

# SUB BINDER 1

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1. Internal Controls and Security Systems

## **A. FINANCE AND CAPITAL STRUCTURE**

### **1. CAPITAL INVESTMENT**

*The Applicant acknowledges the capital investment definitions as described by the Board per the RFA and has been reflected in the development budget with the exception as noted in the Executive Summary.*

### **2. APPLICANT MINIMUM CAPITAL INVESTMENT**

#### **a. CALCULATION OF APPLICANT'S MINIMUM CAPITAL INVESTMENT FOR ITS GAMING FACILITY**

PLEASE REFER TO 4-EXHIBIT VIII. A.2.a - COST SUMMARIES

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### **b (i). CAPITAL INVESTMENT MADE BY THE APPLICANT PRIOR TO THE EFFECTIVE DATE**

N/A

#### **b (ii). CURRENT FAIR MARKET VALUE**

N/A

#### **b (iii). VLT CAPITAL AWARD FUNDS**

N/A

#### **b (iv). CAPITAL INVESTMENTS INCLUDED**

N/A

### **3. MARKET/REVENUE STUDY**

PLEASE REFER TO 5-EXHIBIT VIII. A.3 FOR GLOBAL MARKET ADVISORS: GAMING MARKET ASSESSMENT REPORT

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **4. PRO-FORMA FINANCIAL INFORMATION**

Applicant and Manager have prepared preliminary financial forecasts based on their collective extensive operational experience and they are similar to those included in the Global Gaming Advisors Report enclosed with this RFA response. They have been sufficiently detailed for the Applicant to be of the opinion that the capital investment with the deferred License Fee is necessary for the risk of the development to be balanced with the forecast returns.

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## 5. PRO-FORMA FINANCIAL INFORMATION

Applicant and Manager are conversant with the preparation of business plans and will submit one shortly after the proposed economics are confirmed by the Board. With respect to sources of financing, the necessary equity will be provided by Clairvest and GCGC and each of these entities have more than sufficient liquidity to provide the equity. The Applicant expects to fund the project with 30-40% in equity from Clairvest and GCGC and the balance will be funded with debt provided by either the debt capital markets or from the bank market. We have held preliminary discussions with Goldman Sachs and Wells Fargo, two institutions that have worked with Clairvest in the past and they have advised with the sponsorship of Clairvest and GCGC and their equity commitments that they are highly confident that the debt will be raised. Given our past success in the market raising capital and our collective track records, we do not anticipate any difficulty raising the necessary debt.

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission provide the adjustment to the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## 6. CAPITAL AND FINANCING STRUCTURE

### a. SCHEDULE FOR EACH FINANCING SOURCE

PLEASE REFER TO 6–EXHIBIT VIII. A.6.a BALANCE SHEETS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### b. HOW THE PROJECT WILL BE FINANCED

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### c. DESCRIPTION OF THE FINANCING PLANS, ARRANGEMENTS AND AGREEMENTS FOR THE APPLICATION FEE

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### d. ANALYSIS OF THE FINANCING PLANS FOR THE APPLICATION FEE.

The Application Fee will be funded with equity from Clairvest and GCGC.

#### e. SCHEDULE OF THE FINANCING SOURCES

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **7. FINANCIAL STATEMENTS AND AUDIT REPORT**

As the Applicant is a newly created entity there are no historic financial statements and nothing to report. The historic audited financial statements for Clairvest and GCGC have been provided as part of the response to the RFA.

PLEASE REFER TO 7–EXHIBIT VIII. A.7.B FINANCIAL STATEMENTS

## **8. DOCUMENTATION OF FINANCIAL SUITABILITY AND RESPONSIBILITY**

### **a. BANK REFERENCES**

Clairvest and GCGC have excellent relations with banks and financial institutions and as such references will attest to their creditworthiness.

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### **b. FINANCIAL REFERENCES**

Clairvest and GCGC have excellent relations with banks and financial institutions and as such references will attest to their creditworthiness.

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

c. SECURITIES AND CREDIT RATING REPORTS

GCGC Credit Rating Reports:

As part of its capital structure monitoring process, the Company's independent credit ratings as at March 31, 2014 were as follows:

	Moody's	Standard & Poor's
Corporate	Ba3 Stable	BB+ Stable
Revolving Credit Facility	Ba1	BBB
Senior Unsecured Notes	B1	BB+

As part of its capital structure monitoring process, the Company's independent credit ratings as at December 31, 2013 were as follows:

	Moody's	Standard & Poor's
Corporate	Ba3 Stable	BB+ Stable
Revolving Credit Facility	Ba1	BBB
Senior Unsecured Notes	B1	BB+

**9. U.S. SECURITIES AND EXCHANGE COMMISSION FILINGS; NOTICES AND REPORTS TO FINANCING SOURCES AND EQUITY HOLDERS**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

**10. LEGAL ACTIONS**

a. PENDING LEGAL ACTIONS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*



## b. SETTLED OR CLOSED LEGAL ACTIONS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## c. JUDGMENTS WITHIN THE PAST TEN YEARS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## d. ONGOING LITIGATION

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## e. INDICTMENTS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## f. SUBJECT OF ORDER, JUDGMENT OR DECREE

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **11. BANKRUPTCY OR OTHER INSOLVENCY MATTERS**

Neither Clairvest nor GCGC is party to any such proceedings defined in the 10 year timeline.

## **12. BREACH OF CONTRACT**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **13. TAX AUDIT**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## 14. LICENSES IN OTHER JURISDICTIONS

### a. GAMING-RELATED LICENSES ISSUED IN JURISDICTIONS

Neither Clairvest nor GCGC has never had a license denied suspended withdrawn or revoked and nothing pending which would lead to any of these conditions.

### b. DESCRIPTION OF ANY DISCIPLINARY ACTION

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## 15. PROOF OF ADVANCING OBJECTIVES

### a. EXPERIENCE

GCGC and Clairvest have over 40 years of combined operational and ownership experience in the Canadian gaming marketplace, spanning five provincial jurisdictions, and as well, have experience in the United States and South American gaming markets.

GCGC is a multi-jurisdictional gaming, entertainment and hospitality operator with 17 gaming facilities, which include ten casinos, four horse racing tracks with two casinos, three community gaming centres, a 395-room four-diamond hotel resort, three show theatres, over 50 food and beverage outlets as well as conference and meeting space. Headquartered in British Columbia, GCGC employs approximately 4,600 employees and generates over \$1.0 billion in gross revenue from its operations in British Columbia, Ontario, Nova Scotia and Washington State.

Clairvest is a closely held Canadian public company located in Toronto, Ontario. Founded in 1987, Clairvest is one of Canada's leading providers of private equity financing and currently has approximately \$1.4 billion of capital under management. Clairvest's Board of Directors is comprised of notable Canadian businessmen such as Joseph L. Rotman, Isadore Sharp, Philip Orsino, Lionel H. Schipper and Michael Bregman, each having contributed to building some of Canada's most successful corporations.

Clairvest has been involved in the regional gaming industry for over 17 years and has successfully invested, owned and/or operated 17 gaming and entertainment complexes, including eight new Greenfield developments. Their experience involves working with government partners in highly regulated and secure jurisdictions including British Columbia, Alberta and New Brunswick in Canada, three provinces in Chile, and New Jersey, Illinois and Indiana in the United States. Clairvest's current portfolio of casino investments generate over \$1.2 billion in annual gross revenue and represent a capital investment that exceeds \$2 billion.

Clairvest is well versed as both a financial investor and a casino property operator and is recognized as one of the premier gaming investors in North America, having invested in more individual regional casinos than any other investor in North America.

PLEASE REFER TO 8–EXHIBIT VIII. A.15.a GCGC BUSINESS FACILITIES TABLE

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## b. DESTINATION CASINO RESORTS AND OTHER GAMING PROJECT DEVELOPMENT DETAILS

There are no destination casino resorts or other gaming projects that the Applicant or Manager, has publicly announced that it is in the process of acquiring, developing or proposing to acquire or develop.

## 16. ADDITIONAL FINANCIAL COMMITMENTS

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **B. ECONOMICS**

### **1. MARKET ANALYSIS**

#### **a. OUT-OF-STATE MARKETING PLAN**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### **b. COMPETING WITH OTHER GAMING FACILITIES**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

#### **c. STRATEGY FOR BROADENING APPEAL**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **2. PLAYER DATABASE AND LOYALTY PROGRAM**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **3. STUDIES AND REPORTS**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **4. PROJECTED TAX REVENUE TO THE STATE**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **5. REGIONAL ECONOMIC PLAN COORDINATION**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **6. NEW YORK STATE SUBCONTRACTORS AND SUPPLIERS**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **7. EMPLOYEES**

### **a. REVENUE STUDIES FOR EACH FUNCTIONAL AREA OF OPERATION**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **b. PROVIDING HIGH NUMBER OF QUALITY JOBS**

PLEASE REFER TO 9-EXHIBIT VIII. B.7.b – DRAFT ORGANIZATION CHARTS

## **8. COMPETITIVE ENVIRONMENT**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **9. MARKETING PLANS**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **10. SUPPLEMENTAL TAX PAYMENT**

The Applicant will not be paying any supplemental fees if the Applicant is awarded a License. As part of a potential solution to the License Fee challenge, the Applicant may be willing to pay an additional 5% tax on slot gaming revenue in excess of \$135 million to either the State or the host county.

## **11. LICENSING FEE**

The Applicant will not be agreeing to pay any additional licensing fees.



## **C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT**

### **1. DESCRIPTION OF LAND**

#### **a. DETAILS OF LOCATION OF GAMING FACILITY**

Located at Exit 27 (I-90) fronting NYS Rt 30 near the MOHAWK RIVER (New York State Canal System):

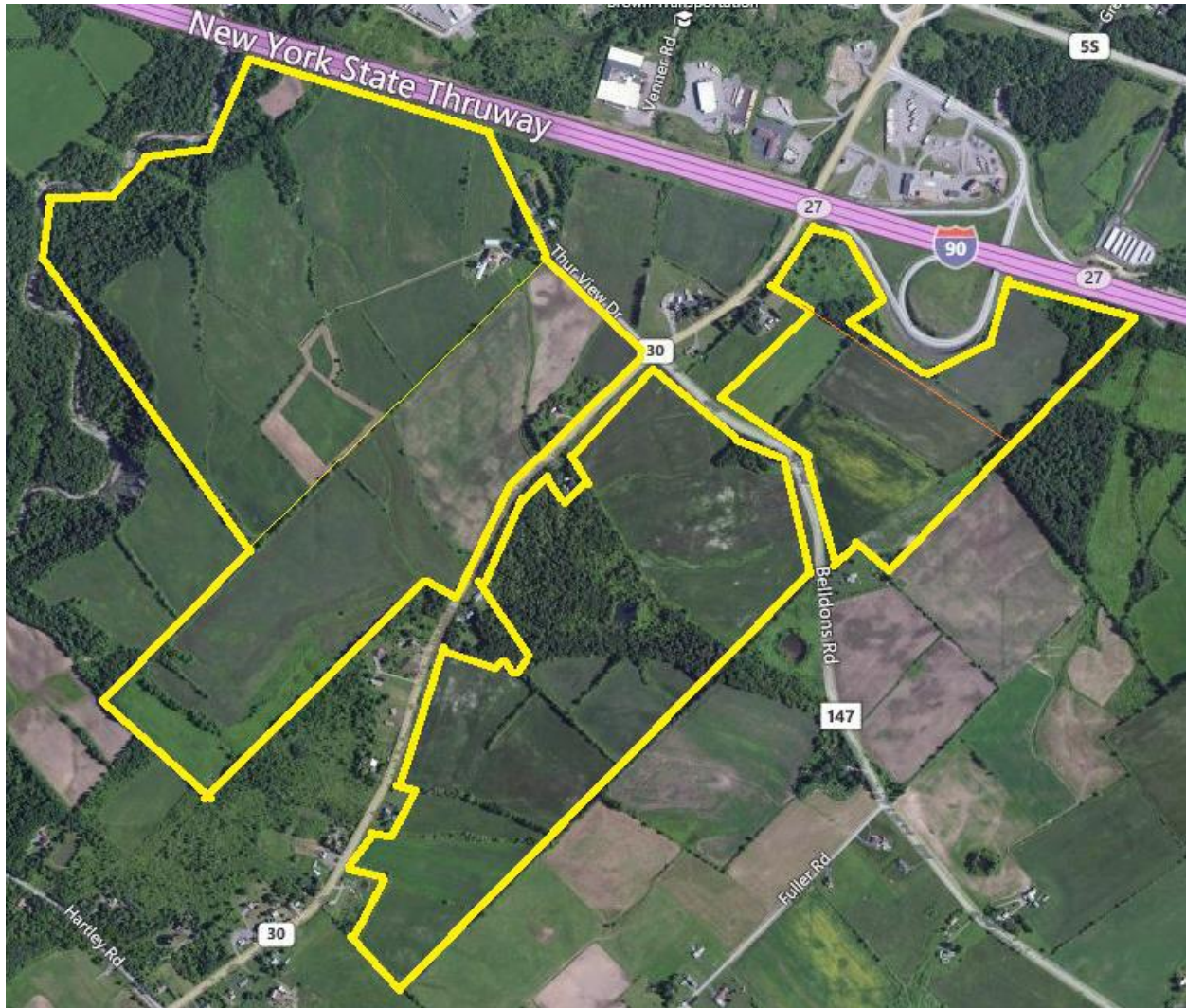
Recreational Boating and Docking at the Riverlink Park; and sites of the planned Mohawk Valley Gateway Overlook (pedestrian bridge) and Riverwalk in Amsterdam.

PLEASE REFER TO 10-Exhibit VIII. C.1.a LAND OPTION PURCHASE AGREEMENTS AND SURVEY

#### **b. ASSESSED VALUE OF EACH PARCEL OF LAND**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

c. TOPOGRAPHIC, GEOGRAPHIC AND VEGATATIVE CHARACERTISICS OF THE LAND



*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

d. BOUNDARY OF THE AREA OF THE LAND CONSTITUTING THE PROJECT SITE



*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

**e. GEOLOGICAL OR STRUCTURAL DEFECT OF THE PROJECT SITE**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

**f. PHASE I AND II REPORTS**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

**2. OWNERSHIP OF LAND**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **3. ZONING**

Any necessary variances or rezoning will be obtained.

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **4. MASTER PLAN AND BUILDING PROGRAM**

PLEASE SEE 11-Exhibit VIII. C.4 FOR PROGRAM OVERVIEW

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

### **5. DESIGNS AND LAYOUT**

PLEASE SEE 12-Exhibit VIII. C.5 – SITE RENDERING

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **6. CASINO**

PLEASE SEE 11-Exhibit VIII. C.4 FOR PROGRAM OVERVIEW

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **7. HOTEL**

PLEASE SEE 11-Exhibit VIII. C.4 FOR PROGRAM OVERVIEW

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **8. MEETING CONVENTION FACILITIES**

Meeting and convention area to be approximately 3000 sq. ft.

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## 9. ENTERTAINMENT VENUES

Exterior area to comprise of an event venue and location for a Farmer’s Market.  
Interior to include a 200 seat entertainment lounge.

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## 10. NON-GAMING AMENITIES

Food and beverage facilities to include: 300 seat buffet, 140 seat premium casual restaurant and a 50 seat food court.

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## 11. QUALITY OF AMENITIES

Quality finishes that are in keeping with a top tier regional gaming facility.

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## 12. HOURS OF OPERATION

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## 13. BACK OF HOUSE

Comfortable and efficient back of house areas that help support staff engagement and team moral.

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## 14. PARKING AND TRANSPORTATION INFRASTRUCTURE

Transportation infrastructure: Located near the MOHAWK RIVER & AMTRAK Train Station in Amsterdam at EXIT 27of INTERSTATE 90 (NYS Thruway) Access to Other States, Downstate NY, Albany area.

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## **15. DOCKING AND LOADING**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **16. PHYSICAL PLANT AND MECHANICAL SYSTEMS**

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## **17. INFRASTRUCTURE REQUIREMENTS**

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## **18. PROJECT FIRMS**

Currently in discussions with local architects, engineers, contractors and designers.

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## **19. CONSTRUCTION BUDGET**

PLEASE SEE 4–EXHIBIT VIII. A.2.a COST SUMMARIES

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## **20. TIMELINE FOR CONSTRUCTION**

*[Florida Acquisition Corp., Clairvest Group Inc. and Great Canadian Gaming Corporation will complete this section of the RFA within 60 days of the date at which the New York Gaming Facility Location Board or the New York State Gaming Commission agree with the Applicant on the solution for the challenge of the License Fee as noted in the Executive Summary. As soon as the relevant information and or documents are available, they will be submitted to be added to this RFA response per Section 3.1.]*

## **21. CONSTRUCTION JOBS**

PLEASE SEE 13–Exhibit VIII. C.21. DIRECT CONSTRUCTION JOBS

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## **22. GAMING EQUIPMENT VENDORS**

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## **D. INTERNAL CONTROLS AND SECURITY SYSTEMS**

### **1. INTERNAL CONTROLS AND SECURITY SYSTEM**

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