



EXHIBIT VIII.C.17.d.

INFRASTRUCTURE REQUIREMENTS

Necessary Roadway and Traffic Improvements

Submit as Exhibit VIII.C.17.d. a description of the roadway and traffic improvements needed to ensure adequate access to the Gaming Facility Site to include: (i) the estimated cost of the improvements; (ii) the estimated date of completion; (iii) the names of the parties, whether public or private, initiating the improvements; (iv) the names of the parties responsible for the costs of the improvements; and (v) if more than one party is responsible for the costs, the proportionate distribution of the costs among the parties.

Two roadway and traffic improvements will provide enhanced visitor and service access to the Montreign Resort Casino. The first is a re-design and re-construction of the Exit 106 interchange off of NYS Route 17. The second is the construction of a Resort Entry Road from the newly re-designed intersection to the heart of Adelaar. The Resort Entry Road will be the gateway to Adelaar and offer guests a unique entry experience that will set the stage for their visit, indicating arrival at a resort destination and welcoming them to the natural beauty of the area. The interchange improvements will be completed within the NYS Department of Transportation ("NYSDOT") and Sullivan County Department of Public Works ("SCDPW") rights of way. The land needed for the development of the Resort Entry Road has been acquired. Engineered plans for both of these improvements have been completed and are being revised to address comments received from the NYSDOT and SCDPW. In addition, portions of Joyland Road, Chalet Road and Thompsonville Road will be improved to facilitate access and improve the visitor experience for patrons of the Montreign Resort Casino, Entertainment Village, Indoor Waterpark Lodge and Monster Golf Course. Finally, a series of existing roadway improvements and new road construction will be implemented to secure subsequent access for the Future Development of Adelaar.

Montreign Resort Casino

A new four-lane Resort Entry Road will be constructed to connect visitors arriving from NYS Route 17 to the heart of Adelaar. The four-lane Resort Entry Road will provide a clear and controlled experience for visitors to the Montreign Resort Casino. A boulevard, with two lanes each way, will be laid out to fit within the existing terrain and serve the traffic for the guests coming to the resort. The median strip will be vegetated with trees that will provide a canopy over the roadway. Vegetation on the edge of the boulevard will be preserved and enhanced to screen out adjacent land uses. To make the most efficient use of the new Resort Entry Road, Interchange 106 off of NYS Route 17 will be redesigned and reconstructed. (Attachment VIII.C.17.d.-1.) The interchange redesign will also allow continued use of the overpass recently constructed by the NYSDOT. Both of these improvements have been initiated by Montreign, and are currently being coordinated with the relevant transportation agencies, including NYSDOT.

In addition, an innovative approach towards addressing proposed traffic network improvements, Intelligent Transportation Systems ("ITS"), will be considered. ITS measures could include installation of adaptive traffic control systems to improve vehicle detection and operations, such as the addition of wireless system detectors and traffic count stations (pucks), and video monitoring for data collection and monitoring, as well as back of queue detectors on the NYS Route 17 to ensure queues on the exit ramps do not extend to the highway. The improvements described above will require a Highway Work Permit ("HWP") from NYSDOT and related permits from the Sullivan County DPW and Town of Thompson DPW. As discussed in Exhibit VIII.C.3.c., the permitting process for these improvements began in 2012 and is ongoing.

Finally, Montreign and the property owner, EPR, have agreed to fund the cost of local roadway resurfacing, which will be initiated by the Town of Thompson upon completion of construction related activities. The Town, Montreign and EPR have agreed that the following roads will be improved, including milling, binding and placement of a new topcoat within the existing roadbed up to the amount of \$1,100,000:

- Thompsonville Road from Heiden Road to Rock Ridge Road;
- Chalet Road from Thompsonville Road to Kiamesha Lake Road; and
- Joyland Road from the Resort Entry Road to the Crossover Road intersection.

These roadway improvements, including the local roadway resurfacing, are estimated to cost approximately \$7.7 million. Montreign will be financially responsible for 25% of this cost, and the property owner will be responsible for 75% of this cost.

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

Construction of the Entertainment Village, Indoor Waterpark Lodge and Monster Golf Course may require roadway improvements at the intersection of Thompsonville Road and Joyland Road/Chalet Road. The improvements could include installation of a new signal, as well as additional turn-lanes on the northbound and southbound approaches. The precise improvements necessary will be determined after consultation with the Town of Thompson during site plan review. The master developer of Adelaar will be financially responsible for performing these improvements, which will be completed prior to the opening of those facilities.

Future Development

Subsequent to the opening of the Gaming Facility, improvements to the remaining portions of the existing local roads within the Project Site, and the construction of new roads, will be required to access the Future Development sites. The full-build out of this roadway system is described and illustrated in Exhibit VIII.C.14.b. The existing and new roadways will be designed to incorporate wider drive lanes in conformance with the design standards within the Comprehensive Development Plan for Adelaar approved by the Town of Thompson. In addition, all roadways are proposed to incorporate landscaping as well as pedestrian and multi-use path components to improve circulation and the aesthetic environment within the resort.

The proposed conceptual roadway alignments reflect horizontal curves which have been designed to AASHTO design criteria for 30 mph roadways and where possible, have been situated along similar alignments of the existing roadways. The new roadway designs will potentially require bridge improvements and/or replacements in two locations (Kiamesha Creek intersections with Thompsonville Road and Chalet Road) to accommodate for utility infrastructure upgrades and widened roadway cross-sections.

A hierarchy of pedestrian trails will flow throughout the resort, linking different districts and bringing guests into a close connection with the landscape. A paved, multiuse bike path will link the major districts of the resort. The primary spine will run north-south from the NYS Route 17 interchange to Kiamesha Lake Road. In addition, loop spurs will link off of the main spine, expanding the recreation options for guests. These trails will typically be wide enough for two people to walk side-by-side and may be composed from a variety of pavement surfaces. They will blend with the natural terrain and may incorporate stairs when steep grades are encountered. Attachment VIII.C.10.a.-3 to Exhibit VIII.C.10.a. further illustrates these paths and trails.

Finally, based on a qualitative traffic assessment performed as part of the Generic Environmental Impact Statement, which resulted in the approval of the Comprehensive Development Plan for Adelaar by the Town of Thompson, several improvements to the local traffic network may be required to mitigate the impacts of Future Development at Adelaar. This is discussed more fully in Exhibit X.C.1. The Generic Environmental Impact Statement (DGEIS, FGEIS and Statement of Findings) is attached to Exhibit VIII.C.1.f., and the Comprehensive Development Plan is attached as Attachment VIII.C.3.a.-3 to Exhibit VIII.C.3.a.