

Exhibit VIII.C.1.c – Description of Land

Submit as Exhibit VIII.C.1.c. a description of, and aerial and surface photography demonstrating, the salient topographic, geographic, and vegetative characteristics of the land for the proposed gaming facility as well as any significant existing facilities, improvements or infrastructure thereon. Provide schematics/maps of topographical, geographic and vegetative features and facilities, improvements and infrastructure.

Describe and provide schematics/maps illustrating (in scale) the relationship to surrounding development and infrastructure.

The project site is located east of Route 4, north of Mannix Road and south/west of Best Road in the Town of East Greenbush, Rensselaer County, New York. The project site consists of undeveloped abandoned agricultural lands and forested areas that occur on a rapidly-developing commercial road corridor (Route 4). The road corridor abuts the western project area boundary.

The lands to the north, east and south of the project area are primarily undeveloped and consist of sparse residential/agricultural properties. A residential property consisting of two houses, mowed lawn and landscaped areas occurs in the southwest portion of the project area. Additionally, the southwest portion of the project area along Thompson Hill Road was recently subdivided, portions are cleared and graded and at least one building is under construction. To the west, development along Route 4 is a mix of residential and commercial/business uses.

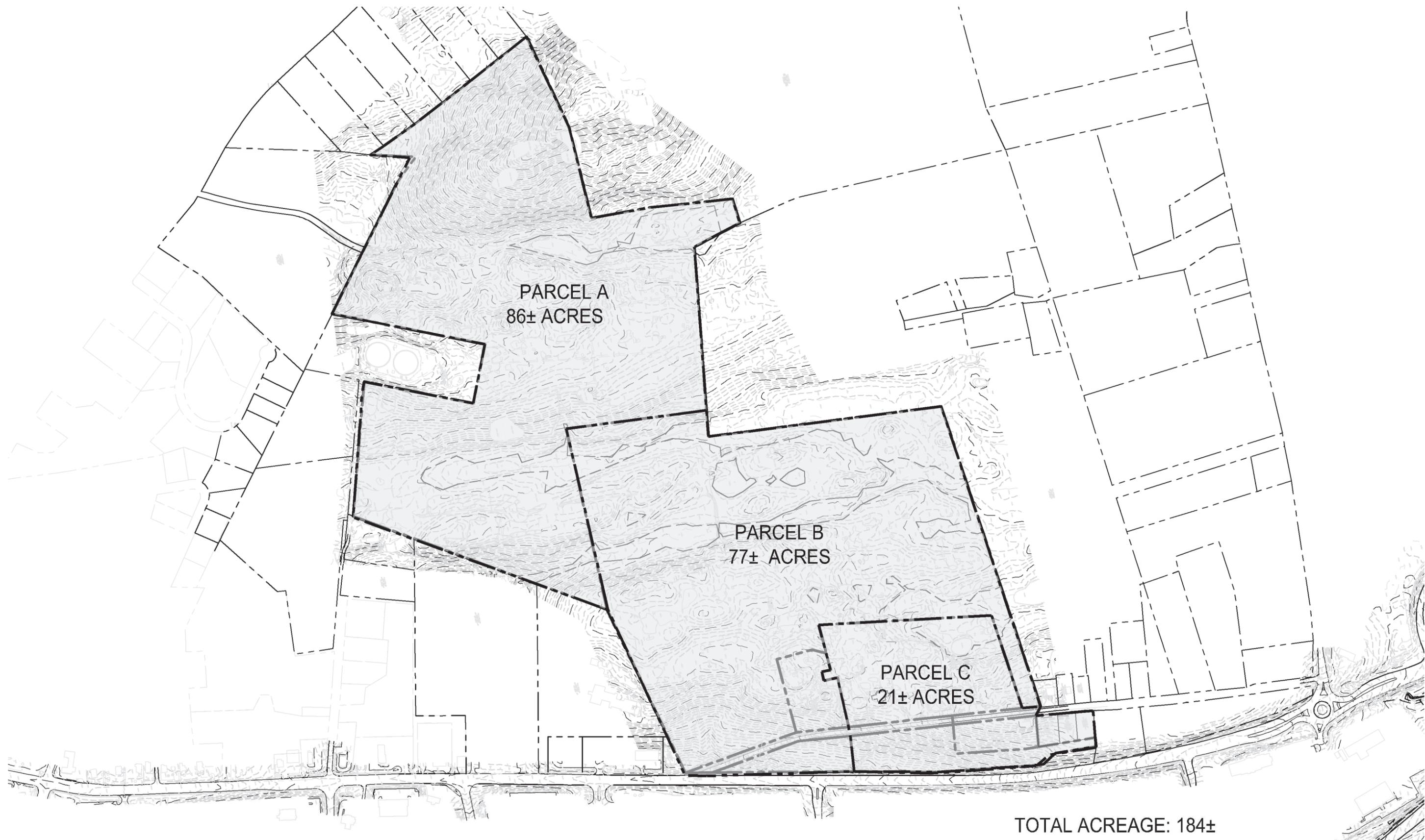
The project site is made up of multiple adjoining tax parcels from three property owners, referred to herein as Lands of Potter, Lynd and Davis. The total land area of these existing properties is approximately 184 acres, as delineated on the Attachments to this Exhibit.

The Gaming Facility location primarily consists of undeveloped abandoned agricultural lands that have not been farmed in several years. The abandoned agricultural lands currently exist as successional old field, shallow emergent marsh, successional shrubland and successional northern hardwoods. Areas that were not farmed consist of shallow emergent marsh, shrubland, shrub swamp, deciduous forest of varying successional stages, a small patch of hemlock-northern hardwood forest, a small patch of pine forest, red maple hardwood swamp (some areas with vernal pool characteristics), headwater stream, pond and vernal pool. Two residential properties consisting of houses, mowed lawn with trees and landscaped areas occur in the southwest portion of the project area. Additionally, the southwest portion of the project area along Thompson Hill Road was recently subdivided, portions are cleared and graded and one building was under construction at the time of the field surveys.

The I-90/Route 4 Exit 9 Interchange location consists of active roadway, mowed roadside, shallow emergent marsh, successional shrubland, deciduous forest and rocky headwater stream.

Attachments: Site Survey
Site Aerial
Vegetative Communities Map 1
Vegetative Communities Map 2





PARCEL A
86± ACRES

PARCEL B
77± ACRES

PARCEL C
21± ACRES

TOTAL ACREAGE: 184±

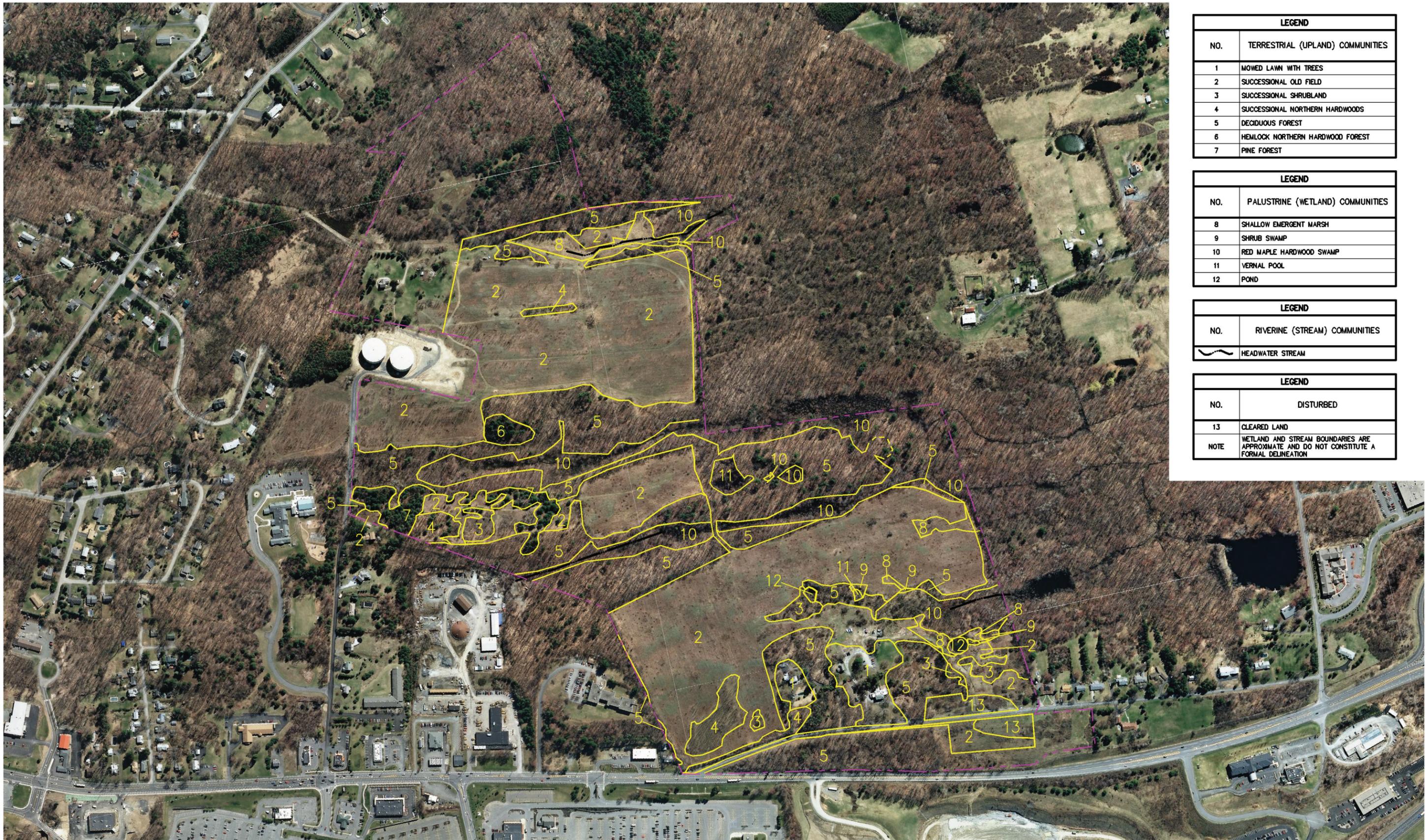


PARCEL A
86± ACRES

PARCEL B
77± ACRES

PARCEL C
21± ACRES

TOTAL ACREAGE: 184±



LEGEND	
NO.	TERRESTRIAL (UPLAND) COMMUNITIES
1	MOWED LAWN WITH TREES
2	SUCCESSIONAL OLD FIELD
3	SUCCESSIONAL SHRUBLAND
4	SUCCESSIONAL NORTHERN HARDWOODS
5	DECIDUOUS FOREST
6	HEMLOCK NORTHERN HARDWOOD FOREST
7	PINE FOREST

LEGEND	
NO.	PALUSTRINE (WETLAND) COMMUNITIES
8	SHALLOW EMERGENT MARSH
9	SHRUB SWAMP
10	RED MAPLE HARDWOOD SWAMP
11	VERNAL POOL
12	POND

LEGEND	
NO.	RIVERINE (STREAM) COMMUNITIES
~	HEADWATER STREAM

LEGEND	
NO.	DISTURBED
13	CLEARED LAND
NOTE	WETLAND AND STREAM BOUNDARIES ARE APPROXIMATE AND DO NOT CONSTITUTE A FORMAL DELINEATION



VIII.C.1.c.4