

MOHEGAN SUN AT THE CONCORD
Exhibit VIII.C.1.f DESCRIPTION OF LAND

Phase 1 or Phase 2 reports:

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. A Remedial Investigation Report (RIR) prepared by SESI Consulting Engineering far exceeds the level of detail of a Phase 1 or Phase 2 audit and is attached. This report has been reviewed and accepted by the New York State DEC. The NYSDEC has also approved a Remedial Action Work Plan (RAWP) also prepared by SESI which outlines the steps to be taken to remediate the site's contamination. This report is also attached.