

**FINANCIAL PLAN FOR CVC'S PRELIMINARY PLAN
FOR FIRST-TIER IMPROVEMENTS**

In accordance with Section 1.3.4 of the Second Amendment to Annex 1 of the Amended Lease, CVC is submitting this financial plan for its preliminary plan for First Tier improvements to the Edward Jones Dome. CVC estimates that the total costs associated with the preliminary plan for First-Tier improvements (including the portion of the costs to be borne by the RAMS under the terms of the Amended Lease) are \$124,000.00. The total amount of funds to be expended on the various aspects of CVC's preliminary plan is detailed below.

CVC's preliminary plan limits the CVC's obligation for the cost of these improvements to 48% of the total estimated costs, as explained in the preliminary plan. Set forth below are potential funding sources for CVC's obligation under the preliminary plan. CVC believes, in good faith, that either one of these funding sources or some combination of these funding sources can be implemented by the CVC and/or the RSA or presented to the Sponsors and implemented by such Sponsors in order to provide CVC and/or the RSA the financial ability to implement and complete their obligations under the preliminary plan.

<u>Sources of Funds</u>	<u>Estimated Funds</u>
CVC Contribution	\$59,500,000
Entertainment Ticket Surcharge	
Existing RSA Reserves	
Refinancing of Existing RSA Bonds	
New Vehicle Surcharge for Special Parking District	
New Markets Tax Credits	
Other City, County and State money as may be provided	
RAMS Contribution	\$64,500,000
Total Sources	\$124,000,000

<u>Component</u>	<u>Uses of Funds</u>	<u>Estimated Cost</u>
1.1.1 (a)	Box suites, concourses and related amenities	\$21,500,000
1.1.1 (b)	Club suites, lounge, concourses, and related amenities	\$20,000,000
1.1.1 (d)	Lighting and sound systems	\$13,200,000
1.1.1 (e)	Scoreboards and video systems	\$13,000,000
1.1.1 (f)	Advertising infrastructure	\$900,000
1.1.1 (g)	Concessions	\$10,750,000
1.1.1 (h)	Common areas, entrances and lavatories	\$24,500,000
1.1.1 (i)	Facilities support equipment	\$750,000
1.1.1 (j)	NFL franchise related team facilities	\$150,000
1.1.1 (m)	Physical structure of the facility	\$8,800,000
	Other, Press Box	\$1,300,000
First Tier Construction Subtotal		\$114,850,000
Soft Costs	Engineering, Architectural and Legal Work (1%)	\$1,150,000
	Contingency (7%)	\$8,000,000
Soft Costs Subtotal		\$9,150,000
Total Uses		\$124,000,000