



Submit as Exhibit VIII.C.1.d. a reasonably detailed description, including the dimensions and total acreage, and provide a schematic/map illustrating the boundary of the area of the land constituting the Project Site.

OVERVIEW OF THE PROJECT SITE

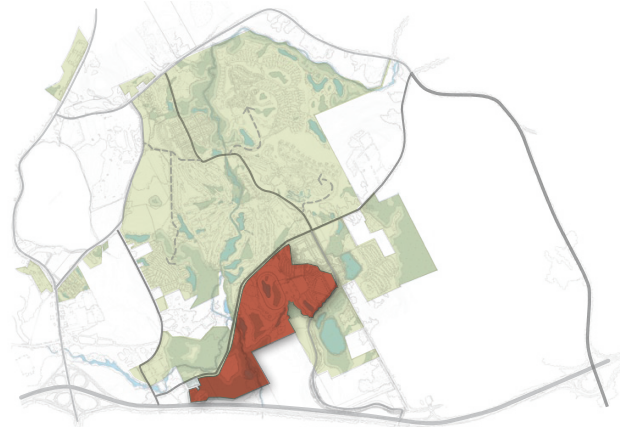
As described in Exhibit VIII.C.1.a., the Project Site contains approximately 1,695 acres in contiguous and non-contiguous parcels within an approximately 1.9 mile by 2.2 mile area in the Town of Thompson in Sullivan County ("Town"). (Attachment VIII.C.1.d.-1.) Approximately 1,583 of those acres are the comprehensive master planned community resort, which is the subject of the Comprehensive Development Plan ("CDP") approved by the Town in January 2013. (Attachment VIII.C.1.d.-2.) The remaining approximately 112 acres of the Project Site are outside of the Town's Planned Resort Development ("PRD") zoning district and are being used to construct access improvements to the Project Site. (Attachment VIII.C.1.d.-3.) These improvements include a newly redesigned intersection off of NYS Route 17 and a new Resort Entry Road for guests of Adelaar to travel from the new interchange to Adelaar.

GAMING FACILITY SITE

The Gaming Facility site includes approximately 710 acres in the southern portion of the Project Site. (Attachment VIII.C.1.d.-4.) This portion of the Project Site covers an area approximately 1.7 miles north to south and 1.5 miles east to west. The Gaming Facility consists of the Montreign Resort Casino, the Indoor Waterpark Lodge, the Entertainment Village, the redesigned Monster Golf Course and the Infrastructure Improvements. In addition, the access improvements necessary to serve the Gaming Facility (which are discussed more fully in discussed in Exhibit VIII.C.17.d.), will be available prior to the opening of Montreign Resort Casino and are therefore considered part of the Gaming Facility Site.

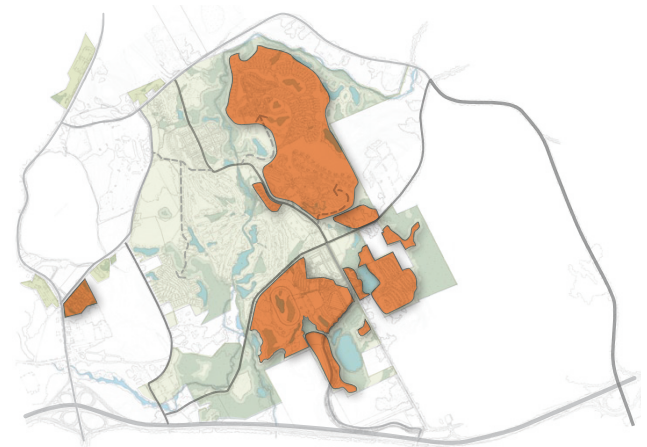
Casino Site

The Montreign Resort Casino, which is a part of the Gaming Facility, will be located on an approximately 186 acre parcel in the southwest portion of the Project Site. (Attachment VIII.C.1.d.-5.) The parcel is approximately 1.0 miles north to south and 0.9 miles east to west.



Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, Infrastructure Improvements

The remaining components of the Gaming Facility cover approximately 524 acres. The northern portion of the Project Site will include the Entertainment Village, the Indoor Waterpark Lodge and the Monster Golf Course. In addition, improvements to Thompsonville Road and Chalet Road will be made within this area. The southern portion of the Project Site will include the access improvements necessary to serve the Gaming Facility, including the Resort Entry Road and the new Interchange 106 off of NYS Route 17.



FUTURE DEVELOPMENT

The balance of the Project Site, approximately 985 acres, will be developed in multiple phases and include several different uses in accordance with the Comprehensive Development Plan approved by the Town of Thompson.