

Exhibit VIII.C.4.a – Master Plan for Land

Submit as Exhibit VIII.C.4.a a description of, and provide schematics illustrating, the Applicant's master plan for the land and the Project Site showing major activities and functions. Provide a phasing plan for the proposed components of the master plan, if applicable.

The Master Site Plan has been developed to take advantage of the multiple opportunities afforded by the inherent attributes of the property and the location. The conceptual layout is inspired by traditional Dutch planning, landscapes and the spectacular gardens for which the Netherlands is renowned.

The beginning of the grand entry sequence to Capital View Casino & Resort starts at the existing, commercial intersection along Route 4 across from the Fed Ex distribution center. Our richly landscaped entry boulevard climbs along the continuously elevating topography bringing guests to a signature point of arrival, where vistas of both the resort and downtown Albany are spectacular.

The facilities have been located, and the parking and vehicular circulation have been sensitively configured to minimize impact to the environmental conditions, provide buffers from our neighbors, and safety and convenience for our guests. Visitors have very clear choices for valet services, self-surface parking within short walks to two convenient entrances, or to our 600 car parking garage. Charter buses, though obscured, arrive so guests also enter into our grand lobby. Service vehicles and deliveries are centrally located to our internal support functions, but screened from all public view.

The siting of the building and associated parking is greatly influenced by environmentally sensitive areas. We have carefully and sensitively minimized any impact on those areas, locating the facility atop the hill, respecting wetlands and buffers, and created ponds that not only provide beauty to the landscape, but opportunities to mitigate the effects of storm water.

Employee parking and our garden, from which we will raise vegetable and herb crops to support our restaurants, are positioned to the east, again out of respect for the inherent characteristics of the land forms.

Though not currently contemplated, because the facilities as planned cover only a portion of the site, we are afforded the opportunity for potential future development in response to market conditions and dictates.



