



Submit as Exhibit VIII.C.20.c. an explanation as to how quickly after the issuance of a License the Applicant would expect to commence construction of the Gaming Facility and explain conditions precedent to be satisfied prior to the Applicant being able to commence said construction.

While Montreign Operating Company, LLC and EPR have been actively engaged in master planning, designing and seeking and obtaining approvals for the Project Site for over three (3) years, our efforts have not focused on the impact of a gaming facility located in Southern Orange County as covered by Montreign’s low revenue case in Alternative #2. While we believe that the effects on our SEQRA approval should be minimal since the property will be located on the same footprint and substantially reduced in size, we estimate that it will take between two to four months to be in a position to start construction subsequent to award of a Gaming Facility License. This time frame provides Montreign with the time necessary to update SEQRA, update permitting with the Town of Thompson and finish the space allocation and site planning work with architects, engineers and construction manager.