



Exhibit VIII.C.1.f.

DESCRIPTION OF LAND

Phase I or Phase II Environmental Reports

Submit as Exhibit VIII.C.1.f. copies of any Phase I and II reports or any other investigations of site, sub-surface, geotechnical or environmental conditions or hazardous materials that have been completed relating to the condition of the Project Site.

OVERVIEW OF THE PROJECT SITE

Owing to the diligent efforts of the current owner, EPR, and to the length of time that the Project Site was the subject of development speculation prior to the planning for Adelaar, there is a significant base of knowledge about the environmental condition of the Project Site. The results of these previous investigations have been reported in several documents, which are referenced below, including, among other things, Phase I environmental site assessment reports, geotechnical reports, wetlands investigation reports, and Environmental Impacts Statements of the Project Site. This knowledge base has allowed EPR to create the Adelaar comprehensive master planned resort community, which respects the environmental conditions of the land, allows for the Gaming Facility to begin construction immediately and ensures that public health and safety are preserved during the construction and operation of Adelaar and Montreign Resort Casino.



It is important to note that there are no New York State brownfield areas within the Gaming Facility.

Attachment VIII.C.1.f.-1 contains a list of the documents and reports that have been produced regarding the environmental conditions of the Project Site. The list includes a description of each report, the geography covered by each report, as well as the report's author and date of publication. All Phase I reports are included with this application, separately bound, and marked as: (1) "Final Generic Environmental Impact Statement and Final Environmental Impact Statement for Phase 1" ("FGEIS-FEIS"); (2) "Draft Generic Environmental Impact Statement and Draft Environmental Impact Statement for Phase 1 – Volume 1" ("DGEIS-DEIS"); (3) "Draft Generic Environmental Impact Statement and Draft Environmental Impact Statement for Phase 1 – Volume 2 – Appendices" ("DGEIS-DEIS"); (4) "Generic Statement of Findings – Statement of Findings for Phase 1"; and (5) "Site Environmental Reports."¹

THE GAMING FACILITY SITE

The Casino Site

The Montreign Resort Casino (formerly referred to in the DEIS/FEIS as Phase 1 of the EPT Concord Resort), which is a part of the Gaming Facility, has been the subject of years of detailed environmental surveys and assessments. As shown in Attachment VIII.C.1.f.-1, these reviews have included the following surveys and assessments:

- Sub-surface Geotechnical Engineering
- Hydrogeological Assessment
- Hazardous Material Assessment
- Historic Resources
- Archaeological Resources
- Habitat Assessment
- Vegetation Assessment
- Wetland and Watercourse Assessment
- Traffic Assessment
- Land Use and Community Character Assessment
- Storm Water Assessment
- Water Supply Assessment

¹In accordance with guidance issued by the Board, in regard to environmental reports, an Applicant may submit hard copies of narratives, summaries, or executive reports, and provide supporting exhibits, findings, field notes and related supporting matter in electronic form only. Accordingly, Montreign has submitted the following Site Environmental Reports in hard copy, and has provided the complete documentation in electronic form: (1) Phase 1 ESA Concord Parcels 1 and 2 (electronic file name: "2013_Phase 1 ESA_AKRF"); and (2) the Technical Memorandum Concerning the Amendment to the Approved Casino and Hotel at Adelaar (electronic file name: "2014_Technical Memo_AKRF").

- Sanitary Sewage Service Assessment
- Energy Assessment
- Noise and Air Quality Assessments
- Economic Condition Assessment
- Visual Resource Assessment

All of these surveys and assessments have concluded that the Montreign Resort Casino can be constructed in an environmentally responsible fashion and in a manner that respects the natural environment and minimizes environmental impacts and risks to human health.

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

Much of the remainder of the Gaming Facility site has also been the subject of numerous detailed environmental studies and surveys. These include detailed historic and archaeological surveys as well as an assessment of the geological and natural features of the Project Site, including topographic and soil conditions, vegetation and wildlife, and wetlands and water bodies. These reports have shaped the plans for the multitude of resort components and allowed the Comprehensive Development Plan for Adelaar to be developed in an environmentally responsible way.



FUTURE DEVELOPMENT

The Future Development Site has been the subject of an assessment of the geological and natural features of such sites, including topographic and soil conditions, vegetation and wildlife, and wetlands and water bodies. These reports have shaped the generalized plans for the Project Site components and will inform the detailed design of these components over the next several years. Likewise, the development program, as contained in the Comprehensive Development Plan approved by the Town of Thompson (and identified in Exhibit VIII.C.3.a.), does not contemplate any wetland impacts in this area, except those minor impacts associated with needed improvements to existing roadway crossings. Further south, the Project Site continues to be dominated by forest and forested wetlands. Development is planned in portions of the forested land, but not in the forested wetlands.