



EXHIBIT VIII.C.1.c.

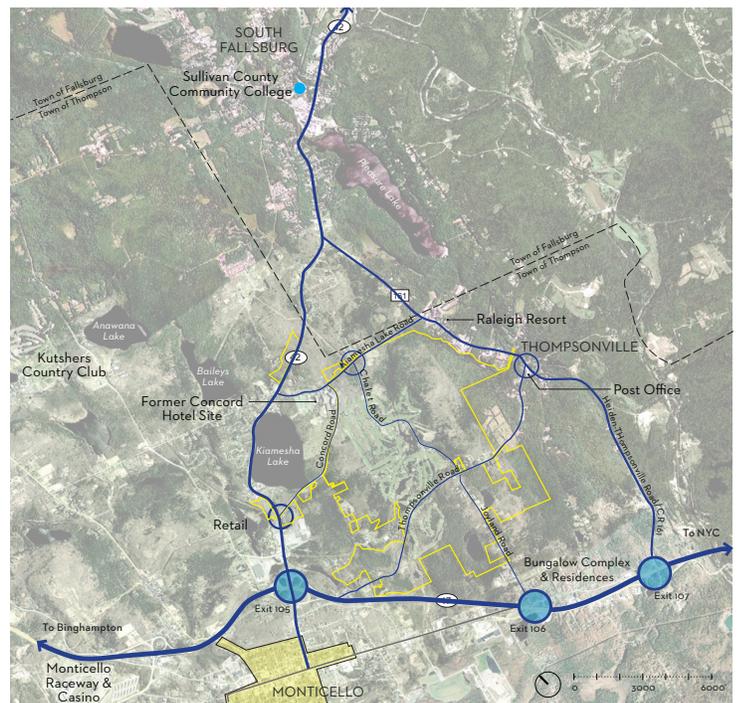
DESCRIPTION OF LAND

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.

OVERVIEW OF THE PROJECT SITE

The Project Site is comprised of 1695 acres located in the Town of Thompson within Sullivan County. (Attachment VIII.C.1.c.-1.) It is characterized by the lowland valley of Kiamesha Creek and its higher elevations to the east and west. Elevations range from a low point of 1,340 feet above sea level near the center of the Project Site to a high point of 1,555 feet above sea level on the western side. The highest point on the Project Site's eastern side is 1,469 feet above sea level. (Attachment VIII.C.1.c.-2.) As shown in Attachment VIII.C.1.c.-3, steep slopes (>20 percent) are minimal and



primarily located within the northeastern forested area where the elevation rises to two distinct high points. The Project Site contains more than 280 acres of wetlands, and nearly 160 acres of “wetland adjacent area” regulated by the New York State Department of Environmental Conservation (“NYSDEC”). (Attachment VIII.C.1.c.-4.) Almost all of the Project Site’s wetlands are located outside of the Casino Site where Montreign Resort Casino will be constructed. The International Golf Course (fallow for the last few years) and Monster Golf Course dominate the western portion of the site. (Attachment VIII.C.1.c.-5.) As shown in Attachment VIII.C.1.c.- 6, approximately one-quarter of the Project Site is maintained for golf course use. Approximately two-thirds of the Project Site is forested or forested wetlands. The remainder of the Project Site contains various types of vegetative cover, including meadow wetlands and cleared land from former small scale development on the Project Site (bungalow colony, etc.).

GAMING FACILITY SITE

Casino Site

Montreign Resort Casino will be located on an approximately 186 acre parcel in the southern portion of the Project Site (“Casino Site”). The Casino Site is a part of the Gaming Facility site (which totals approximately 710 acres). As shown in Attachments VIII.C.1.c.-7 to -9, the central portion of the Casino Site is characterized by manicured lawns, shade trees, and water traps associated within the current Monster Golf Course¹, while the far eastern portion of the Casino Site is predominantly forested. The Casino Site contains virtually no steep



¹The Monster Golf Course will be redesigned by EPR as part of the Gaming Facility construction.

slopes or bedrock outcrops. Based on geotechnical studies performed on the Project Site, which are detailed in Exhibit VIII.C.1.f., the majority of the soils on the Casino Site are classified as suitable to support building foundations and buildings and parking lots can be supported by conventional foundations.

The eastern portion of the Casino Site contains a few vegetated wetlands, but no rivers or perennial streams. (See Attachment VIII.C.1.c.-4.) The development program for Montreign was designed to minimize wetland disturbance and preserve the natural beauty of the Project Site. As discussed in Exhibit VIII.C.3.c., EPR has already applied to the U.S. Army Corps of Engineers ("USACE") for a permit to disturb certain wetlands, and that application was deemed complete and a Public Notice was distributed on April 29, 2014. The public comment period for that application closed on May 30, 2014, and the USACE is reviewing the comments received. The western portion of the Casino Site contains significant amounts of regulated forested wetlands. Development within these wetland areas is not planned.

As shown in Attachment VIII.C.1.c.-5, the land surrounding the Casino Site is undeveloped, except for the Monster Golf Course. Further south along Joyland Road, outside of the Project Site, are some existing and former summer camps and bungalow colonies.

The key local and regional infrastructure serving the Project Site is shown in Attachment VIII.C.1.c.-10. There are three nearby electrical substations which provide power to different parts of the Project Site, i.e.: (i) the Kiamesha substation located on Lanahan Road west of NYS Route 42, (ii) the Concord substation located at the intersection of Chalet Road and Kiamesha Lake Road, and (iii) the Rock Hill substation located near Exit 107 off of NYS Route 17. These substations are used by New York State Electric and Gas ("NYSEG") to supply electricity to the Project Site and its vicinity. Also, as shown on Attachment VIII.C.1.c.-10, the Kiamesha Lake Sewer District ("KLSD") Sewer Treatment Plant ("STP") is located to the west of the Casino Site. The KLSD STP will receive the sanitary sewer flows from Adelaar, as more fully described later in this Application, i.e., Exhibit VIII.C.17.c. Finally, the Village of Monticello ("Village") will supply fresh water for the Gaming Facility as set forth in the Water Supply Agreement dated October 10, 2013 (which is attached as Attachment VIII.B.10.-1 to Exhibit VIII.B.10.-1.)

The Village, immediately south of the Project Site, utilizes Kiamesha Lake as well as three wells as its water source. The Project Site will be connected to the Village's water district at the locations shown on Attachment VIII.C.1.c.-10.

Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, Infrastructure Improvements

The remainder of the Gaming Facility site contains approximately 524 acres that wrap around the Casino Site. The Indoor Waterpark Lodge, the Entertainment Village and Monster Golf Course will be located in this remaining portion of the Gaming Facility site. As shown in Attachment VIII.C.1.c.-9, the area immediately to the north of Montreign and to the west of Chalet Road is the current Monster Golf Course. The area is characterized by manicured lawns, fairways, and greens, and interspersed with stands of trees. The Kiamesha Creek winds through the Monster Golf Course and its ponds serve as water hazards throughout the Monster Golf Course. The existing, and temporary, Monster Golf Clubhouse is on the Project Site. The Monster Golf Clubhouse will be replaced with a new clubhouse as part of the development of the Gaming Facility.

East of Chalet Road, the southern portion of the Project Site is mostly wooded. The land slopes upward to the east and has a small amount of steep slopes close to Chalet Road. The northwestern

portion of the Project Site contains an abandoned ski slope that features lawn and stands of trees. In addition, the Project Site contains the Chalet building, which contains offices, vending machines and the pro-shop.

The parcels south of the Casino Site and west of Joyland Road, which will be used for the Resort Entry Road and will facilitate access to Adelaar, are characterized predominantly by forested land with forested wetlands at the southern extent.

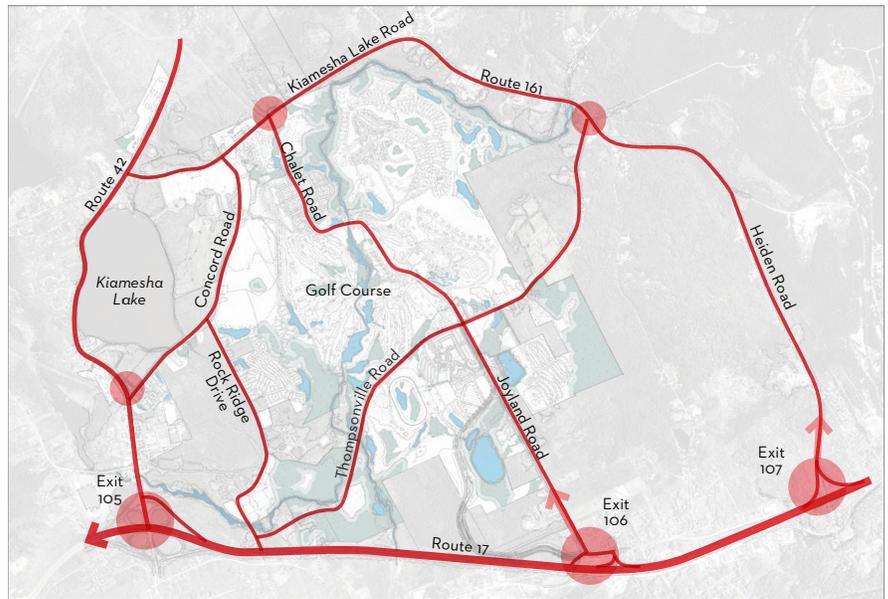
(Attachment VIII.C.1.c.-4.)

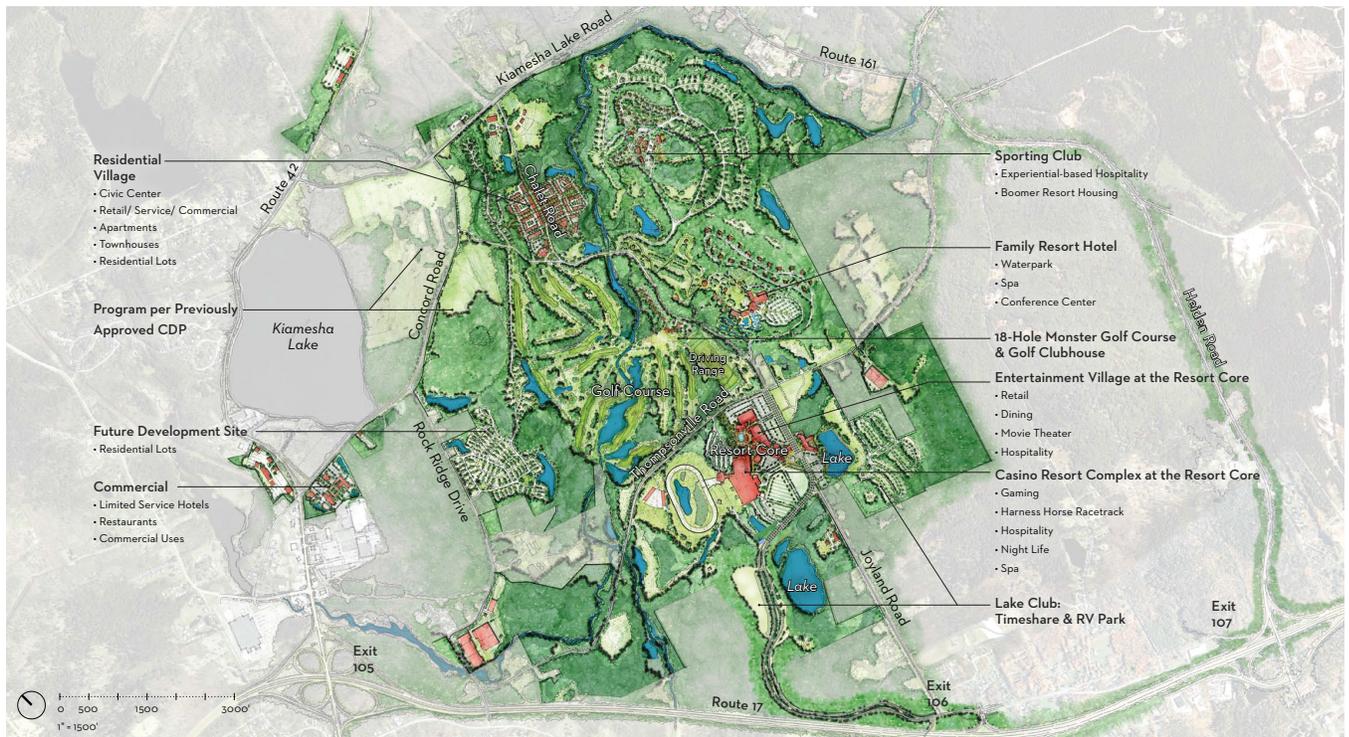
There are very few steep slopes on this land. The parcels to the east of Joyland Road are predominantly cleared and undeveloped land. These lands are almost completely flat and are well suited for infrastructure development necessary for the Project Site.

As shown in Attachment VIII.C.1.c.-5, the land surrounding the northern section of the Gaming Facility area is undeveloped, except for the Monster Golf Course. Further south along Joyland Road and adjacent to the Project Site are single family homes, as well as existing and former summer camps and bungalow colonies. The land to the south of the Casino Site is also surrounded by undeveloped land on the north and west, and borders NYS Route 17 to the south. The parcels on which the eastern most portion of the Resort Entry Road is to be located are bordered to the north by land belonging to an existing bungalow colony. However, the Resort Entry Road itself is not proposed to be located in proximity to the buildings of that bungalow colony. The land to the east of Joyland Road is situated in proximity to existing residential uses that abut NYS Route 17.

FUTURE DEVELOPMENT

The majority of the contiguous portions of future development of the Project Site ("Future Development Site" or "FDS") are wooded. (Attachments VIII.C.1.c.-5 and -11.) The southern and eastern most portions of the Future Development Site are mostly gently sloped and contain existing lakes, as well as larger areas of regulated wetlands. (Attachment VIII.C.1.c.-9.) The northeastern portion of the Future Development Site is predominantly forested and has several areas of steep slopes associated with a local hilltop. Future development in this area has been programmed to complement the existing topography and minimize impacts to steep slopes. The northwestern portion of the Future Development Site is also predominantly wooded and features some areas of forested wetlands. There are steep slopes associated with the rise to the western peak of the site. The northern most portion of the former International Golf Course is also located on this FDS. The development program for this area similarly works with, rather than contemplates significant impacts to, the existing topography. Likewise, the development program does not contemplate any wetland impacts in this area, except those minor impacts associated with needed improvements to existing roadway crossings.





Continuing counterclockwise around the contiguous portion of the Future Development Site, the westernmost portion of the Project Site, abutting Concord Road, contains a few, small-scale structures associated with the former International Golf Course, as well as the site of a former service station. Further away from the road, portions of the former International Golf Course abut undeveloped forested areas. Currently, there is no development planned for this area. Further south, the site continues to be dominated by forest and forested wetlands. Development is planned in portions of the forested land, but not in the forested wetlands.

The non-contiguous “out-parcels” to the north and west of the main portion of Adelaar are characterized by varying amounts of existing development, undeveloped cleared land and some forested areas. Limited future phase development of these areas is being considered, primarily in the areas that are currently developed or have been previously cleared.