

EXHIBIT VIII.C.4.b Master Plan and Building Program Mohegan Sun at The Concord

Mohegan Sun at The Concord is going to be the central catalyst driving economic growth and revitalization throughout the Catskills in the years to come. The Concord's substantial Phase I plan, with its hotel, dining options, and casino and entertainment program, is going to draw millions of visitors from the northeast region to the Catskills. The project will directly and indirectly create thousands of jobs and generate millions of dollars of capital spending which will spin off into a multitude of other forms of economic benefit for both the broader and immediate region. The Concord will boost demand for alternate lodging, dining and activities as well. Up at the Grossinger's Hotel site in Liberty, NY, the Concord team intends to redevelop and re-open the famous Big-G golf course as a key amenity for the Concord patrons to enjoy. In addition, just across the street from our project site will be the Entertainment Properties Trust proposed master development, including homes, townhomes, villages, retail, additional hotels, waterparks, golf courses, and potentially additional casino gaming. These supplementary projects were approved with the specific intent that they eventually balance, support, and compliment the Mohegan Sun at the Concord. All roadways, infrastructure, and zoning uses allow for the full integration of both sites, and in combination will provide an unprecedented foundation for broader economic revitalization.