



Submit as Exhibit VIII.C.4.c. a description of, and provide a table indicating, the building program of the proposed Gaming Facility and master plan by major function/activity/use and square footage. Substantiate the basis for the proposed building program with reference to the projected visitation and gaming revenues in the gaming market study by, for example, comparison to comparable existing facilities and/or to capacity standards customary and reasonable in the gaming and hospitality industries.

Under Alternative #1, there are no changes except as provided below:

The building program for the Montreign Resort Casino facility, Alternative #1, is outlined in Attachment VIII.C.4.c.-1-ALT-1, including a table indicating the building program by major function, activity and use, and the respective square footage. All other aspects of Program development and descriptive information scribed in the Base Application apply to Alternative #1.

Montreign engaged Global Gaming & Hospitality (“GGH”) as its independent market consultant. GGH prepared a report, attached as Attachment VIII.C.4.c.-2, that substantiates the basis for the proposed building program, including the Program for Alternative #1, with reference to Montreign’s projected visitation and gaming revenues, by comparison to comparable existing facilities. The GGH Report concluded that:

ALTERNATIVE #1

“Based upon this analysis the development program (under scenarios¹ 1 through 3) at Montreign appears reasonable and well positioned to capture the revenues estimated and to compete within the northeast gaming market. The scaled back program under scenario 4 (with some Orange County competition) also appears reasonable.”

GGH Report at p. 9.

¹ “Scenario 2” = “Alternative 1”