



Submit as Exhibit VIII.A.3. a study completed by an independent expert assessing the size of the potential gaming market for the proposed Gaming Facility. Include annual projections of gaming patronage (e.g. by gaming visitor count) and gaming revenues (including itemization of slot, table and gross revenues) annually for a period of at least the first ten (10) years after opening for gaming on a high-, average- and low-case basis. The high-, average- and low-case bases should be the same as used for tax revenue analysis provided by the Applicant pursuant to Item VIII. B.4 hereof.

Include a description of all assumptions that are material to the expert's projections. Substantiate the bases and reasonableness of all such assumptions, for example, by comparison to comparable gaming facilities in comparable gaming markets. The study should explain the model or methodology used to derive the projections, identify the sources and robustness of input data, report the results of projections and include a comparison of those results to actual observed visitation and revenue performance against the most comparable gaming facilities in other jurisdictions for which data are available.

Global Gaming & Hospitality, LLC and Morowitz Gaming Advisors LLC (collectively, "GGH"), well-known and respected gaming resort consultants, were engaged to assess the size of the potential gaming market for the Montreign Resort Casino. The study analyzing the effect of regional competition in Alternative #2 for the low-case is provided in Attachment VIII.A.3.-1-ALT-1. Projections in this report as they apply to the low case is located starting at page 23.

ALTERNATIVE #2

The study's assumptions, the basis for those assumptions, and the reasonableness of those assumptions are described throughout Attachment VIII.A.3.-1, which was prepared to provide the information for the non-competition scenario. Please refer to Attachment VIII.A.3. for details about the assumptions and the related results, as well as, Attachment VIII. A.-1-ALT-1. In addition there is no change in the methodology used as explained and detailed in Exhibit VIII. A.3.

For the low-case GGH used a property located in or near Woodbury Commons area of Orange County, or Southern Orange County.

There was no change to the scope of the GGH engagement except to evaluate the impact on Montreign's market share due to the modification of the size of the property in light of the competitive landscape described above.

The location of a gaming facility in Southern Orange County will have a dramatic adverse impact on Montreign's investment, gross revenues and overall economic benefits to Sullivan County. The vastly superior location of Southern Orange County will have a devastating effect on the drive-in market segment to Montreign. We still conclude there is a viable market but at a reduced investment commitment.