



Submit as Exhibit VIII.C.3.c. a list of any State and/or local permits or special use permits that the Applicant must obtain for the Project Site, and for such permits describe: (i) the procedure by which the Applicant shall obtain the permits; (ii) what conditions, if any, are likely to be placed on the permits; and (iii) the estimated dates by which the Applicant will obtain the permits.

Montreign Operating Company, LLC’s State and Local Permits and Special Use Permits for Montreign Resort Casino

All State and local permits that are required for Montreign Operating Company, LLC to begin site work to construct Montreign Resort Casino have been obtained. All of the necessary local zoning and master plan approvals have been secured, an agreement for the provision of water has been executed, the coordination of improvements with the local sewer district, of which Adelaar is already a part, has been completed and several key state approvals have been obtained as well. Additionally, Adelaar is nearly three years in to what is a lengthy process to obtain final wetland disturbance and roadway improvement permits.

Because of the early and comprehensive planning of Adelaar, and the diligent pursuit of all approvals needed, Montreign is in the unique position of being able to commence construction of Montreign Resort Casino immediately upon award of a License.

Attached as Attachment VIII.C.3.c.-1 is a list of the permits and approvals already received for the Gaming Facility, generally, and Montreign Resort Casino, specifically, as well as the permits and approvals which are

being actively processed. There are no outstanding permits, special use permits or approvals which would present an obstacle to completing construction of Montreign Resort Casino within 24 months of an award of a License. Additionally, since all of the proposed uses for Adelaar are specifically permitted uses under the existing zoning, no special use permits are required for the construction of Montreign Resort Casino or are anticipated to be required for completion of the Project Site.

EPR's State and Local Permits and Special Use Permits for the Other Components of the Gaming Facility

Construction of the Indoor Waterpark Lodge, the Entertainment Village, and the redesign of the Monster Golf Course improvements is expected in or about Summer 2015. These non-gaming components of the Gaming Facility were already comprehensively reviewed through SEQRA in the GEIS, which resulted in a Statement of Findings in January 2013. Therefore, only site specific environmental concerns, if any, will need to be evaluated prior to obtaining Site Development Plan approval from the Planning Board for each of the respective non-gaming components. EPR, the master developer, together with the developer(s) of the non-gaming components, will jointly apply to the Planning Board for Site Development Plan approval for the components other than Montreign. EPR anticipates that Site Development Plan approval for the Indoor Waterpark Lodge and redesign of the Monster Golf Course will be granted in the spring of 2015, and the approval for the Entertainment Village will be secured within six months after the award of a License. EPR does not expect that any conditions, other than receipt of all other state permits, will be attached to the approval of the non-gaming components. Additionally, the Indoor Waterpark Lodge, the Entertainment Village, and the redesign of the Monster Golf Course will require New York State storm water ("SPDES") permits. These permit applications will be filed in conjunction with site plan approval, and EPR expects that NYSDEC will approve the plans, without conditions, in spring and summer of 2015. Approvals from the New York State Department of Health ("NYSDOH"), for water supply improvements, and the Town Board, for the needed sewer extension, are expected in the summer and fall of 2015.

SPDES approval for infrastructure improvements for the entire Gaming Facility (710 acres) has already been received. No conditions are expected to be attached to these approvals and the minor modification of these approvals will be handled administratively by way of letter to the NYSDEC only notifying them of the changes.