Appendix I
Energy

Appendix I-1
Electric Load Letter

AKRF Engineering, P.C.

440 Park Avenue South
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March 30, 2012

Mr. Guy Owen
Key Account Manager
NYSEG
26 Wierk Avenue
Liberty, NY 12754

Re: Service Load Letter for the EPT Concord Resort Development
EPT Concord Resort – Town of Thompson, Sullivan County, NY

Dear Mr. Owen:

AKRF Engineering, P.C. (AKRF) has been retained by Hart Howerton Partners, LTD., on behalf of EPT Concord II, LLC., to develop preliminary electric loads for the phased development of the EPT Concord Resort. The phasing schedule that includes the construction year for each phase is listed in the table below. Anticipated build out is expected by 2022. Also included for your reference is a graphic depicting the location of each phase on the site.

Phase:	**Use:**	**Parcel #:**
Phase 1 (2012)	Casino Resort	1
Phase 2 (2013)	Golf Course	7
	Golf Maintenance	8
	Golf Clubhouse & Cottages	9
Phase 3A (2015)	Hotel	1
Phase 3B (2015)	Entertainment Village	2
Phase 4 (2017)	Entertainment Village	2
	Resort Hotel	3
	Residential Village	5
Phase 5 (2018)	Sporting Club/Residential	4
	Residential Development	6
	Commercial Development	12
	Movie Studio/Sound Stage	11

Once you review the attached documents, we would like to discuss how NYSEG would bring service to the proposed development sites. We would like to meet with you to discuss at your earliest convenience. If you need further information, please call me at (646) 388-9746.

Sincerely,
AKRF Engineering, P.C.

Andrew Malek, P.E.
Senior Vice President

PHASING

The development of the Concord Resort will be phased over a 10 year timeline. The first phase is key to the success of the overall development and will focus on the Casino Resort and the resort roadways that serve the Phase I site. The first phase must begin to establish the brand and visual identity of the overall resort.

- Phases I-III: Resort Core and Golf
- Phase IV: Resort Hotel, RV Parks, and Residential Village
- Phase V: Sporting Club, additional Residential neighborhoods, development of non-contiguous commercial parcels.

Subsequent diagrams and charts will detail the proposed development parcels and phasing, their land use and program allowances, as well as the Net Usable Land Area (NULA) per parcel.

#	PARCEL
PHASE 1 (2012): 123.90 ac	
1	Casino Resort

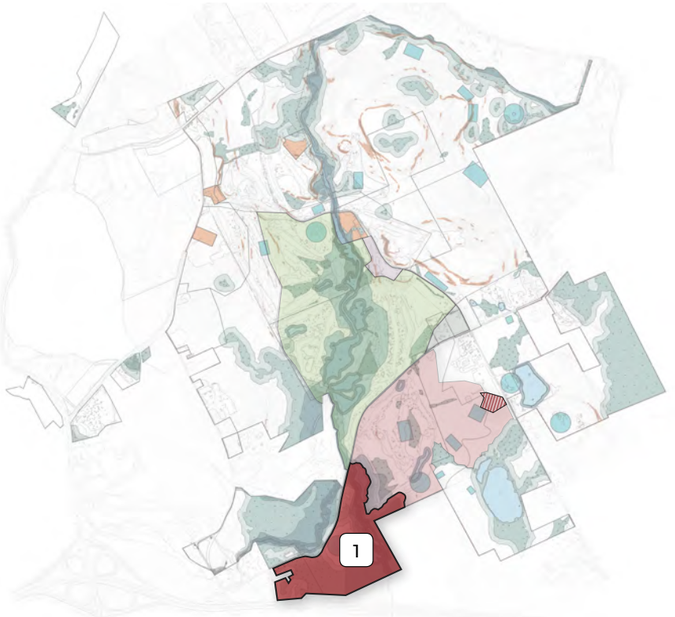
Phase 1

0 1000 2000 4000'

1" = 2000'

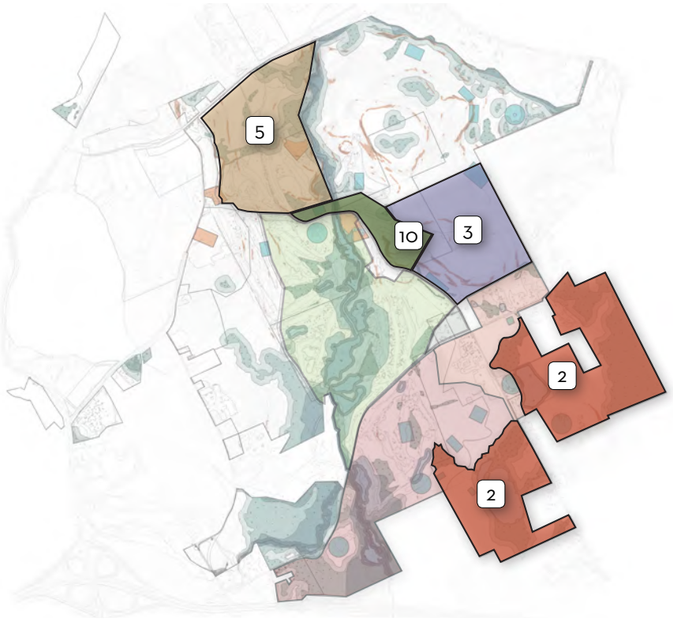
#	PARCEL
PHASE 2 (2013): 228.78 ac	
7	Golf Course
8	Golf Maintenance
9	Golf Clubhouse & Cottages
PHASE 3A (2015): 69.00 ac	
1	Casino Resort
PHASE 3B (2015): 71.86 ac	
2	Entertainment Village
7	Golf Course
9	Golf Clubhouse & Cottages
PHASE 4 (2017): 478.09 ac	
2	Entertainment Village
3	Resort Hotel
5	Residential Village
10	Recreation Core
PHASE 5 (2018): 550.69 ac	
4	Sporting Club/Residential
6	Future Development Parcel
11	Southwest Parcel
12	Commercial Parcels

Phase 2

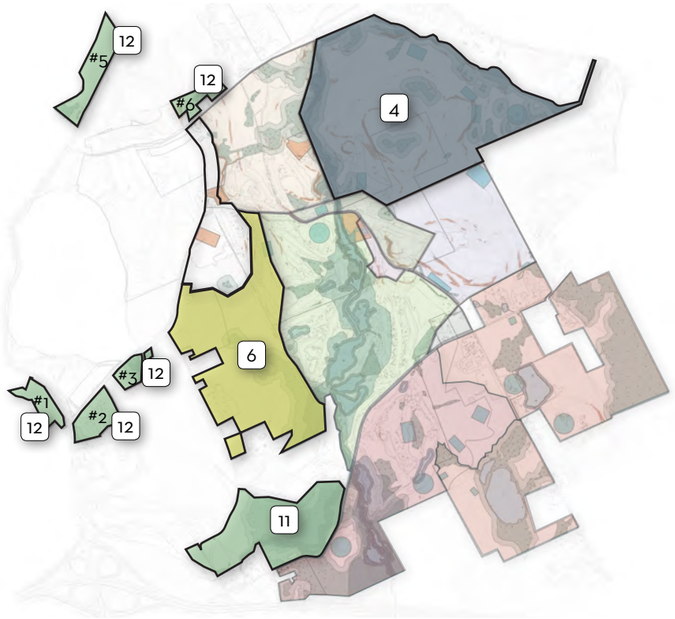


Phase 3A

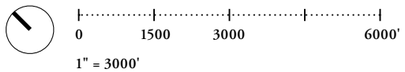
Phase 3B



Phase 4



Phase 5



CONCORD RESORT DEVELOPMENT PHASE 1

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
Casino Resort (Assumes Gas For Heating & AC**)**													
Casino Phase 1													
a. Light	384135	1.20	461			461	1.00	461			461	1.00	461
b. Power	384135			11	4225	4225	0.90	3803			4225	0.90	3803
Casino Resort Structured Parking													
a. Light	515770	.35	181			181	0.90	162			90	1.00	90
b. Power	515770			0.05	26	26	0.50	13			13	0.50	6
Casino Resort On Site Surface Parking - 1925 Spaces													
a. Light			22			22	0.90	20			11	1.00	11
b. Power					10	10	0.50	5			5	0.50	3
Paddock													
a. Light	24320	1.00	24			24	0.50	12			12	0.50	6
b. Power	24320			1	24	24	0.50	12			12	0.50	6
Maintenance Building													
a. Light	16262	1.50	24			24	0.80	20			12	0.25	3
b. Power	16262			3	49	49	0.70	34			24	0.50	12
Hotel Phase 1													
a. Light	143400	1.2	172			172	0.70	120			172	0.70	120
b. Power	143400			6.8	975	975	0.70	683			975	0.70	683
j. Hotel Elevators (6 x 60HP)	6				53	316	0.80	253			316	0.17	54
Sub Total								**5598**	**6733**				
Site													
a. Roadway Lighting			30			30	1.00	30			30	0.25	8
b. Power					15	15	0.50	8			15	0.50	8
Sub Total								**38**	**45**				
Substation Total													
Grand Total						**TOTAL kVA**		**5635**	**6778**		**45**		**5273**
						Spare	0.2	**1127**					
TOTAL AREA OF BUILDINGS	568117	DIVERSITY FACTOR @			1.1	**DESIGN KVA**		**6148**	**7395**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	269
LOAD IN CURRENT(Amps) @ 480V:	7394
TOTAL VA/Sq^{ft}	11
TOTAL WATTS/Sq.ft (PF=.85):	9.2

CONCORD RESORT DEVELOPMENT PHASE 2

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
Golf Course													
a. Light			20			20	0.80	16			20	0.25	5
b. Power					15	15	0.90	14			15	0.50	8
Golf Academy													
a. Light	2200	1.75	4			4	1.00	4			2	0.25	0
b. Power	2200			5	11	11	0.50	6			6	0.50	3
Golf Maintenance Building													
a. Light	9000	1.50	14			14	1.00	14			7	0.25	2
b. Power	9000			6	54	54	0.50	27			27	0.50	14
Golf Clubhouse													
a. Light	20000	1.50	30			30	1.00	30			15	0.25	4
b. Power	20000			5	100	100	0.70	70			50	0.50	25
Golf Cottages (12 Units @ 2300 SF)													
a. Light	27000	1.43	39			39	1.00	39			39	0.25	10
b. Power	27000			5	135	135	0.70	95			135	0.50	68
Sub Total								**312**	**376**				
Site													
a. Roadway Lighting			40			40	1.00	40			40	0.25	10
b. Power			20			20	0.50	10			20	0.50	10
Sub Total								**50**	**60**				
Grand Total						**TOTAL kVA**		**362**	**436**		**375**		**157**
						Spare	0.2	**72**					
TOTAL AREA OF BUILDINGS	56000	DIVERSITY FACTOR @	1.1			**DESIGN KVA**		**395**	**476**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	17
LOAD IN CURRENT(Amps) @ 480V:	476
TOTAL VA/Sq^{ft}	7
TOTAL WATTS/Sq.ft (PF=.85):	6.0

CONCORD RESORT DEVELOPMENT PHASE 3A

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
Casino Resort (Assumes Gas For Heating & AC**)**													
Hotel													
a. Light	145000	1.2	174			174	0.70	122			174	0.70	122
b. Power	145000			6.8	986	986	0.70	690			986	0.70	690
j. Hotel Elevators (6 x 60HP)	6				53	316	0.80	253			316	0.17	54
Sub Total								**1065**	**1281**				
Site													
a. Roadway Lighting			15			15	1.00	15			15	0.25	4
b. Power					10	10	0.50	5			10	0.50	5
Sub Total								**20**	**24**				
Substation Total													
Grand Total						**TOTAL kVA**		**1085**	**1305**		**25**		**874**
						Spare	0.2	**217**					
TOTAL AREA OF BUILDINGS	145000	DIVERSITY FACTOR @		1.1		**DESIGN KVA**		**1183**	**1423**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	52
LOAD IN CURRENT(Amps) @ 480V:	1423
TOTAL VA/Sq^{ft}	8
TOTAL WATTS/Sq.ft (PF=.85):	6.9

CONCORD RESORT DEVELOPMENT PHASE 3B

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
ENTERTAINMENT VILLAGE													
Movie Theater													
a. Light	40000	1.43	57			57	1.00	57			29	0.25	7
b. Power	40000			5	200	200	0.50	100			100	0.50	50
Permanent NY Wine													
a. Light	20000	1.50	30			30	1.00	30			15	0.25	4
b. Power	20000			5	100	100	0.50	50			50	0.50	25
5 Restaurants & Pub													
a. Light	28500	1.75	50			50	1.00	50			25	0.25	6
b. Power	28500			10	285	285	0.70	200			143	0.50	71
Music Venue, Billards,Gallery, Comedy Museum & Kids Quest													
a. Light	31500	1.43	45			45	1.00	45			45	0.25	11
b. Power	31500			5	158	158	0.70	110			158	0.50	79
Family Entertainment Center/Bowling													
a. Light	35000	1.75	61			61	1.00	61			61	0.25	15
b. Power	35000			5	175	175	0.70	123			175	0.50	88
Event/Conference Center													
a. Light	50000	1.43	72			72	1.00	72			72	0.25	18
b. Power	50000			7.5	375	375	0.70	263			375	0.50	188
Hotel-250 Rooms													
a. Light	183000	1.2	220			220	1.00	220			220	0.25	55
b. Power	183000			6.8	1244	1244	0.70	871			1244	0.50	622
Surface Parking- 1250 Spaces													
a. Light			15			15	1.00	15			15	0.25	4
b. Power					5	5	0.70	4			5	0.50	3
Sub Total								**2269**	**2729**				
Site													
a. Roadway Lighting			45			45	1.00	45			45	0.25	11
b. Power			20			20	0.50	10			20	0.50	10
Sub Total								**55**	**66**				
Grand Total						**TOTAL kVA**		**2324**	**2795**		**2795**		**1266**
						Spare	0.2	**465**					
TOTAL AREA OF BUILDINGS	388000	DIVERSITY FACTOR @	1.1			**DESIGN KVA**		**2535**	**3049**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	111
LOAD IN CURRENT(Amps) @ 480V:	3049
TOTAL VA/Sq^{ft}	7
TOTAL WATTS/Sq.ft (PF=.85):	5.6

CONCORD RESORT DEVELOPMENT PHASE 4

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
ENTERTAINMENT VILLAGE													
Clubhouse, General Store, Etc.													
a. Light	60000	1.50	90			90	0.80	72			90	0.25	23
b. Power	60000			4	240	240	0.90	216			240	0.25	60
RV Park (180 Spaces)													
a. Light			20			20	1.00	20			20	0.50	10
b. Power					900	900	0.70	630			30	0.70	21
RESORT HOTEL	288728												
Resort/Conference Hotel													
a. Light	183000	1.2	220			220	1.00	220			220	0.25	55
b. Power	183000			6.8	1244	1244	0.70	871			1244	0.50	622
Waterpark (Indoor)													
a. Light	45000	1.75	79			79	1.00	79			79	0.25	20
b. Power	45000			5	225	225	0.70	158			225	0.50	113
Spa Adventure													
a. Light	7500	1.50	11			11	1.00	11			6	0.25	1
b. Power	7500			5	38	38	0.70	26			19	0.50	9
Tennis Center													
a. Light	13728	1.50	21			21	1.00	21			10	0.25	3
b. Power	13728			5	69	69	0.70	48			34	0.50	17
Surface Parking- 520 Spaces													
a. Light			7			7	1.00	7			7	0.25	2
b. Power					3	3	0.70	2			3	0.50	2
RESIDENTIAL VILLAGE	510000												
Demostration Farm													
a. Light	5000	1.2	6			6	1.00	6			6	0.25	2
b. Power	5000			4	20	20	0.70	14			20	0.50	10
Medical Home													
a. Light	90000	1.2	108			108	1.00	108			108	0.25	27
b. Power	90000			8	720	720	0.70	504			720	0.50	360
Civic Center													
a. Light	35000	1.43	50			50	1.00	50			50	0.25	13
b. Power	35000			6	210	210	0.70	147			210	0.70	147
Retail													
a. Light	20000	1.43	29			29	1.00	29			29	0.25	7
b. Power	20000			6	120	120	0.70	84			120	0.50	60
Housing													
a. Light	360000	1.2	432			432	1.00	432			432	0.25	108
b. Power	360000			5	1800	1800	0.70	1260			1800	0.50	900
Existing Chalet													
a. Light	5000	1.2	6			6	1.00	6					
b. Power	5000			5	25	25	0.70	18					
Sub Total								**5037**	**6059**				
Site													
a. Roadway Lighting			55			55	1.00	55			55	0.25	14
b. Power			27			27	0.50	14			27	0.50	14
Sub Total								**69**	**82**				
Grand Total						**TOTAL kVA**		**5106**	**6142**		**5803**		**2617**
						Spare	0.2	**1021**					
TOTAL AREA OF BUILDINGS	819228	DIVERSITY FACTOR @			1.1	**DESIGN KVA**		**5570**	**6700**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	244
LOAD IN CURRENT(Amps) @ 480V:	6700
TOTAL VA/Sq^{ft}	7
TOTAL WATTS/Sq.ft (PF=.85):	5.8

CONCORD RESORT DEVELOPMENT PHASE 5

ELECTRICAL LOAD COMPUTATIONS

Load Type	Total sq. ft	Ltg VA/sq.ft	Ltg kVA	Power VA/sq.ft	Power kVA	Conn. kVA	Dem Factor	Design kVA	Design Amps(480V)		Conn. kVA	Dem Factor	Design kVA
						NORMAL POWER					EMERGENCY POWER		
Residential (4B) -410 Units	410000												
a. Light	410000	1.2	492			492	1.00	492			492	0.25	123
b. Power	410000			5	2050	2050	0.70	1435			2050	0.50	1025
Future Development Residential (6)- 350 Units	350000												
a. Light	350000	1.2	420			420	1.00	420			420	0.25	105
b. Power	350000			5	1750	1750	0.70	1225			1750	0.50	875
Movie Studio & Sound Stage	175000												
a. Light	175000	2	350			350	1.00	350			350	0.25	88
b. Power	175000			5	875	875	0.70	613			875	0.50	438
COMMERCIAL PARCELS FUTURE DEVELOPMENT													
6 Commercial Parcels	290000												
a. Light	290000	1.75	508			508	1.00	508			254	0.25	63
b. Power	290000			9	2610	2610	0.70	1827			1305	0.50	653
Sub Total								**6869**	**8262**				
Site													
a. Roadway Lighting			65			65	1.00	65			65	0.25	16
b. Power					32	32	0.50	16			32	0.50	16
Sub Total								**81**	**97**				
Grand Total						**TOTAL kVA**		**6950**	**8360**		**7593**		**3401**
						Spare	0.2	**1390**					
TOTAL AREA OF BUILDINGS	1225000	DIVERSITY FACTOR @			1.1	**DESIGN KVA**		**7582**	**9120**				

Note

Gas is assumed for Heating & AC

LOAD IN CURRENT(Amps) @ 13.2kV:	332
LOAD IN CURRENT(Amps) @ 480V:	9120
TOTAL VA/Sq^{ft}	6
TOTAL WATTS/Sq.ft (PF=.85):	5.3

Appendix I-2
'Will Serve' Letter

NYSEG

June 6, 2012

AKRF, INC.
Attn: Jennilee Harrison
440 Park Ave South, 7th floor
New York, NY 10016

RE: Proposed Concord Resort Project

Dear Ms. Harrison,

NYSEG is providing this letter to confirm that the property at Thompsonville Rd and Joyland Rd in the Town of Thompson can be served by NYSEG Electric. The amount of load that can be served at this present time is limited to 5.3mva during normal operating conditions. This load is subject to be limited even further under emergency conditions and will be covered under a separate contract document.

Regards,

George Potter
Supervisor – Field Planning
NYSEG
607-431-9122, ext 234.