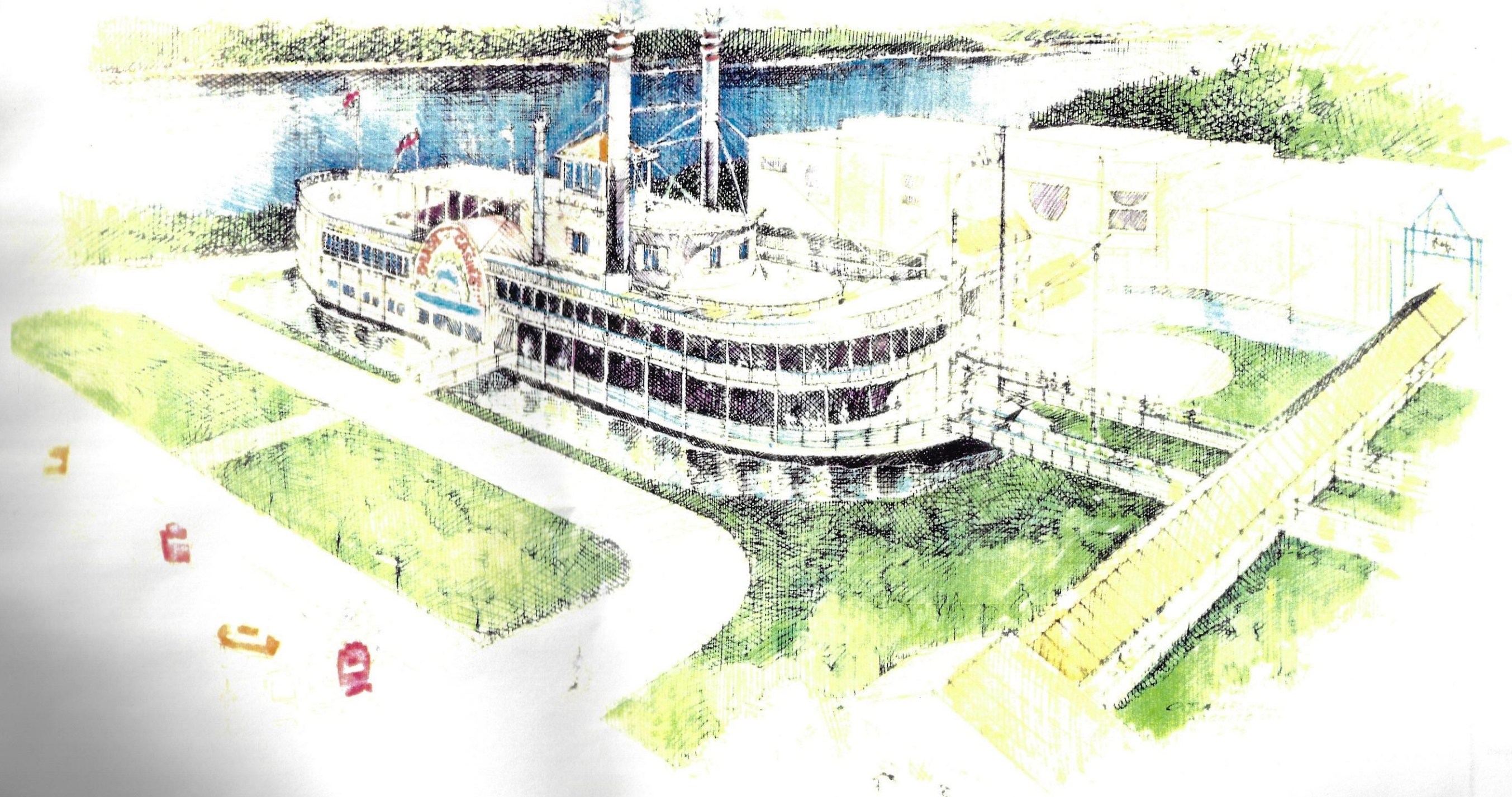
Splash Casino is proud to introduce *"THE SPIRIT OF AMERICA"* from Covington, Kentucky to Tunica County. *"THE SPIRIT OF AMERICA"* is presently being used as a restaurant nightclub. It will be remodeled to accommodate the proposed gaming facility.

The basic structure of *"THE SPIRIT OF AMERICA"* is composed of a 50 feet X 250 feet hull with three decks of superstructure. The superstructure extends over the hull by approximately 10 feet on each side. In addition to these structures, a fourth level pilot house is in place above a portion of the top superstructure. During the remodeling process, not only will the hull require minor stabilization work, but superstructure modifications will include the addition of exterior walls on the first and third decks. There will be minor modifications to the second deck.

(See Attached Exhibit - 1) *"THE SPIRIT OF AMERICA"* Rendering

The addition of *"THE SPIRIT OF AMERICA"* is intended to become the new focal point of appearance for Splash Casino. It will be located immediately south of the existing facility. *"THE SPIRIT OF AMERICA"* will be the first vessel seen when crossing the levy onto the resort.

PROPOSED EXPANSION



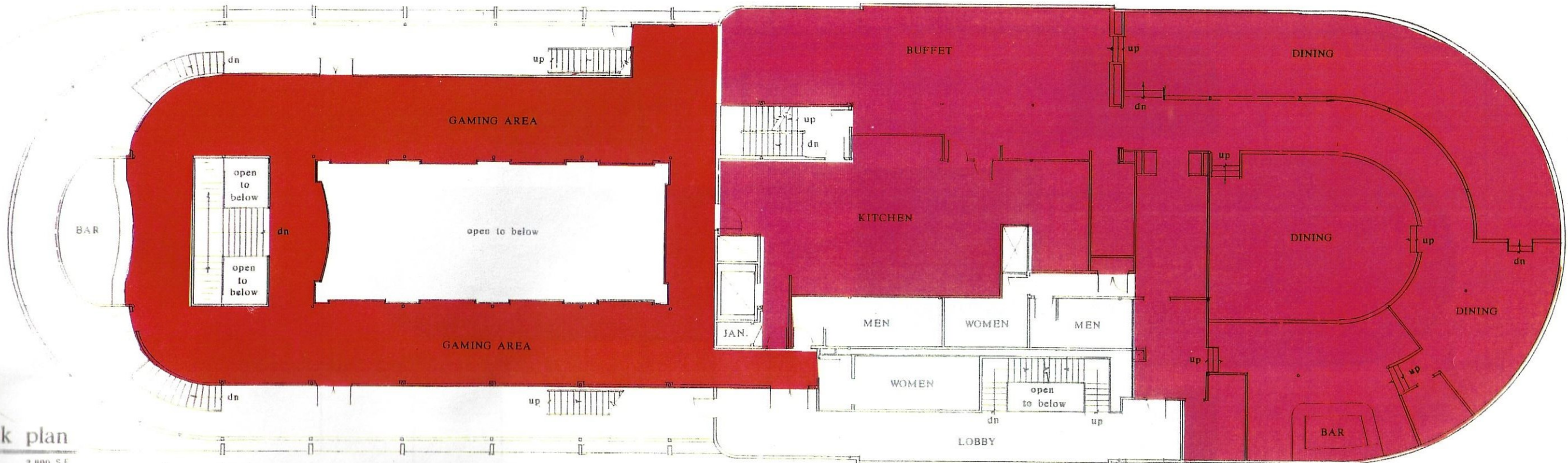
Proposed occupancy for the "*THE SPIRIT OF AMERICA*" will be mixed with primarily gaming and restaurant activities. The first deck will contain 10,400 square feet of gaming area, with 3,400 square feet in support area. The second deck will consist of 2,800 square feet gaming area, 3,000 square feet support area, and restaurant food area of 6,600 square feet. The third deck will house 1,600 square feet of gaming space and 4,700 square feet of mechanical systems. Design specifications call for the pilot house to remain unfinished. Allowed occupancy will be 2,000, with combined patrons and staff.

The new vessel will be furnished with a mixture of slot machines, table games, and poker tables. Proposed gaming facilities are to include 700 slot machines, 3 crap tables, 16 blackjack tables, 2 roulette wheels, and 1 big six wheel. In addition, six to eight poker tables will be located on the third deck.

Deck plans for "*THE SPIRIT OF AMERICA*" modifications indicate gaming in red, mechanical rooms in blue, and food service areas in blush.

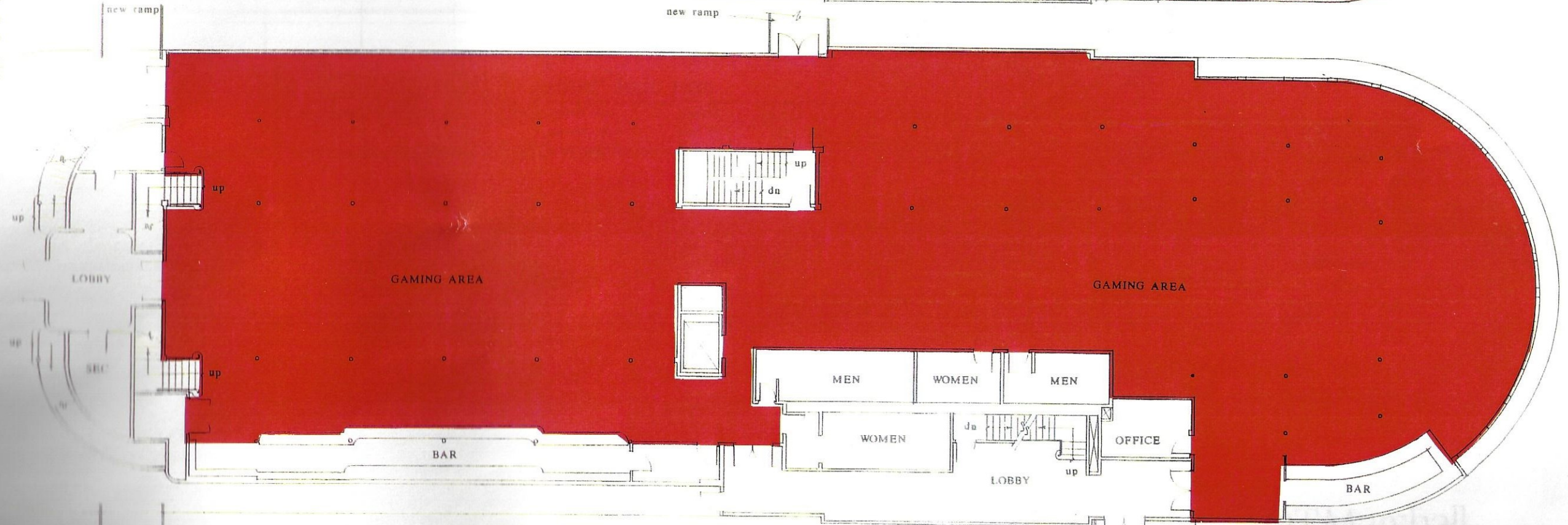
(See Attached Exhibits - 2 and 3) Deck Plans

USE AND OCCUPANCY



second deck plan

GAMING AREA	2,800 SF
KITCHEN	1,400 SF
BUFFET AREA	1,000 SF
RESTAURANT / BUFFET	5,200 SF
TOTAL ENCLOSED AREA	12,400 SF



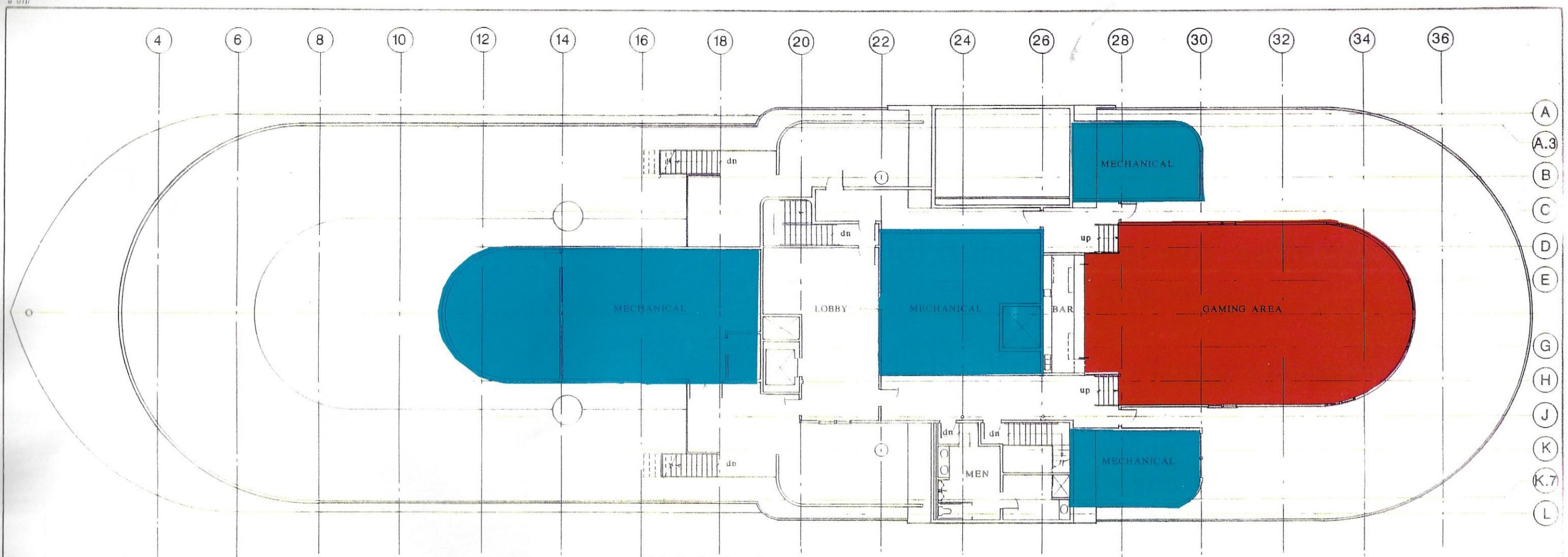
first deck plan

GAMING AREA	10,100 SF
BUFFET AREA	1,400 SF
TOTAL ENCLOSED AREA	11,500 SF

O.T. Marshall
Architects PC
Splash Casino
P. O. Box 1888 Tunica, Ms. 38676

60 N. ALABY STREET
MEMPHIS, TN 38103
901-525-6440

Scale: 1/8" = 1'-0"



third deck plan

GAMING AREA :	1,600 S.F
SUPPORT AREA :	4,700 S.F
TOTAL ENCLOSED AREA :	6,300 S.F

O.T. Marshall
 Architects PC
 Splash Casino

P. O. Box 1888 Tunica, Ms 38676

Scale: 1/8" = 1'-0"

3.10.93

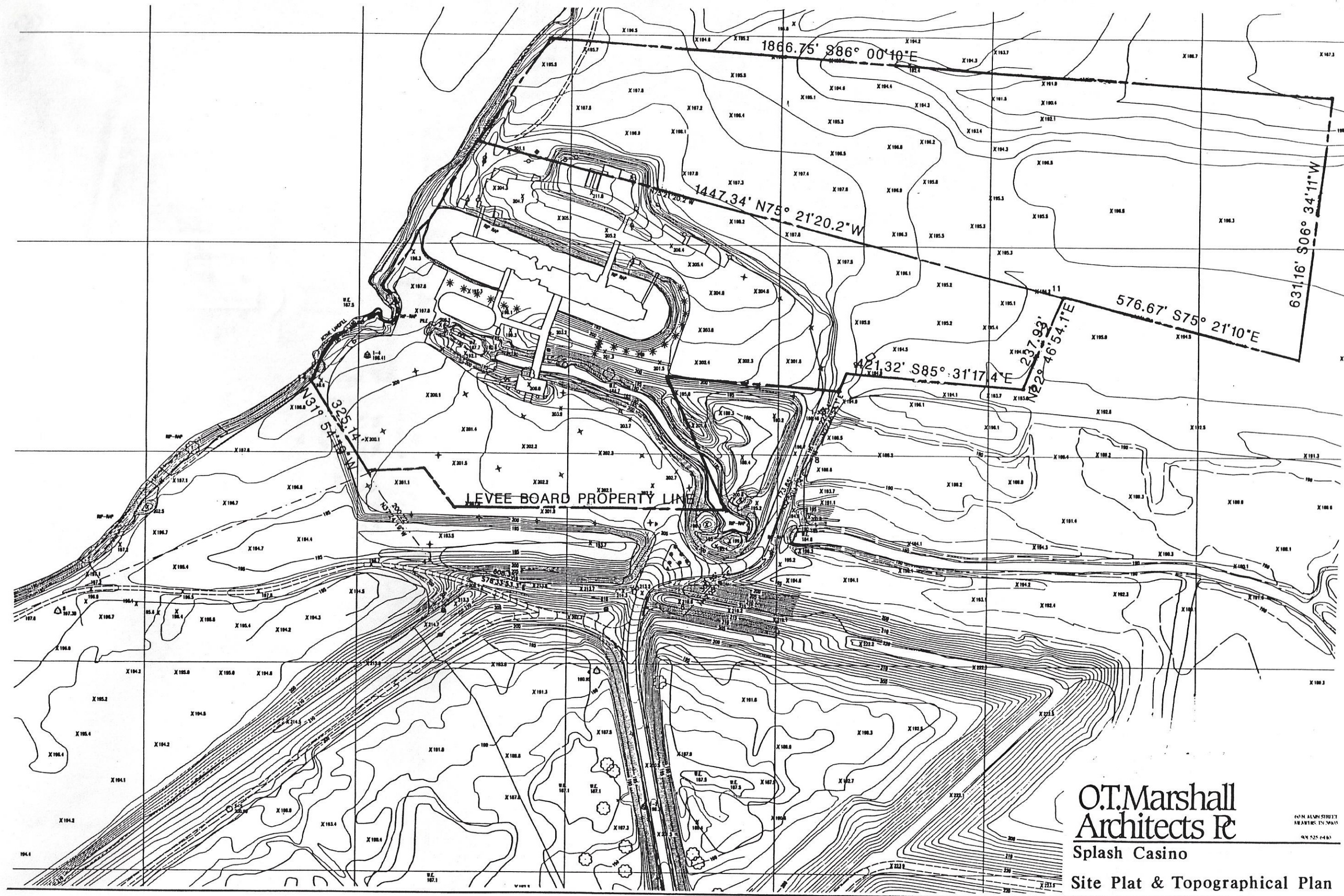
Expanded casino facilities will be located on the same site as the existing facility.

(See Attached Exhibit - 4) Topographical Plat

Both the existing casino and proposed expansion will be on this site. Lot one consists of 26 acres of relatively flat terrain. Lot two will be used as support area, for the disposal of excavated materials and construction of diversion channel. Proposed expansion will be located parallel to the existing boat, and will allow approximately 100 feet of separation between the two structures.

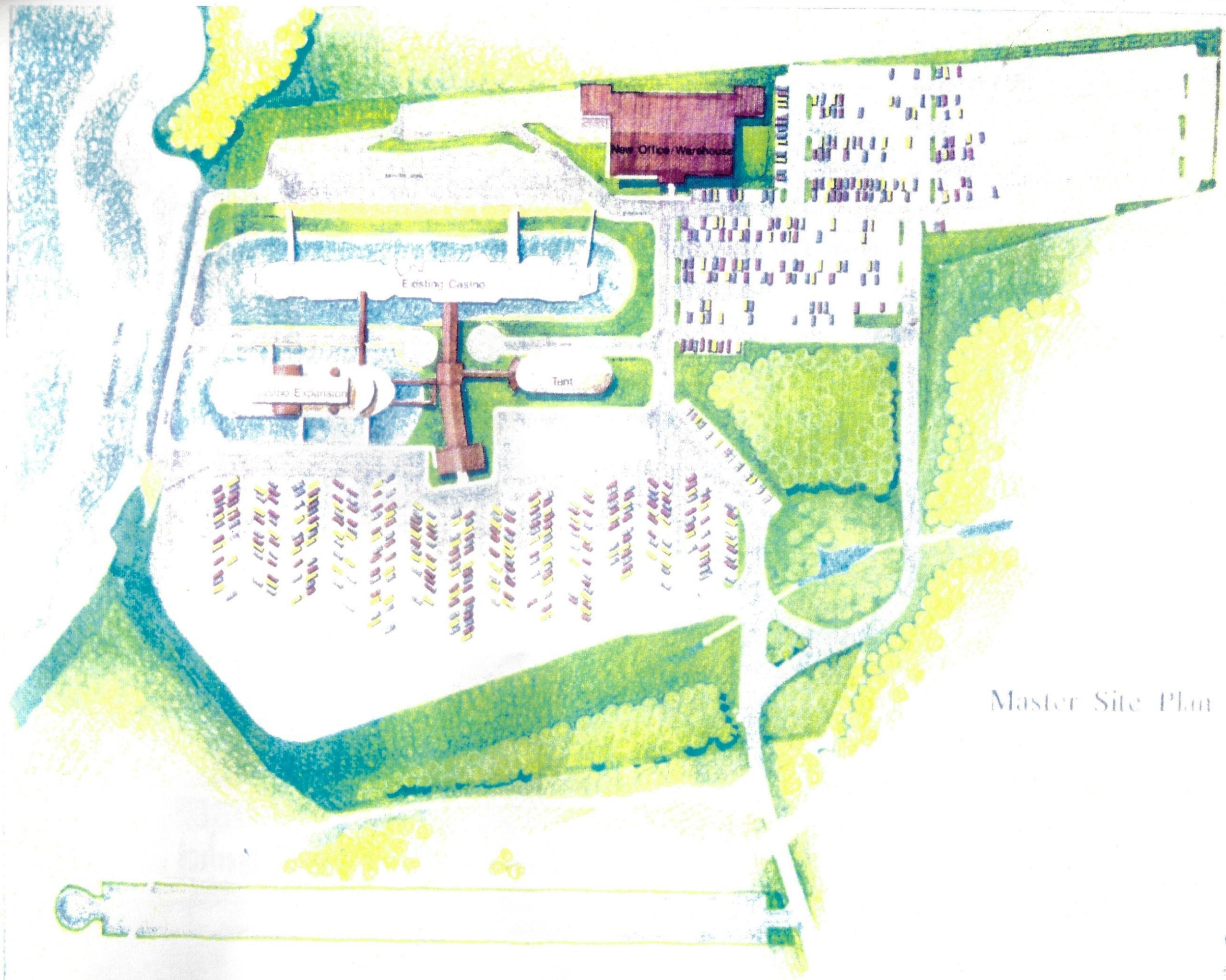
(See Attached Exhibits - 5 and 6) Master Site Plans and Site Sections

PROPERTY REQUIREMENTS



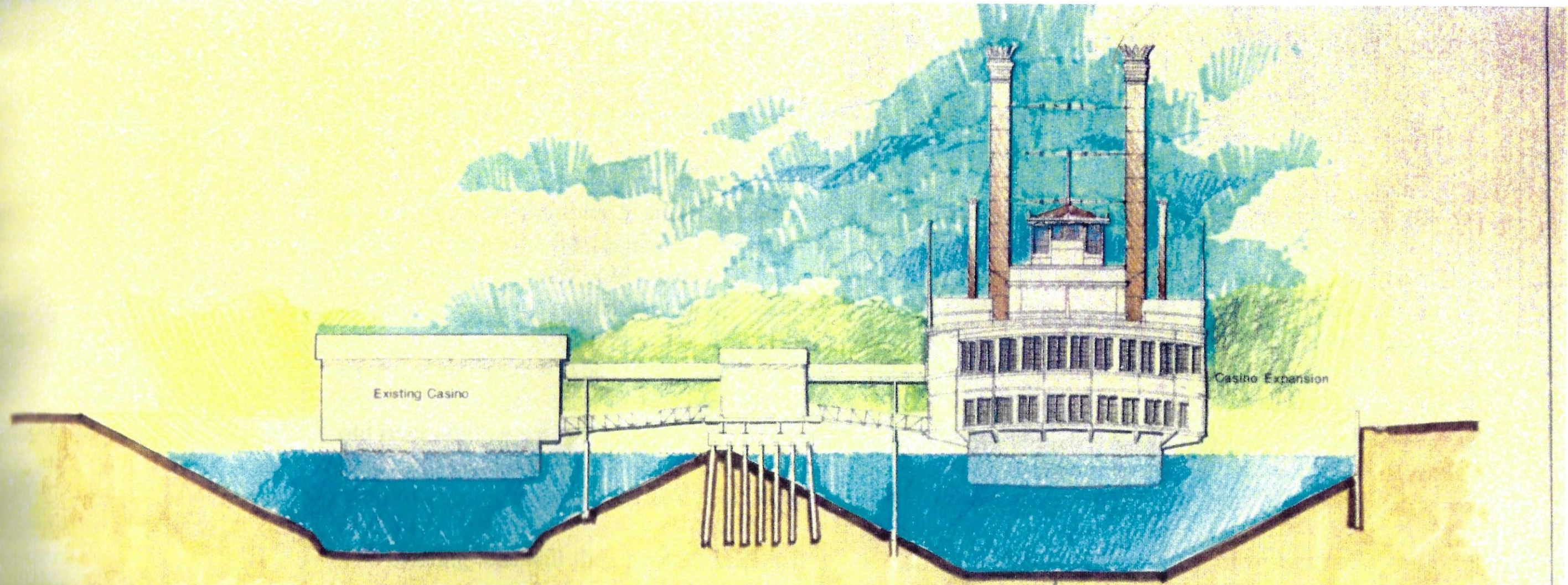
O.T. Marshall
 Architects PC
 Splash Casino
 Site Plat & Topographical Plan

60 N ALMY STREET
 ANAHEIM, CA 92805
 (714) 525-6463



Master Site Plan

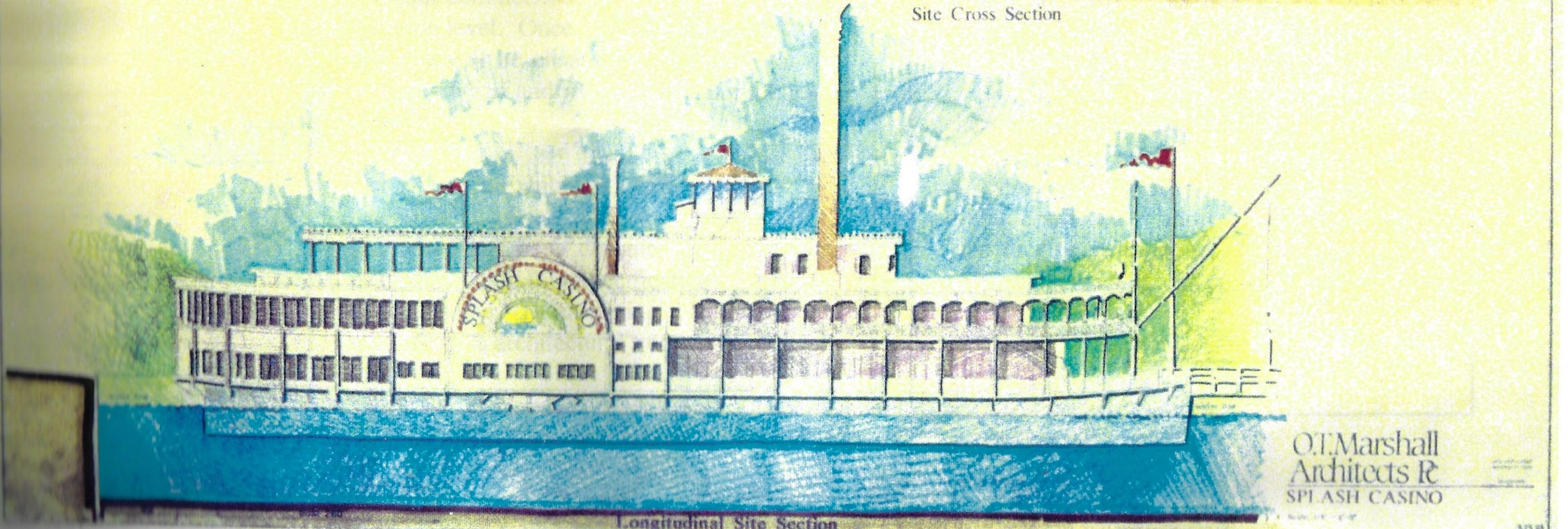
O.E. Marshall
Architects PC
SPLASH CASINO



Existing Casino

Casino Expansion

Site Cross Section



SPLASH CASINO

Longitudinal Site Section

O.T. Marshall
Architects PC
SPLASH CASINO

As depicted on Exhibits 5 and 6, major site improvements will be required. In order to position "*THE SPIRIT OF AMERICA*" at its proposed location, rearrangement of drainage features and site structural features will have to be completed. The first operation will include the construction of a diversion of the old river confluence.

(See Attached Exhibit - 7) Excavation Plan

The existing tent will then be relocated east of the main entrance/ticket booth at a permanent elevation level. Once this tent is relocated, the slip area will be clear for construction of the proposed wharf and wood pile/timber retaining walls.

(See Attached Exhibit - 8) Cross Section

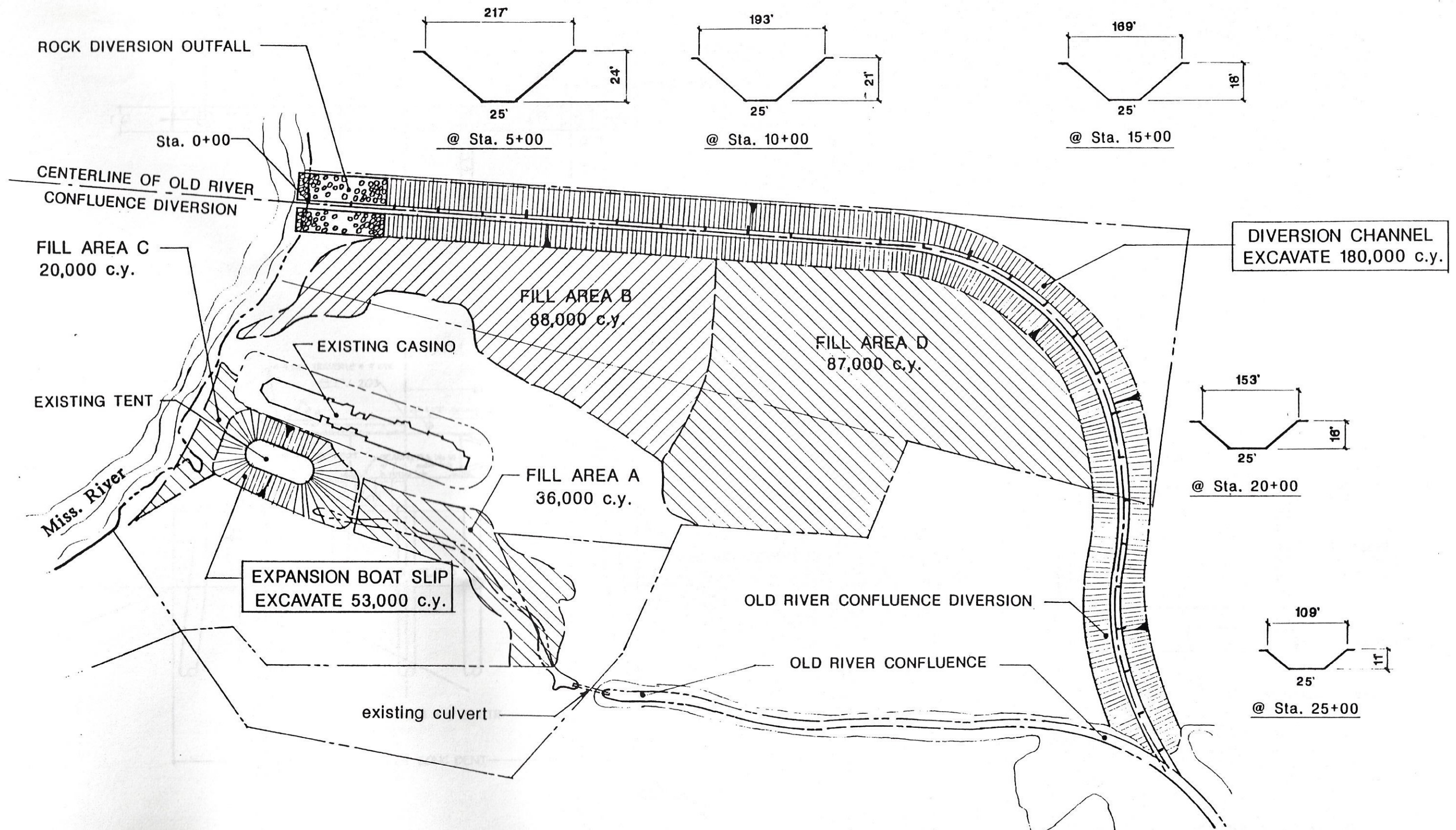
The wharf has been designed as a fire lane, and meets AASHTO specifications for HS-15 traffic loading. The retaining walls and wharf are to receive architectural treatments such as

wood posts with hemp hand rails to achieve a nautical feel to the slip excavation. Walks and gangways will be added to provide sufficient egress from expanded facilities. The slip will be excavated adjacent to existing boat slip and will eventually be connected to become one water basin. Once "*THE SPIRIT OF AMERICA*" is installed, a sheet pile and stone closure dam will isolate the pool level from river fluctuations.

In addition to these improvements, additional parking and drive areas will be required for the expanded facility. The work for these areas will occur north and east of the existing casino, and will begin once the diversion channel has been completed.

A warehouse and office building is proposed to be constructed north of existing casino. This facility will replace 25 storage, office, and maintenance trailers currently on site.

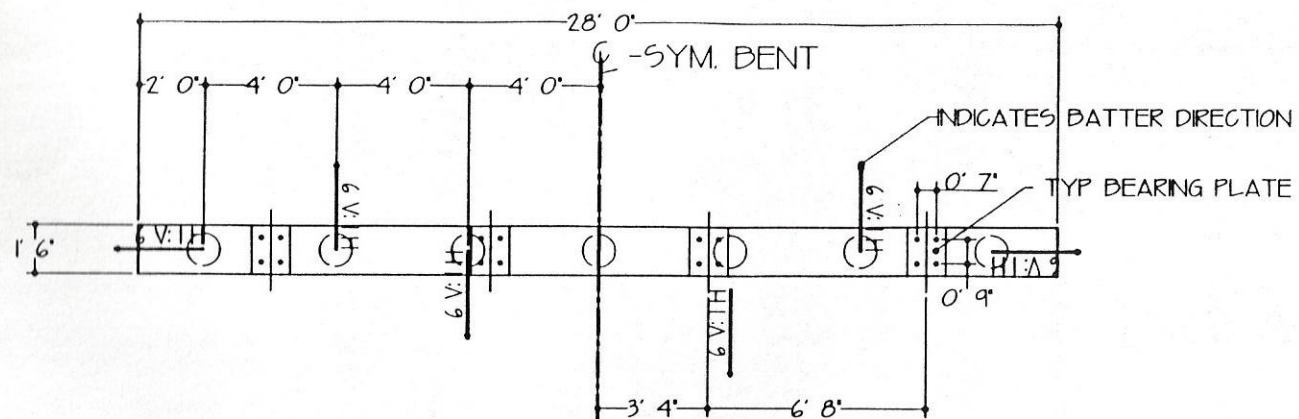
SITE IMPROVEMENTS



Proposed Excavation Plan

O.T. Marshall
 Architects PC
 Splash Casino

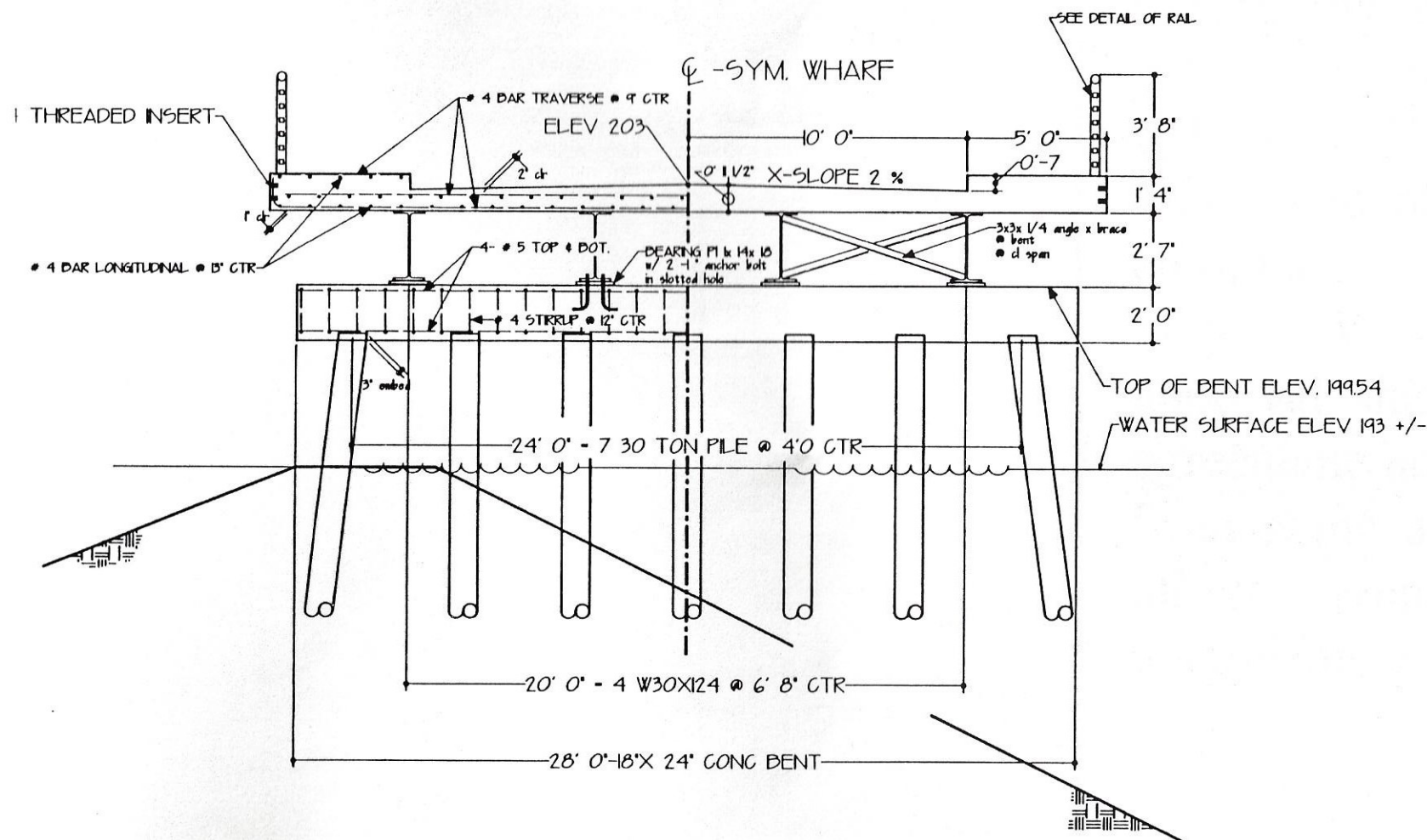
60 N. ALBANY ST.
 MEMPHIS, TN 38103
 901.525.6444



TYPICAL BENT PLAN

SCALE 3/8" = 1'-0"

GENERAL NOTES

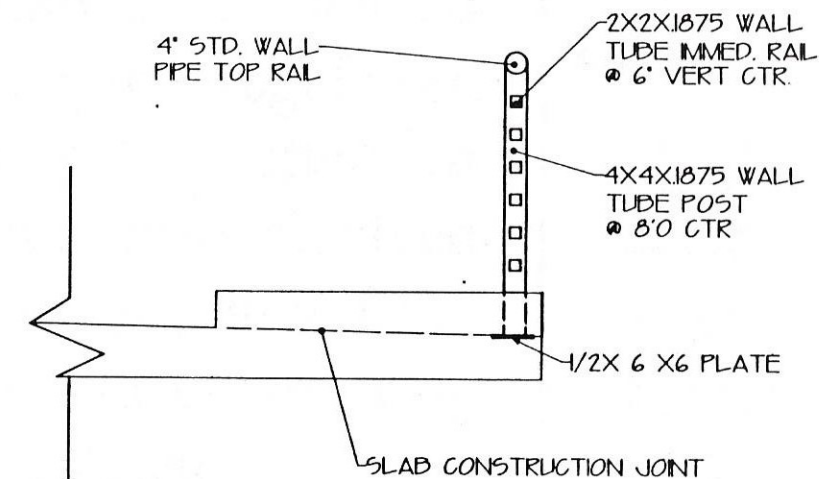


1/2 SECTION STEEL
PLACEMENT DETAILS

1/2 SECTION DIMENSION

TYPICAL SECTION WHARF

SCALE 3/8" = 1'-0"



HANDRAIL DETAIL

SCALE 3/4" = 1'-0"

**O.T. Marshall
Architects PC**

60 N. MAIN STREET
MEMPHIS, TN 38103

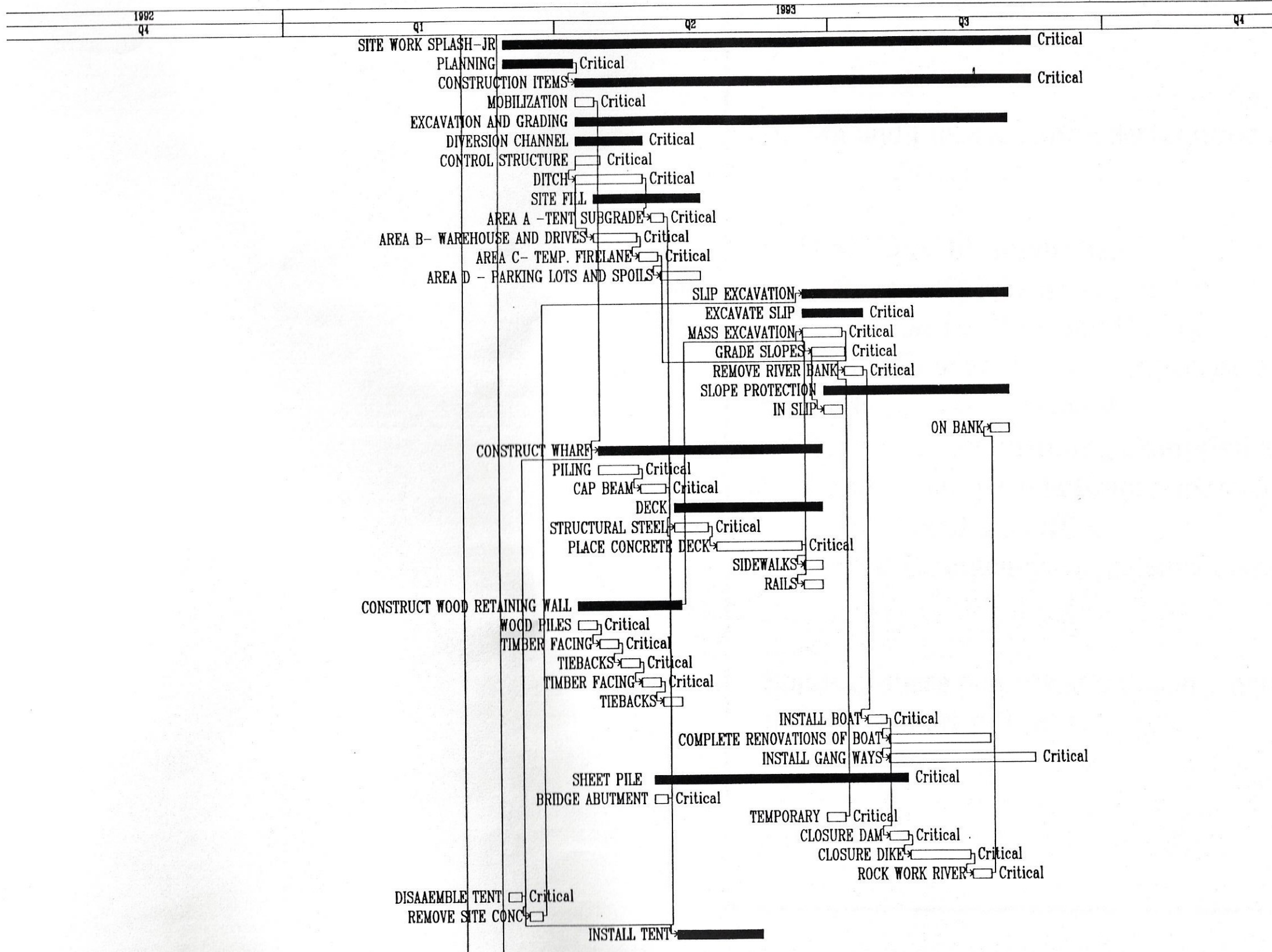
901-525-6440

SCHEDULE REQUIREMENTS

(See Attached Exhibit - 9) CPM Chart

Scheduling requirements have been fast-tracked so that slip excavation is completed during the spring rise of the Mississippi River of this year. This schedule is optimistic but attainable if milestones are met. The planning stages are nearly 50% complete, with conceptualization agreed upon. We are presently in the regulatory approval stages of the project. Letters of agreement and permits have been received from some agencies and are pending from others. Final architectural and engineering documents will soon be completed.

CRITICAL PATH ITEMS SPLASH CASINO



Printed: Mar/13/93

Milestone Δ Summary \blacksquare
Fixed Delay \square

O.T. Marshall
Architects PC

60 N. MAIN STREET
MEMPHIS, TN 38107
901.525-6440

Permit and License approvals required include:

- U.S. Corps of Engineers -
Section 404 Clean Water Act
Section 10 River and Harbors Act
- Tunica County Board of Supervisors
- Mississippi Levee Board
- Tunica County Planning Commission
- Tunica County Code Enforcement Office/State
Fire Marshal's Office
- Federal Emergency Management Agency

Status of these permits and documentation are included on the following pages.

**U.S. Corps of Engineers
Section 10, Section 404 Permit**

The current facility was constructed under permits numbered Mississippi River - 402 and Mississippi River - 409 dated August 22, 1991. This permit has previously been extended to allow for the revised slip location and placement of concrete and asphalt within the navigatable stream. The owner originally permitted slips for two boats, however, only one casino boat has been installed. The original permit provided for 500,000 cubic yards of dredged fill to be placed, yet only 200,000 cubic yards has been placed at present. Final approval is expected March 29, 1993.

Tunica County Board of Supervisors

The Tunica County Board of Supervisors enthusiastically supported the zoning application for "*THE SPIRIT OF AMERICA*" addition. The vote amongst the supervisors was unanimous. Members stated publicly that the new vessel would make a fine addition to Tunica county.

(See Exhibit - 10) Letter



COUNTY ADMINISTRATOR
TUNICA COUNTY, MISS.

March 11, 1993

Mr. Herb McMillan
Splash Casino
P. O. Box 1888
Tunica, Mississippi 38676

Re: Addition to Casino

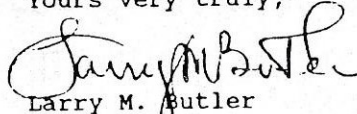
Dear Herb:

This is to confirm Tunica County's agreement and position on placing an additional facility adjacent to the existing Casino at Mhoon Landing.

The Tunica County Board of Supervisors voted unanimously to allow the placement of Splash, Jr. adjacent to the south side of the existing Casino provided all regulations required by the Gaming Commission are met, along with requirements of the Federal Emergency Management Agency (FEMA).

Hopefully, this endeavor can be expedited since it appears the Mississippi River is being cooperative as far as reaching high water elevations that will permit docking the additional vessel.

Yours very truly,


Larry M. Butler
County Administrator

LMB/jw

Mississippi Levee Board Approval

Our office attended a preliminary meeting with Mississippi Levee Board Engineering Staff and consultants to discuss their concerns. Specifically discussed were the impacts of constricting the old river confluence. The plans for handling sheet flow and storm water have already been forwarded to the Mississippi Levee Board for review and approval. The owner plans to submit these plans before the full Mississippi Levee Board during their March meeting. Mississippi Levee Board engineers have been extremely encouraging on this approach.

Planning Commission

The Tunica County Planning Commission unanimously voted its approval of the proposed expansion plan. It was stated that this new vessel is urgently needed to accommodate the many patrons who have to wait in the holding facility before entering the gaming area.

The proposed design of the expansion does allow for adequate parking and support facilities to be provided. Also, drainage and other proposed site specific improvements were discussed in detail.

(See Attached Exhibit - 11) Letter

Tunica County Planning Commission

P. O. Box 639
Tunica, Mississippi 38676
Telephone No.: 601-363-1635

March 11, 1993

Splash Casino
P. O. Box 1888
Tunica, Mississippi 38676

ATTN: Mr. Herb McMillan

Re: Addition to Existing Casino

Dear Mr. McMillan:

The Tunica County Planning Commission has reviewed the preliminary plans for the proposed addition to the existing Splash facility.

The Planning Commission unanimously agreed that this addition will make a very attractive facility. Additional space is urgently needed to accommodate current traffic.

The re-routing of an existing drainage ditch will provide additional parking and service space. This change in the drainage pattern has been presented to local, State and Federal agencies having jurisdiction and they have verbally agreed that the re-routing will improve the area drainage.

The Planning Commission stands ready to assist in expediting the completion of this project.

We will review your plans and submittals promptly and help in any way we can to assure compliance with applicable codes and regulations.

Please feel free to call any time we can be of assistance.

Yours very truly,



D. C. Nickles, P.E.
Building Consultant

/jw

Life Safety Codes

The Office of Construction Code Enforcement, the State Fire Marshal's Office, and the Tunica County Fire Chief's Office have reviewed the proposed casino addition. Each has stated that all applicable codes under their respective jurisdictions have been met on a development level. Final construction drawings, for the site and new vessel, will be submitted for review and approval to each of these agencies prior to construction. O. T. Marshall, Architects P.C. has established a good working relationship with each of these agencies, and will keep them apprised throughout the process of construction.

Fire fighting access has been provided on all sides of the new vessel with a 20 foot clear fire lane for equipment. In order to meet this requirement, a wharf is to be built between the two vessels.

Life safety issues have been foremost in the minds of all of those involved in the process.

(See Exhibit - 12)

Tunica County
P. O. Box 639
Tunica, Mississippi 38676

March 12, 1993

Mr. Herb McMillan
Splash Casino
P. O. Box 1888
Tunica, MS 38676

Re: Proposed Addition to Splash Casino

Dear Mr. McMillan:

I have reviewed the preliminary site plan and vessel plans for the proposed addition to Splash Casino.

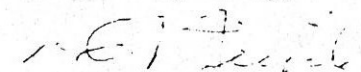
The six inch loop will supply sufficient water for fire protection. Adequate devices for fire protection equipment are proposed. The means of egress shown meet the code requirements.

We are pleased to know that competent supervision will be provided by your architect to assure code compliance during the remodeling of the vessel.

Based on the information furnished to date, we anticipate no problems with complying with fire safety requirements for A-1 class structure.

Please furnish this office with additional plans as they are developed. Your usual cooperation will be appreciated.

Yours very truly,



D. C. Nickles, P.E.
Special Inspector
For State Fire Marshal

/jw

Mr. Millard Mackey

Federal Emergency Management Agency

After meeting with representatives of F.E.M.A. in their district offices in Atlanta, Georgia, our architects and engineers were given the green light to proceed with development plans. This agency's largest concern, the number of temporary structures and trailers on the site, has been addressed. A large office/warehouse will consolidate these activities under a single permanent structure. F.E.M.A. gave no indication for the need of any additional approvals from their offices.