



**Submit as Exhibit VIII.C.5.d. interior and exterior photos or descriptions of analogous resort gaming facility projects in other jurisdictions, either of the Applicant or, if applicable, the Manager, or, if the Applicant or, if applicable, the Manager have few or no such analogous projects, of other operators of destination resort gaming facilities.**

### **MONTREIGN RESORT CASINO**

Montreign Resort Casino will be located in a regional destination resort, Adelaar, located within ninety (90) minutes of a large populated metropolitan area, and Montreign and Adelaar will offer a variety of entertainment, retail, restaurant and recreational offerings, aside from gaming, all of which will be set in the beauty of the Catskills.

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**ACCORDINGLY, THERE SIMPLY ARE NO "ANALOGOUS RESORT GAMING FACILITY PROJECTS IN OTHER JURISDICTIONS" IN WHICH TO COMPARE MONTREIGN.**

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Montreign Resort Casino is integrated into a large scale master planned development with mixed use properties, and with residential uses planned for the future. The Connecticut properties of Mohegan Sun and Foxwoods are singular large scale developments but fully developed as a single internal property. Adelaar and Montreign combine multiple developers with a synergy that is respectful of each neighboring property and use. As a whole, Adelaar and Montreign will give guests a unique regional destination experience that cannot be found on the East Coast, New York State or the surrounding States. However, we have outlined four (4) properties below that have some similarities to Montreign.<sup>1</sup>

### **Sands Casino Resort Bethlehem**

The Sands Casino Resort Bethlehem is owned, operated and developed by the Las Vegas Sands Corporation. It is one of five (5) stand-alone casinos that were awarded a slots license by the Pennsylvania Gaming Control Board on December 20, 2006. The casino was slated to open in July 2008, but initial demolition took longer than expected due to the heavy concrete foundations of the old steel building. Its opening was delayed until the second quarter of 2009, with Sands opening on May 22, 2009.

The property has approximately 3,000 slot machines and 200 table games. It has ten (10) dining options, an indoor retail shopping outlet consisting of thirty (30) stores, and 302 hotel rooms, including twenty two (22) suites. The property has a 12,000 square foot multi-purpose room, set up mainly as a ballroom, and 3,000 square feet of pre-function and exhibit area adjoining the hotel.

### **Mount Airy Casino Resort**

The Mount Airy Casino Resort (formerly Mount Airy Lodge) is a casino and hotel located in Mount Pocono, Pennsylvania. The casino resort has 188 hotel rooms, a 62,000 square foot casino with approximately 2,000 slot machines and table games, five (5) restaurants, a spa and salon, a nightclub and an 18-hole golf course. Mount Airy Casino and Resort is one of two AAA 4-diamond Casino Resorts in Pennsylvania, the other being the Sands Casino Resort Bethlehem.

### **Mohegan Sun at Pocono Downs**

Mohegan Sun at Pocono Downs (formerly Pocono Downs) is a Racino in Wilkes-Barre, Luzerne County, Pennsylvania. The casino features approximately 2,300 slots, and eighty (80) table games including blackjack, roulette and a poker room. A 5/8 mile harness track is also on the property.

Mohegan Sun acquired the Pocono Downs racetrack on January 25, 2005 from Penn National Gaming. Mohegan Sun renamed the property "Mohegan Sun at Pocono Downs," and began a major expansion. It began operation in November 2006 as the first slots casino in the Commonwealth of Pennsylvania. The Mohegan Sun casino was among the first to receive approval for table games and table games began operation on July 13, 2010. Mohegan Sun then opened a 238 room seven (7) story hotel that is connected to the casino floor, and is comprised of 218 standard rooms and twenty (20) suites. A spa amenity was added with the hotel to provide salon services and treatments. The property has a 260 seat Tuscan themed bistro and bar, a Ruth's Chris Steakhouse, a sushi bar, food court, several retail outlets, and several bar and lounge areas.

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<sup>1</sup>While Monticello Casino & Raceway is owned and operated by Empire's wholly owned subsidiary, Monticello Raceway Management, Inc., MCR is not considered an "analogous facility" based on the scope of Montreign Resort Casino and its expanded gaming offerings, and based on Montreign's unique setting within Adelaar.

## **Seneca Allegany Casino and Hotel**

Seneca Allegany Casino and Hotel in Salamanca, New York features approximately 2,000 slots and forty two (42) table games in its 84,000 square foot casino, a buffet, coffee shop, Italian restaurant and steakhouse, and a newly expanded 413 room hotel, with a full service spa and indoor pool with mountain vistas. It also houses a 2,400 seat events center and multiple meeting rooms.

### **INDOOR WATERPARK LODGE**

Similar to Montreign, we believe that there are no “analogous resort gaming facility projects in other jurisdictions” in which to compare the Indoor Waterpark Lodge. The Indoor Waterpark Lodge’s setting within the natural beauty of Adelaar, along with its unique entertainment offerings, such as an 80,000 square foot indoor waterpark and numerous other recreational amenities, truly make the Indoor Waterpark Lodge, and Adelaar as a whole, a one-of-a-kind property. However, we have outlined two (2) properties below that have some similarities to the Indoor Waterpark Lodge.

### **Wilderness Hotel and Golf Resort**

The Wilderness Hotel and Golf Resort is located in Wisconsin Dells, Wisconsin, and is an upscale waterpark resort totaling approximately 600 acres. The Wilderness Hotel and Golf Resort includes approximately 444 hotel rooms, an 18-hole golf course, a large conference center, an indoor and outdoor waterpark, a spa, twelve (12) restaurants and various recreational amenities such as go carts, miniature golf and a ropes course.

### **Wilderness at the Smokies**

The Wilderness at the Smokies in Sevierville, Tennessee is a new upscale waterpark resort located on 30 acres in one of the nation’s most popular vacation regions. Situated in the scenic foothills of the Smoky Mountains, the Wilderness at the Smokies is the premier waterpark resort in the area and includes a hotel and six (6) acres of outdoor waterparks. The Wilderness at the Smokies is part of Bridgemont, a 1,000-acre development that includes the 240,000-square-foot Sevierville Events Center and the 18-hole Eagle’s Ridge golf course. Planned additions to Bridgemont include a 75-acre lifestyle shopping, dining and entertainment complex.