



EXHIBIT VIII.C.2.a.

OWNERSHIP OF LAND

All Ownership Interests in Past 20 Years

Submit as Exhibit VIII.C.2.a. a description of all ownership interests in the land for the past twenty (20) years, including all easements, options, encumbrances, and other interests in the property.

Pursuant to PML Section 1316, the Applicant must own or acquire the land where the Gaming Facility is proposed to be constructed within sixty (60) days after a License has been awarded (an Applicant shall be deemed to own the land if it has entered into a tenancy for a term of years under a lease that extends not less than sixty (60) years beyond ten (10) years for a License).

Ownership History of the Project Site - Easements, Options, Encumbrances and Other Interests

A summary of the ownership history for the past twenty (20) years, including all open encumbrances, easements, options and other interests in the Project Site is attached as Attachments VIII.C.2.a.-1 to -8. Because the Project Site is comprised of numerous separate tax parcels, an ownership history summary, including a list of all open recorded encumbrances, easements and options, has been prepared for each parcel.

Present Ownership of the Project Site

EPR, through its subsidiaries, EPT Concord II, LLC ("EPT Sub") and EPR Concord II, L.P. ("EPR Sub"), presently owns the Project Site (approximately 1,695 acres), including the property upon which the proposed Gaming Facility will be constructed. In June 2010, the Project Site was conveyed by Concord Resort, LLC (the "Former Owner") to EPT Sub pursuant to a Deed in Lieu of Foreclosure. By a deed dated December 20, 2013, and recorded December 31, 2013, EPT Sub transferred title to all of the land constituting the Project Site, excepting only the Casino Site, to EPR Sub. Accordingly,

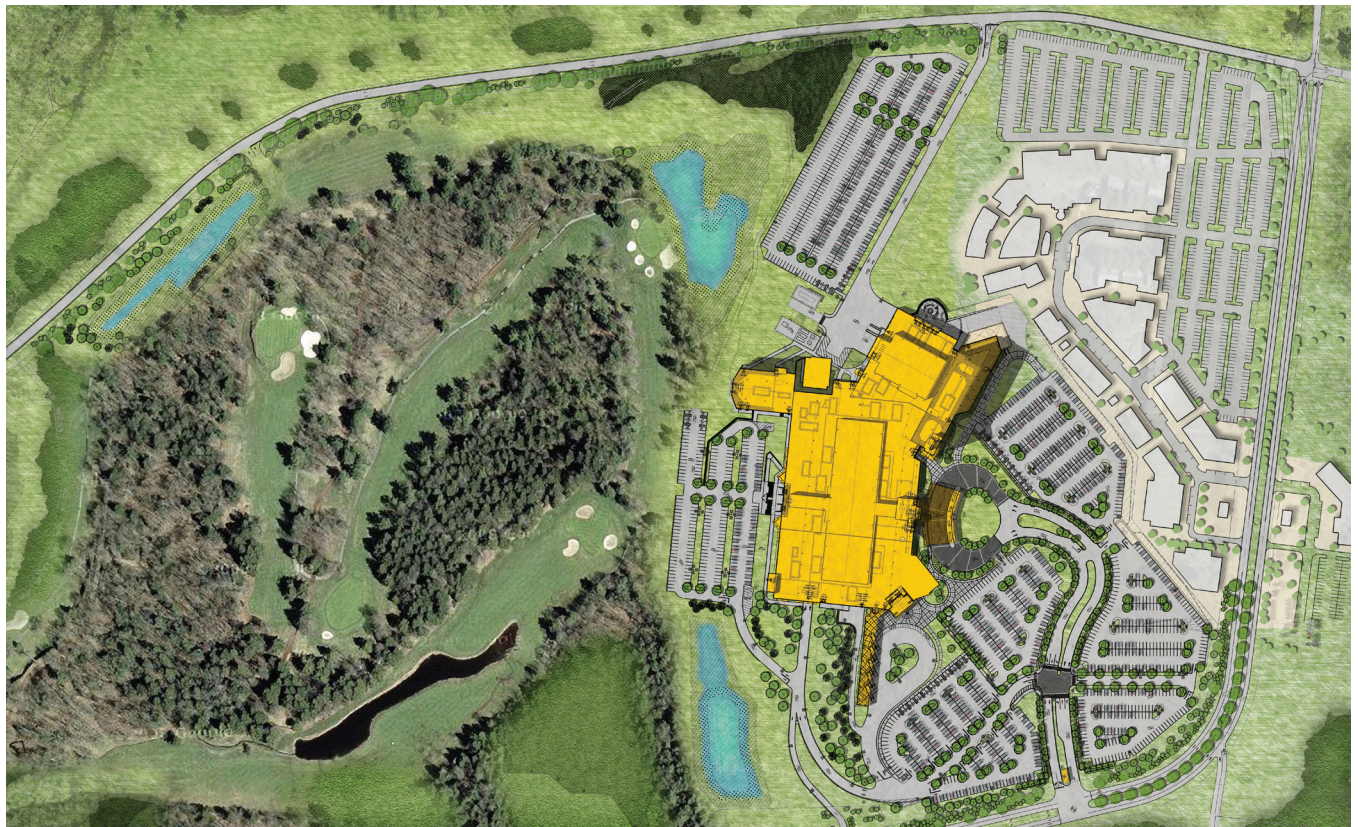
EPT Sub presently owns the Casino Site (approximately 186 acres) upon which Montreign Resort Casino will be developed. EPR Sub presently owns the remainder of the Project Site (approximately 1,509 acres), including the land on which the balance of the Gaming Facility will be developed.

There are No Encumbrances, Easements, Options or Other Interests that would Interfere with the Development of the Gaming Facility

Concurrently with the conveyance of the Project Site from the Former Owner to EPT Sub, a Declaration of Restrictive Covenant was recorded by Instrument No. 2010-56691. (Attachment VIII.C.2.a.-9.) The Declaration of Restrictive Covenant expressly terminated upon its terms and conditions on December 31, 2011. This was the only encumbrance that would have affected the Casino Site and the Gaming Facility. Accordingly, there are no encumbrances, easements, options or other interests in the Gaming Facility, which would interfere with the development of the Montreign Resort Casino, the Entertainment Village, the Indoor Waterpark Lodge, the Monster Golf Course or any other development at Adelaar.

Lease of the Casino Site by the Applicant

Monticello Raceway Management, Inc., an affiliate of Montreign Operating Company, LLC, has an exercisable option to lease from EPT Sub for the Casino Site upon which Montreign Resort Casino will be developed. Within sixty (60) days after a License has been awarded, MRMI will assign, and Montreign will assume, the option and lease to own or acquire the land through a tenancy for a term of seventy (70) years. The option and lease relating to the site on which Montreign will be developed is included as Attachment VIII.C.2.b.-1 to Exhibit VIII.C.2.b.



Industrial Development Agency

Pursuant to the General Abatement Program, Tourism Industry Program and Destination Resort Program of the Sullivan County Industrial Development Agency ("IDA"), EPT Sub and the IDA entered into a Lease/Leaseback transaction in October 2013, whereby the IDA leased the Project Site and improvements, and leased them back to EPT Sub. (Attachment VIII.C.2.a.-10.) Simultaneously therewith, EPT Sub and the IDA entered into a Master Development and Agent Agreement to provide financial assistance for the construction of infrastructure and development of the Project Site in accordance with the approved Planned Resort Development Comprehensive Development Plan. (Attachment VIII.C.2.a.-11.) Pursuant to a February 11, 2014 Resolution, the IDA acknowledged the property transfer from EPT Sub to EPR Sub, as discussed above, and approved and authorized the conveyance of the IDA benefits to EPR Sub. (Attachment VIII.C.2.a.-12.)

Master Declaration

Development of the Gaming Facility, and the remainder of the Project Site, will be governed by the Master Declaration of Covenants, Conditions, Easements and Restrictions for Adelaar. (Attachment VIII.C.2.a.-13.) The Master Declaration provides for the development and continued operation and maintenance of the Project Site as a first-class, multi-attraction destination resort. It also establishes that the Master Association will be responsible to maintain the Project Site as a desirable resort community in accordance with established design and operating standards. (Attachment VIII.C.2.a.-14.) The Master Declaration provides that the costs to maintain shared common areas and elements for use by all members, such as trails, common open space, storm water management, intra-resort transportation modes, and shared water and sewer infrastructure, will be allocated among the members, and maintained in accordance with the highest quality standards.