



Submit as Exhibit VIII.B.8. a description of the competitive environment in which the Applicant anticipates the proposed Gaming Facility will operate over the ten (10) years after opening and how the Applicant plans to succeed in that environment while limiting the impact on revenues at other New York gaming establishments (e.g., VLT facilities, tribal casinos, race tracks) or other New York businesses.

Under Alternative #1, there is no change to competitive environment that Montreign will operate over the first ten (10) years after opening. Montreign will continue to work with its co-developer to develop Adelaar into a regional destination resort.

Reflecting the impact of the regional competition, Montreign's Alternative #1 will maintain the overall look and design of its resort casino, but will reduce its size and certain offerings. There will be no changes to service, security and reinvestment commitments. The changes that are planned for Alternative #1 are summarized below.

- Number of slot machines reduced to 1,750
- 10,000 square feet reduction of the gaming floor
- Elimination of 24 Hour Diner
- 156 reduction in the number of rooms to 235
- Elimination of the hair salon
- Elimination of the Spotlight, a 500-room intimate theater
- Elimination of 600 surface and garage parking space

ALTERNATIVE #1

There is no change in Alternative #1, to our intent, subject to Board approval, to operate Monticello Casino & Raceway as a “locals” place.

Under Alternative #1, Montreign shall continue to be uniquely positioned to compete directly with two Northeast Pennsylvania casinos for tourism and gaming budgets because the gaming and non-gaming amenities that will be offered at the Gaming Facility will assist in drawing out-of-state tourists who desire an experience beyond convenience gambling. Montreign will also engage in marketing efforts into certain counties of New Jersey for gaming and non-gaming guests. Please see Attachment VIII.B.1.-1 to Exhibit VIII.B.1. for our independent consultant’s report regarding the estimated revenues to be derived from out-of-state patrons.

There is no change to our competitive effect on New York based gaming operators. Please see Attachment VIII.B.1.-1 to Exhibit VIII.B.1. for our independent consultant’s report regarding the estimated revenues Montreign will generate from existing New York based gaming operators.

There are no other changes with Alternative #1.