

VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

4. MASTER PLAN AND BUILDING PROGRAM

Submit as Exhibit VIII. C.4.b. a detailed analysis of the suitability of the proposed Project Site for the proposed Gaming Facility and the ways in which the proposed Gaming Facility supports revitalization, if applicable, and the proposed relationship of the Project Site to adjoining land uses and proposed land uses to ensure compatibility with those adjoining land uses.

THE PROJECT

The project will be located in a rural, commercially zoned development area of the Village of South Blooming Grove, Town of Blooming Grove, County of Orange, New York that permits hospitality uses.

The Applicant has entered into contracts to purchase two adjoining sites for the project located in the Village of South Blooming Grove in the County of Orange, New York. The two sites, combined, total 120.4 acres. Once developed, Live! Hotel & Casino New York will be the best-in-class casino entertainment destination in the region, maximizing visitation and revenues for the project and State and Local governments. This Applicant provides the State with the assurance of the highest quality project delivered in the quickest possible time frame, maximizing revitalization of the entire Hudson Valley and beyond through its innovative outreach programs in cross-marketing and partnerships with the region's business community, attractions and activities.,

Site and Accessibility

The proposed site is situated on New York Route 208, in close proximity to Exit 130 off New York State Highway Route 17. Route 17 is in the process of being converted to Interstate Highway 86. The property has been predominately used for a driving range and had been an active gravel pit. It is buffered by trees and distance from the few properties in the area. Significantly, the property's current use is not its highest and best use in terms of utility and public benefit.

The Project represents an opportunity take an underutilized, under productive site and convert it to a significant taxpaying, job creating regional economic engine.

South Blooming Grove, New York is a village inside the Town of Blooming Grove in Orange County, New York. The Town of Blooming Grove in Orange County, New York is located approximately 50 miles north of New York City. It is known as the "Crossroads of the Northeast" because of the three major state highways and interstates that traverse the county. The New York Live! site is strategically located as its location will maximize revenues to the State and localities.

New York State Route I-86 (NY17) extends from the Scranton area of Pennsylvania, through Orange County to the Massachusetts Turnpike, which crosses the state.

Interstate I-87, the New York State Thruway, is the longest intrastate/interstate highway in the Interstate Highway System. To the south, it originates in the Bronx, NY and ends in the north at the Canadian border.

Interstate I-84 is the only limited access road to cross New York from west to east between New York City and the Capital District. As such it is the main vehicular route between Southern New England and Pennsylvania and points west.

These highways make the Live! Hotel & Casino New York's location easily accessible by automobile. Significantly, the location offers a unique opportunity for the repatriation of New York monies presently going out-of state to other casino venues, serving as a true intercept for the casinos in Connecticut. Further, the transportation corridor serves as a more convenient location for Northern New Jersey and the New York metropolitan area than Pennsylvania and New Jersey casinos.

There are two airports in New York State with easy access to Orange County and the proposed site. Stewart International Airport in Newburgh, NY

The airport is owned and operated by The Port Authority of New York & New Jersey. Stewart International Airport is located at the intersection of the New York State Thruway (I-87) and Interstate 84.

Orange County Airport

Orange County Airport meets the current and future corporate business and general aviation needs of the county. The airport is located in the Town of Montgomery.

These airports will facilitate the broadening of the natural market parameters of the region, thus enabling LIVE! to capture outer and significant markets with its world class facilities and marketing reach, particularly utilizing the owners' data bases.

Additionally, there are 150 miles commuter rail (New Jersey Transit, Metro-North and the Port Jervis Rail Line). These rail connections will be used in conjunction with marketing programs to reduce the number of vehicular trips to the property. The Applicant will explore the potential of establishing an identified rail service for the facility and shuttle services from rail depots.

Summary

Orange County and South Blooming Grove, New York:

Orange County is seeking to take advantage of its strategic location and infrastructure in an effort to increase new business development. The county has implemented a variety of incentives and programs with the goal of attracting new business into the territory to create

jobs and to generate revenue. The Town of Blooming Grove has passed a Resolution formally supporting the Live! Hotel & Casino New York development. The project is consistent with The Town of Blooming Grove Comprehensive Plan for development and with the Hudson Valley Economic Development District Comprehensive Economic Development Strategy, 2013-2014. The Development Strategy report observed that the overall economic future was dim and the unemployment rate in Orange County not likely to improve without significant commercial development. Live! Hotel & Casino New York represents a prime opportunity to constructively remedy the current economic conditions, not only of Orange County but of the entire Hudson Valley and beyond. Finally, the Applicant has agreed to establish a business incubator program, pledging a minimum of \$1.5 million annually to create and locate hi-tech businesses in the Region.

The project team has been sensitive to potential impacts on our Host and nearby municipalities both from an environmental and a commercial perspective. We have entered into numerous cross-marketing relationships with local business groups, and marketing partnerships with others. The Project enjoys the support from many local groups and organizations. Significantly, Live! has developed a program that would facilitate use of customer reward points at a variety of local businesses. Overall, not only does the site advantages favor the Applicant's Project, but the overall program that Applicant has developed will be highly beneficial to the entire region.