

The original cost benefit analysis performed in March 2006 took into account all costs and benefits from the Stadium project as then known. With the teams current request for additional bond financing this analysis has been updated with the following:

New Benefits:

- Increased benefits from Stadium operations and construction
 - Total project costs up by nearly \$600MM (which includes \$225MM in team equity)
 - Updated operational revenue projections including year-round entertainment and restaurant destinations and upgraded game day concession facilities.

- Benefits from parking garage construction
 - Total project cost of over \$300MM (\$237MM in bonds, \$70MM in State Capital)
 - \$50MM (NPV) in incremental City Revenues (payments –in-lieu-of-real-estate-taxes, incremental rent)
 - Details Finalized October, 2007

- Benefits from MTA Metro North Station
 - Total project costs of \$91MM (\$52MM from State Capital)
 - Finalized in June, 2007

- Benefits of new lease administration fee Paid to City Parks
 - Total value of \$11.5MM (NPV)
 - Finalized in December, 2008

New Costs:

- Increased costs to City of parks, and infrastructure and demolition
 - Total project costs up by approximately \$150MM (Nominal)
 - Less then 23 acres of parkland were displaced
 - More then 27 acres of parkland being built

- Increased costs to City of forgone taxes
 - Forgone taxes include mortgage recording tax, sales tax and income taxes (on bond interest)
 - Change due to more conservative methodology adopted by NYCIDA in February, 2007