# EXHIBIT X.C.2.
## LEED CERTIFICATION

**Submit as Exhibit X.C.2. a description of plans, including all proposed baseline and improved building design elements and measures, for its Gaming Facility to become certified under a certification category in the Leadership in Environmental and Energy Design (LEED) program created by the United States Green Building Council.**

### Montreign Resort Casino

As set forth in Exhibit VIII.C.18.a. and Exhibit VI.I., Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC was engaged to perform consulting services, and to complete a third party review regarding the Leadership in Energy and Environment Design ("LEED") Certification process for Montreign Resort Casino. The Montreign design team has been tracking the project to achieve certified status under the LEED New Construction ("NC") rating system and an initial LEED review was completed internally by the design team.

As more fully described below, Montreign is focused on achieving LEED certification by developing progressive site development features and access to public transportation, in addition to designing a highly efficient building with cutting edge heating and cooling, water and energy systems while also making responsible materials selections for various finishes within the building. We will also work diligently with our contractors overseeing the construction of Montreign to reduce the amount of waste generated during construction and divert it from landfills.

Further, LEED does not end with design and construction, but continues during the operator's continual review and observation of its facility operations and services practices. A concerted effort is being made to develop the Montreign Resort Casino project as sustainable in its design, construction and operations, and Montreign is presently in the LEED Certification process. The Sustainable Design Criteria Review is based on United States Green Building Council ("USGBC") Criteria for LEED NC 2009.

# SUSTAINABLE IN ITS DESIGN, CONSTRUCTION AND OPERATIONS

### Introduction

While offering the accommodations of a 4-star, 4-diamond destination resort, Montreign will be grounded to its natural roots in the Catskills by adhering to a core set of sustainable design principals. The site topography profoundly influenced the planning of Montreign. Wetlands are heavily concentrated within the western portion of the property, leading to a decision to develop mainly in the eastern portion of the property. This resulted in a relatively small development footprint, minimizing the site disturbance and disruption of the natural terrain, wildlife and vegetation.

While the history of the Catskills was important to consider, the design intent was to create an "Entertainment Environment" for the next generation of Catskills patrons. Montreign will be a contemporary design, incorporating metal panel, glass and stone. The use and arrangement of this diverse materials palette coupled with the delicate composition of architectural lighting creates an architectural vernacular grounded in its natural environment, yet refined to capture the attention of the guest and create a "WOW" factor, all of which are focused on sustainable practices.

The USGBC has developed and refined its LEED rating system to help guide effective sustainable design in five main areas: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Montreign has completed an overall internal LEED certification project tracking process and while the design achieves points in all categories, the project proposes to focus its design on the following categories: sustainable sites, water efficiency and indoor environmental quality.

### Planning and Design Approach

Within the LEED Sustainable Sites credit category, Montreign proposes to incorporate mass transportation into the design while maintaining parking requirements. Storm water that is generated from impervious surfaces associated with parking lots and other impervious site features will be managed progressively. The heat island effect from parking lots, other impervious surfaces and the building will be mitigated with progressive measures such as vegetation and highly reflective roofing materials. Similarly, the site lighting that is required to keep the property safe and efficient will be designed responsibly to avoid lighting impacts to offsite properties and the environment.


Within the LEED Water Efficiency credit category, the project proposes to be a highly efficient potable water user, both inside and outside the building. Highly efficient fixtures throughout the building should support significant reductions in the potable water demand within the building. Coordinated landscape designs will eliminate the demand for potable water use in landscape irrigation.

Within the LEED Indoor Environmental Quality credit category, the project proposes to focus on the guest experience inside the facility in a variety of ways both before occupancy and during occupancy. Construction methods will be employed to improve indoor air quality. Throughout the design documents, specific materials selections will eliminate materials that negatively impact indoor air quality. Mechanical systems will also be designed to not only be highly energy efficient, but also to provide efficient levels of thermal comfort.

The Montreign project is expected to obtain "Certified" status or better based upon USGBC point allocation and scoring checklists. Please see Attachment X.C.2.-1 for the LEED Design Summary Tracking Sheet which illustrates the current LEED "Point" status as design and documentation for the Montreign project progresses.

**Indoor Waterpark Lodge**

The Indoor Waterpark Lodge development will aspire to an ongoing effort to reduce energy consumption, protect natural resources and provide a safe and healthy environment for its guests. The efforts are seen both in the development of the facility and ongoing operation of the resort.

The following is a list of development and operational items planned to implement and accomplish these goals.

- Use of LED and compact fluorescent light bulbs in common areas and dwelling unit light fixtures.
- Use of a combination of LED lights and high efficient fluorescent fixtures in lieu of High Pressure Sodium or Metal Halide lighting as is the case in other waterparks around the country.
- A state-of-the-art Texlon® roofing system, providing a number of environmental and energy benefits in both the production of the product and its performance.
- Specification and use of products such as cement board siding, soffit and fascia for its extended durability and finish in lieu of similar wood based products to preserve natural resources in its design and construction.
- Design and implementation of a lighting control system that will conserve energy in the Indoor Waterpark Lodge by taking advantage of the natural light from the large window openings and Texlon® roof.

- Common areas and the indoor waterpark will be equipped with a sophisticated building automation system that controls all of the common area heating equipment permitting it to run as efficiently as possible through computer calibration of all HVAC equipment.
- Use of alternative transportation means and shuttle busses, which are able to transport up to thirty (30) people at one time, to transport people to different locations within Adelaar and the region's attractions.
- Water amenities will be equipped with high efficiency sand filtration systems that recycle and purify the water so it can be reused and not wasted. The water purification system will include containment tanks and separate rooms and ventilation systems for chemicals such as muratic acid to ensure that chemical pollution does not occur and Indoor Air Quality is not affected.
- Implementation of policies that reduce waste and conserve energy. Some of these policies include:
    - All in-room cleaning supplies are non-aerosol bottles.
    - The toilet paper for common area bathrooms is made from 20% recycled paper.
    - Motion sensing towel dispensers are used in all common area bathrooms which saves approximately 33% in paper towels.
    - Guests are encouraged to use our towel and linens re-use program, taking shorter showers and foregoing use of the fireplace.
    - The operator also has a policy stating that hotel sheets will be washed on the third day of a guest's stay unless additional washings are requested by them.

More generally, EPR will encourage all tenants and property developers within Adelaar to follow the sustainable guidelines outlined in the Planned Resort Development Comprehensive Development Plan approved by the Town of Thompson Town Board for the development of the entire Project Site on January 15, 2013. A brief illustration of the Adelaar Sustainability Strategy is attached as Attachment X.C.2.-2.