

Exhibit VIII.C.4.b – Suitability of Project Site

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.

We have selected the most enviable and impactful location in the Capital Region to build Capital View Casino & Resort. High atop Thompson Hill in the Town of East Greenbush, this site provides strategic superiority in location to attract larger numbers of patrons and unparalleled views and amenities to reward those who visit. It is also the only Capital Region site strategically located to prevent New York gaming dollars from being spent out of state at the forthcoming Springfield, Massachusetts casino, keeping those dollars at work to create jobs and spur economic development here at home.

This site scores extremely well in all of the most critical categories for selection of a location including: proximity, accessibility, visibility, compatibility, environmental impact, and of course, community revitalization. The following illustrate many of the inherent attributes and meaningful benefits offered by this location and property:

Proximity

As outlined in detail in our Market Analysis (see Exhibit VIII.B.1), Capital View Casino & Resort in the Town of East Greenbush is centrally located to draw patrons from the highly populated urban and suburban areas that surround the community. Millions of potential resort visitors live, work and travel in the Capital Region. The resort is less than a 10-minute drive from downtown Albany and, importantly for attracting out-of-state patrons, just 45 minutes from the Massachusetts border and 1 hour from the nearest population center in Vermont.

Accessibility

The site is located **directly along Interstate 90** – a major east/west corridor in the Northeastern United States and one of the most familiar and traveled routes in the region. It is positioned nearly equidistant between exits 8 and 9, providing multiple points of entry for visitors. The high-volume New York Thruway (Interstate 87), a major north-south corridor for the Northeastern United States, is just eight miles from the resort's front door. The property is quickly and easily accessed from multiple exits along interstates, bringing guests immediately to the resort along Route 4 (Troy Road), an important established commercial roadway with improvements already scheduled to accommodate future growth.

Visibility

Capital View Casino & Resort will literally be a beacon on a hill. This dramatic location provides unmatched visibility to an enormous population of travelers along the adjacent interstates. The natural topography of the casino site is elevated approximately above Interstate 90 and above Route 4. Our architectural team has designed the facility to take full advantage of the highly visible location, creating a complex deserving of such natural prominence.

Compatibility

The site is fully compatible with the existing community and surrounding environment. The 156-acre campus is adjacent to a growing commercial and business corridor. However, our site plan provides a natural buffer of former farmland to create a meaningful transition from the busy corridor of Route 4. Adding a casino to this corridor will further solidify this local commercial district as a destination for shopping, dining, and entertainment options, boosting foot traffic to existing businesses and increasing the economic activity in the Town.



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Environmental Impact

The development is designed to complement the surrounding land, using the natural beauty, contours and vegetation to create a tranquil resort experience. As illustrated in our Environmental and Geotechnical Reports, the property is defined by large, contiguous acreage uncompromised by wetlands or other challenges often found in this region. Our site boasts significant developable acreage, which gave us the flexibility to develop a building plan that capitalizes on the natural attributes for the benefit of our guests without disturbing any existing wetlands or habitat. Our site, unlike others considered in the Capital Region, provides significant opportunity for future growth should it become desirable in the coming years.

Best Situated to Keep NY Gaming Dollars in NY

In addition to our site's visibility, size and location in an emerging commercial corridor, it also provides the best opportunity to combat the loss of New York gaming dollars to a forthcoming casino in Springfield, Massachusetts. Springfield will soon be home to the Northeast's newest full commercial casino – just over an hour's drive from downtown Albany. Upstate New Yorkers who would patronize the Springfield casino would largely travel there via route 90, passing by exits 8 and 9 – the main access points to Capital View Casino & Resort – on the way there. Instead of continuing out of state to game in Springfield, New Yorkers would have the more favorable opportunity to reduce their travel time and choose Capital View Casino & Resort as their entertainment option, keeping those dollars in state. Given our unique location along this major east-west corridor, Capital View Casino & Resort is best situated to keep New York gaming dollars here in New York, where they'll help grow jobs, support our schools and promote local revitalization.

Community Revitalization

The Town of East Greenbush will reap great benefit from such a large economic investment that will generate tax revenue, create jobs, spur related commerce and attract visitors. Capital View Casino & Resort will be a powerful economic engine that will revitalize the community and create opportunities unimagined without it. For this reason alone, it is easy to see why community support and acceptance has been overwhelmingly positive.

