



EXHIBIT VIII.C.4.c.

MASTER PLAN AND BUILDING PROGRAM

Gaming Facility Building Program and Master Plan

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.

The building program for the Montreign Resort Casino facility is outlined in Attachment VIII.C.4.c.-1, including a table indicating the building program by major function, activity and use, and the respective square footage. The building program for Montreign was championed by seasoned gaming and resort executives and an experienced design team, resulting in market appropriate space allocation, adjacencies and inter-relationships. The design and floor plan development is a direct result of the project's program development, together with the benefits offered by the sloping site in how the program components, garage, casino podium and hotel stack



up along the hillside to provide continuity and ultimate efficiency. All aspects of the casino floor layout, placement of amenities and circulation for staff and guests have been implemented in the design and planning based on market parameters and operational security and efficiency.

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, with reference to Montreign's projected visitation and gaming revenues, by comparison to comparable existing facilities. The GGH Report concluded that:

Based upon this analysis the development program (under scenarios 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.

As a whole, Adelaar's CDP program will have a variety of spaces, products, destinations, amenities and experiences. Clustered development will protect valuable open space and preserve the Catskills character while creating centers of activity that attract visitors from the New York Metropolitan area and beyond. Adelaar has been planned to contain a variety of land uses and building types with the intent to support a resort community where residents and visitors can live, work, play, shop and discover. Attachment VIII.C.4.c.-3 describes the CDP program, including a table indicating the program by major function, activity and use, and the respective square footage, and also a map of the Project Site and Gaming Facility that corresponds to the CDP program. The approved CDP program also outlines Building Lot Bulk Design Standards and Parking Requirements that are permitted based on Adelaar's twelve distinct "neighborhood" environments, and outlines standards for parcel development and use.