



## The Dunklin Appraisal Group

P.O. Box 1067  
Florence, MS 39073-1067

May 10, 2006

Mr. Scott Hawrelechko, Manager  
Myriad World Resorts of Tunica, Inc.  
#1000, 10<sup>th</sup> Floor  
10050 112 St. NW  
Edmonton, Alberta T5K 2J1

Re: 197.48+/- Acre Proposed Gaming Resort Site – Phase 1  
Tunica, Tunica County, Mississippi

Dear Mr. Hawrelechko,

According to your request, I hereby certify that I have personally inspected the subject real estate and comparable sales, and that I have made a careful analysis of pertinent factors and data gathered in my investigation, as set forth in the Certified Narrative Appraisal following.

You are invited to examine the data and discussions outlined in the Certified Narrative Appraisal Report. Your attention is directed to the Assumptions and Limiting Conditions of the appraisal included in the addenda to the appraisal.

Market Value of the Fee Simple Estate in the property appraised is defined in The Uniform Standards of Professional Appraisal Practice (The Appraisal Foundation, 1989) as follows:

**"The most probable price in terms of money that the property should bring in a competitive market under all conditions requisite to a fair sale, which would result from negotiations between a buyer and seller, each acting prudently, knowledgeably, and without undue stimulus."**

Despite the exact wording of the definition, Market Value contemplates the consummation of a sale and the passing of the fee simple title from seller to buyer by deed, under conditions whereby:

1. Buyer and seller are free from undue stimulus and are motivated by no more than the reactions of the typical owner,
2. Both parties are well informed or well advised and act prudently, each for what he considers his best interest.

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3. A reasonable time is allowed to test the market, and,
4. Payment is made in cash or in accordance with financing terms readily available in the community for the property type in its locale.
5. Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.
6. The price represents a normal consideration for the property sold, unaffected by special financing amounts or terms, services, fees, costs, or credits incurred in the transaction.

The value estimate as stated below is certified in the Appraisal Report. **It is my opinion** that the **Market Value** of the undivided fee simple interest in the subject property (base value of the raw land to be acquired) as of the date of the appraisal was as follows:

**197.48+/- Acres x \$175,000 = \$34,559,000**  
**THIRTY-FOUR MILLION FIVE HUNDRED FIFTY-NINE THOUSAND DOLLARS**

To this raw land cost, certain soft costs and site preparation costs should be added to arrive at a value for the land after site preparation:

<b>Raw Land Value</b>	<b>\$34,559,000</b>
<b>Soft Costs</b>	<b>\$10,000,000</b>
<b>Site Preparation Costs</b>	<b><u>\$15,000,000</u></b>
<b>Total Land Value (197.48+/- Acres)</b>	<b>\$59,559,000</b>

To arrive at a fee simple value for the sale of sites within the Myriad World Resorts of Tunica, LLC botanical resort to other casino operators, the appraiser has computed the Discounted Present Value of the Ground Lease revenues of those sites based on a 20-year lease at 4% of gross revenues. The indicated value for a site sold to an **80,000 square foot casino with a 500-room hotel** is:

**\$42,000,000**  
**FORTY-TWO MILLION DOLLARS**

The indicated value for sites sold for **50,000 square foot (net gaming floor area) other-branded casinos with a 500-room hotel** is:

**FOUR SITES X \$40,000,000 = \$160,000,000**  
**ONE HUNDRED SIXTY MILLION DOLLARS**

The indicated value for Myriad Casino's site for an **80,000 square foot casino with a 1,200-room hotel** is:

**\$45,000,000**  
**FORTY-FIVE MILLION DOLLARS**

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The aggregate total for six potential casino sites, including Myriad Casino's own site, is:

**\$247,000,000**  
**TWO HUNDRED FORTY-SEVEN MILLION DOLLARS**

Sincerely,

A handwritten signature in black ink, appearing to read 'H.L. Dunklin', with a long horizontal flourish extending to the right.

H.L. Dunklin, MSA, IFAS  
Certified General Appraiser