

Exhibit X.C.2 (LEED Certification):

Submit as Exhibit X.C.2. a description of plans, including all proposed baseline and improved building design elements and measures, for its Gaming Facility to become certified under a certification category in the Leadership in Environmental and Energy Design (LEED) program created by the United States Green Building Council.

This project is planned as a leading example of sustainable development. The U.S. Green Building Council's (USGBC's) LEED rating system will be employed to guide the design and construction of the project from a sustainability standpoint. Specifically, the LEED New Building Design and Construction rating system will be utilized.

Although base level LEED Certification is a requirement, the Applicant's objective will be to obtain a higher level of LEED Certification, likely Silver and perhaps Gold. The applicant's affiliate achieved LEED Gold Certification at its Rivers Casino in Des Plaines, IL, the first casino in the world to be certified as LEED Gold.

It is currently envisioned that the project will be designed to achieve an equivalent design standard to meet a LEED Silver or better certification rating as established by the USGBC utilizing LEED-V4. Below are some of the items the applicant is currently evaluating with respect to obtaining LEED Certification for the project.

Sustainable sites credits – Design strategies are being evaluated to minimize impact on ecosystems and water resources, particularly in improving stormwater performance and by reducing heat island effect throughout the site. Other strategies may include connecting to mass transit routes and potential on-site transit stops and providing for convenient bicycle and fuel efficient vehicle access to the site for staff and guests.

Water efficiency credits – Design strategies will be incorporated to promote smarter use of water, within the building and on-site, and to reduce potable water consumption. The goal will be to reduce potable water use by 40% and to reduce landscape irrigation water use by 50% or more.

Energy and atmosphere credits – Innovative design strategies which promote better building energy performance will be evaluated for the project. The project will strive for energy efficiency of 16% or better while eliminating refrigerants that use CFC's. In hotel guest rooms a state-of-the-art energy management system will be employed, reducing energy consumption by eliminating unnecessary conditioning. It consists of an intelligent thermostat that automatically controls temperature settings as guests travel in and out of their room. The project will also employ oversight and measurement and verification (M&V) strategies that improve long-term operations and provide feedback loops to the project's operating engineers to extend smart energy use beyond the design and construction phases, including an enhanced commissioning regime that requires a follow-up review ten months after substantial completion. The applicant will also investigate both the inclusion of onsite renewable energy into the project design and the possibility of securing a minimum 2-year green power contract for 35% of the project's expected annual energy use.

Materials and resources credits – Sustainable building materials will be incorporated where feasible and techniques will be utilized to reduce waste. The project will incorporate an area for waste material recycling during the ongoing operations of the facility. During construction, the goal will be to divert a minimum of 50% of construction waste materials from the landfill. Consideration will also be given to using high-recycled-content materials, regionally sourced materials, and rapidly renewable materials in the design and construction of the project.

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Indoor environmental quality credits – Design strategies will be incorporated to promote better indoor air quality and access to daylight and views. The applicant expects to minimize impacts to indoor air quality during and after construction by following SMACNA IAQ guidelines for occupied buildings and by performing flushes and/or air quality testing per LEED standards. Consideration will also be given to the use of low-emitting materials and controls for indoor pollutants like incorporating walk-off mats at building entrances and controlling ventilation for stored janitorial materials.

Additional scope of work required above the standard practice levels will be evaluated during the design process and may include the following:

- Bicycle storage racks and shower changing facilities.
- Rainwater storage tanks to collect roof runoff for use as cooling tower makeup.
- Indoor air quality management during construction.
- Exhaust air energy recovery systems.
- Pool heating from onsite heat recovery.
- Airtight sealing of all hotel guest room demising partitions and shaft enclosures.
- CO2 sensors at all outside air intakes and within all public spaces.
- Schedule elongation for airside and waterside flushout of all building spaces.
- Walk-off grilles at all ground floor building entrances.
- High-performance curtain wall with thermally broken mullions.
- Daylight dimming controls for all above-grade public spaces (i.e., entrance lobbies, etc.), including a lighting control network backbone with head-end control workstations. (The intent will be for all lighting in the building, including all occupancy use groups, to be interfaced to this central control system.)
- Additional water meters to serve isolated uses (i.e., cooling towers, captured stormwater, domestic cold and hot water, per vertical plumbing zone).
- Low-flow toilet fixtures for all occupancy use groups, including fixtures for hotel guest rooms.
- Submetering of all switchboards and panelboards.
- Btuh metering of all chilled water and hot water supplied to each occupancy use group.
- Complete commissioning of all MEP systems.

Operational considerations – Post-opening, in addition to the M&V activities that will happen, the applicant intends to employ sustainable practices such as waste recycling perhaps including composting of food scraps from food and beverage outlets, a linen reuse program in the guest rooms reducing the amount of water used for laundering linens, and using green cleaning products which would meet strict environmental and health standards.

Engagement – The applicant will work with New York State Energy Research and Development Authority (NYSERDA) to identify those energy efficiency and renewable energy programs that are appropriate for the development and operation of the Gaming Facility.

This applicant's team has the experience to deliver the LEED certification required based upon its success at the LEED Gold Certified Rivers Casino in Des Plaines, IL.