



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 #2, 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.

Adjusting to the impact of competition in Southern Orange County, Alternative #2 will change the overall look and design of its resort casino. The design will be inviting but will cater to low to mid-high level guests and players. There will be no changes to service levels, security and reinvestment commitments. Since a gaming facility located in Southern Orange County will have a dramatic impact on our investment and financial results the following changes to the design of Alternative #2 are planned.

- Number of slot machines reduced to 900
- Number of tables reduced to 40
- 35,000 square feet reduction of the gaming floor
- Elimination of Noodle Bar
- Elimination of 24 hour diner
- Elimination of The Spotlight theater

ALTERNATIVE #2

- Reduction in the size of the casino bar
- Reduction in the number of rooms to 125
- Elimination of the spa and salon
- Elimination of sub surface garage structure and replaced with a 800 above ground structured garage and further reduction of surface parking
- Reduction in the size of the Italian Steakhouse by over 60 seats
- Reduction of the M Centre to 10,000 square feet and a reduction in the number of meeting rooms
- Pool and exercise room sized to appropriate square footage to support 125 room hotel
- Reduction in back of house support space and administrative offices to match the smaller size of our resort casino

There is no change in Alternative #2 to our intent, subject to Board approval, to operate Monticello Casino & Raceway as a “locals” place.

In Alternative #2, Montreign shall continue to be positioned to compete directly with two Northeast Pennsylvania casinos for tourism and gaming budgets. We will be more focused in our regional marketing efforts and with the 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 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. In fact due to the location of a gaming facility in Southern Orange County may I lessen the impact Montreign will have on other gaming operators Please see Attachment VIII.B.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 to the previous disclosures associated with Alternative #2 in response to this question.