

MOHEGAN SUN AT THE CONCOR
Exhibit VIII.C.1.c DESCRIPTION OF LAND

Description of land:

The 140.3 acre partially wooded parcel slopes in a westerly direction from Concord Road toward Kiamesha Lake. Grades vary from nearly level in the north-east portion of the property to steeper grades of 10% and greater along the western slope proximal to the Lake. There is more than 100 feet in elevation change for the highest point on the property to the Lake providing for sweeping views of the Lake. Several small Army Corps regulated hillside wetlands extend into the parcel on the west side of the property but have been carefully avoided with the proposed development plan. Special design considerations have also been made to avoid impacts on Kiamesha Lake which is a drinking water supply for the Village of Monticello

The majority of the former Concord Hotel buildings and associated amenities (pool, tennis courts, skating rink...) were located in the north-east corner of this parcel, all of which have been demolished in preparation for re-development of the property. Some piles of debris associated with the demolition remain on-site. This parcel also encompassed one of the Concord's three golf courses, the nine hole executive course known as the Challenger. For this reason, a substantial percentage of the subject parcel is open land but there are several forested clusters along the Kiamesha Lake shoreline. The proposed development plan has been designed to occupy the cleared lands and therefore has of little if any impacts on the existing forested areas noted.

There is no rock outcropping on the parcel but ledge rock is shallow in some areas adjacent to Concord Road. No blasting is anticipated as the rock has been determined to be rip-able with large excavation equipment. The excavated rock is suitable for structural fills. Extensive geotechnical testing has been performed on the property to determine the bearing capacity and general workability of the soils for the proposed development of the site.

A considerable amount of earthwork has already been performed in the north-east quadrant of the property as well as the installation of a significant number of footings for the hotel tower and portion of the low rise casino building. Temporary storm water basins have been installed downstream of the construction zone which have had an opportunity to establish substantive ground cover in the past few years.

Extensive environmental testing has occurred over the past 14 to 15 years resulting in the determination that a 22.5 acre area in the north eastern quadrant of the property, immediately adjacent to Concord and Kiamesha Lake Roads has contaminated soils and groundwater. The 22.5 acre area is located generally within the footprint of the former Concord Resort hotel area as well as the proposed casino hotel development. This site is in the New York State Brownfield Clean-up Program. As result of extensive environmental investigations this area has been determined to be the portion of the property that contained multiple spot locations of contamination as well as a plume area all of which is associated with the property's prior use. Contaminants have been detected in soil and ground water above standards, criteria and guidance values consisting of floating petroleum and Freon. Several underground oil storage tanks ranging from 1500 to 20,000 gallons were (two remain) located in this vicinity. In addition, there is a Freon plume in the groundwater which is the result of the failure of cooling system components from the former skating rink. In conjunction with the previously noted earthwork, the majority of the required clean-up is complete.

