

## **DESCRIPTION OF LAND**

### **Exhibit VIII. C.1.a**

The Resorts World Hudson Valley Project Site is located in the Town of Montgomery, Orange County, New York. As shown in Figures VIII. C.1.a-1 through 3 below, this location brings with it numerous advantages. Resorts World Hudson Valley is approximately 75 miles, or one and a half hour's drive, from New York City. This proximity ensures that the project will be easily accessible from the higher disposable income and population of that metropolitan area, as well as the approximately 50 million tourists visiting New York City annually. Resorts World Hudson Valley is also close to large population centers in New Jersey and Connecticut and therefore is well positioned to attract interstate patrons, resulting in net economic growth within New York State. Additionally, the Project Site's location in Montgomery adjacent to Stewart International Airport gives Resorts World Hudson Valley unparalleled access to regional and international markets.


**DESCRIPTION OF LAND**

**Figure VIII. C.1.a-1. Regional Positioning of Project Site**



0 10 20 Miles

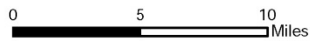
Source: ESRI, National Geographic Map Service, 2014.

<b>HUDSON VALLEY RESORT</b>	
<b>Site Location New York Metro Area</b>	
<b>Montgomery Township Orange County, New York</b>	
	THE LOUIS BERGER GROUP, INC.


This map illustrates the location of the Project Site in relation to New York City, Newark and New Jersey.

**DESCRIPTION OF LAND**

**Figure VIII. C.1.a-2. Project Site and Orange County**



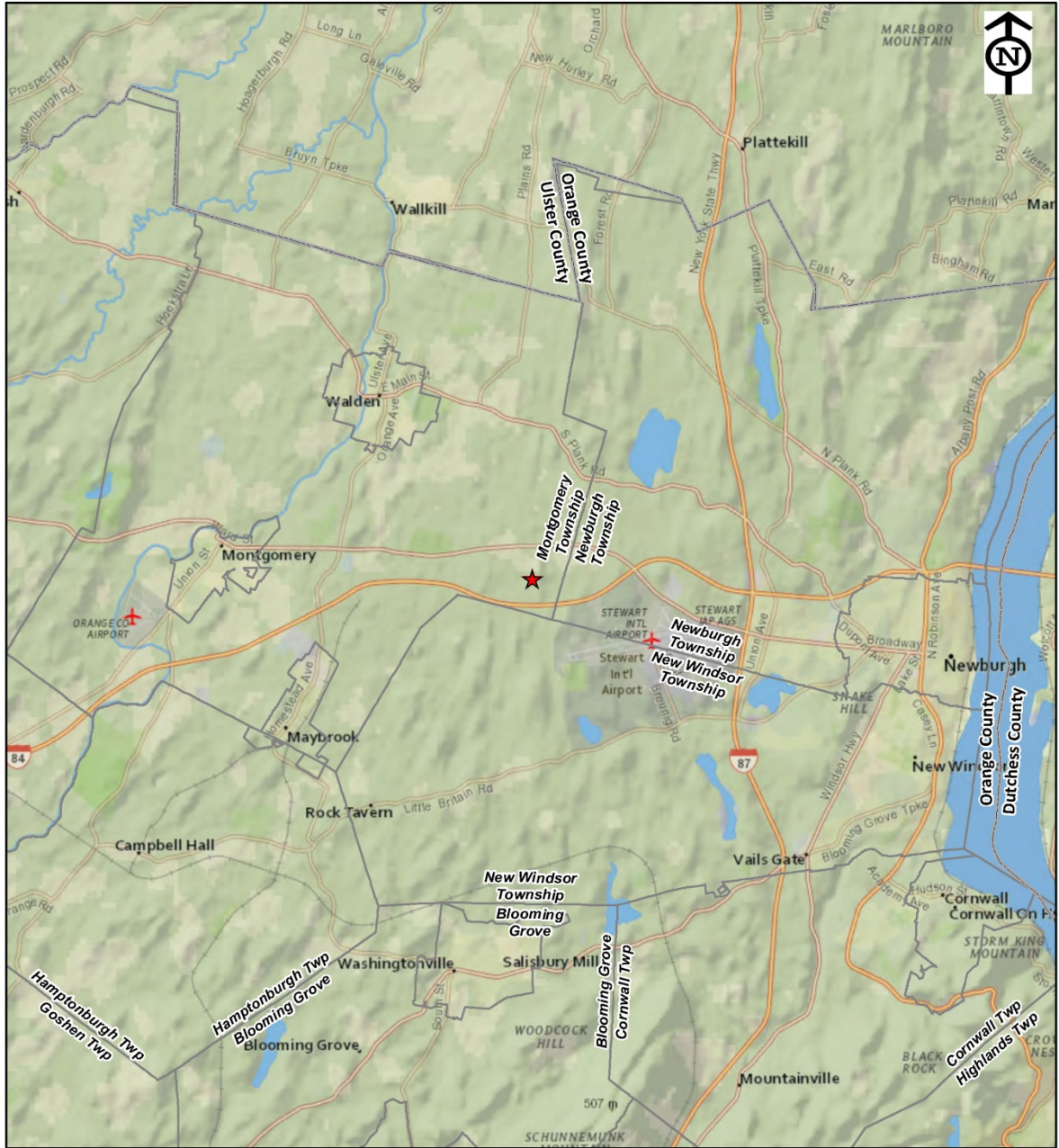
Source: ESRI, National Geographic Map Service, 2014.

<b>HUDSON VALLEY RESORT</b>	
<b>Site Location Orange County</b>	
Montgomery Township, Orange County, New York	
	THE LOUIS BERGER GROUP, INC.

This map illustrates the location of the Project Site within Orange County.

**DESCRIPTION OF LAND**

**Figure VIII. C.1.a-3. Project Site and Montgomery**



0 1 2 Miles

Source: ESRI, National Geographic Map Service, 2014.

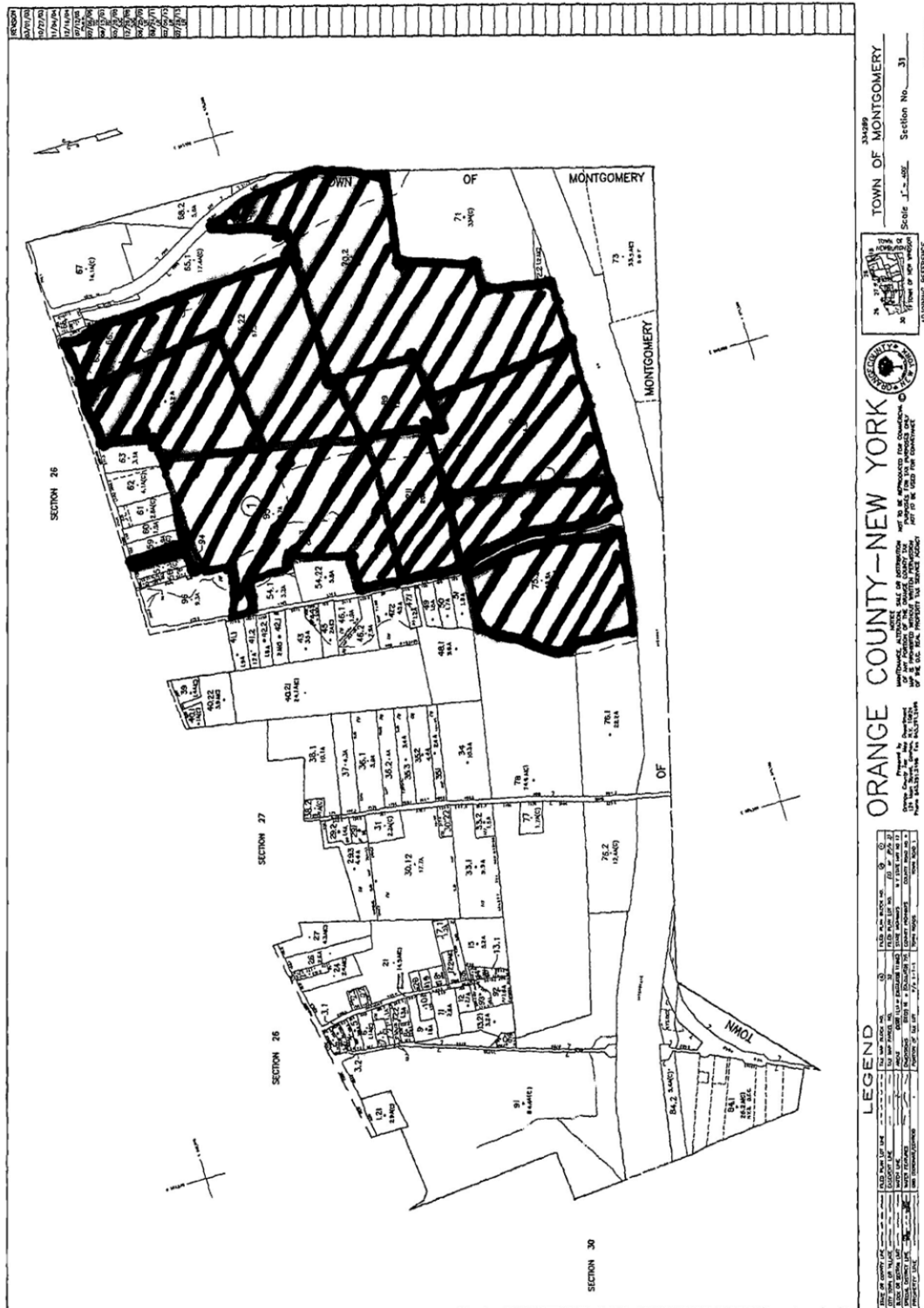
<b>HUDSON VALLEY RESORT</b>	
<b>Site Location</b>	
<b>Nearby Towns and Villages</b>	
Montgomery Township, Orange County, New York	
	THE LOUIS BERGER GROUP, INC.

This map illustrates the location of the Project Site in relation to the Town of Montgomery and local thoroughfares.

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The Project Site consists of Orange County Tax Lots 65.22, 70.2, 89, 64, 74.2, 75.2, 58, 54.211, 94 and 95 in Section 31 Block 1, as depicted in Figure VIII. C.1.a-4.

Figure VIII. C.1.a-4. Project Site Tax Lots



This map illustrates the Orange County Tax Lots that comprise the Project Site.

## **DESCRIPTION OF LAND**

### **Legal Description**

As set forth on Schedule A to the title insurance report covering the Project Site issued by Chicago Title Insurance Company, the legal description of the Project Site is as follows:

#### ***Parcel I (Section 31, Block 1, Lot 65.22)***

- All that certain plot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York and being more particularly bounded and described as follows:
  - Beginning at a point on the southerly right-of-way of N.Y.S. Route 17K, said point being marked by a marble monument marking the northeasterly corner of the premises and a point in the westerly line of lands now or formerly of Jos. Falvella (Tax Lot 31-1-66.2) and running thence;
    1. South 1° 44' 15" East along the easterly line of the premises and the westerly line of said lands now or formerly of Jos. Falvella 269.45 feet to the southwesterly corner of said lands now or formerly of Jos. Falvella and being the northwesterly corner of lands now or formerly of Marc Lerner and Henry Pavlick, d/b/a Lerner-Pavlick Realty Co. as acquired in Liber 2735 of Deeds at Page 136, thence;
    2. South 30° 26' 26" East still along the easterly line of the premises and the westerly line of said lands now or formerly of Marc Lerner and Henry Pavlick, d/b/a Lerner-Pavlick Realty Co. (Tax Lot 31-1-65.1) the distance of 2171.34 feet to a wooden stake in the northerly line of lands now or formerly of Haber as acquired in Liber 1901 of Deeds at Page 816 (Tax Lot 31-1-70), being the southeasterly corner of the premises and the southwesterly corner of said lands now or formerly of Marc Lerner and Henry Pavlick, d/b/a Lerner-Pavlick Realty Co., thence;
    3. South 89° 30' 40" West along the southerly line of the premises and the northerly line of said lands now or formerly of Haber as acquired in Liber 1901 of Deeds at Page 816 (Tax Lot 31-1-70) and along a wire fence and partly along stone walls, 1364.73 feet to a wooden stake marking the northwesterly corner of said lands now or formerly of Haber (Tax Lot 31-1-70), thence;
    4. South 00° 02' 50" East along the westerly line of said lands now or formerly of Haber (Tax Lot 31-1-70) 53.46 feet to a wooden stake marking the northeasterly corner of other lands now or formerly of Haber as acquired in Liber 1841 of Deeds at Page 528 (Tax Lot 31-1-89), thence;
    5. South 85° 08' 18" West along the southerly line of the premises and the northerly line of said other lands now or formerly of Haber, as acquired in Liber 1841 of Deeds at page 528 (Tax Lot 31-1-89) the distance of 603.88 feet to a wooden stake in the easterly line of lands now or formerly of Murray Welch Holding Corp., as acquired in Liber 2225 of Deeds at Page 133 (Tax Lot 31-1-54.212) being the southwesterly corner of the premises and the northwesterly corner of said other lands now or formerly of Haber (Tax Lot 31-1-89), thence;
    6. North 100° 04' 47" East along the westerly line of the premises and the easterly line of said lands now or formerly of Murray Welch Holding Corp., as acquired in Liber 2225 of Deeds at Page 133 (Tax Lot 31-1-54.212) the distance of 933.90 feet to a wooden stake marking the southwesterly corner of lands now or formerly of Tamarind Development Corp. (Tax Lot 31-1-64), thence;

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7. Easterly and northerly along the southerly and easterly lines of said lands now or formerly of Tamarind Development Corp., (Tax Lot 31-1-64) the following fourteen (14) courses and distances:
  - a. North 86° 01' 49" East 43.47 feet, thence;
  - b. North 84° 03' 37" East 273.53 feet, thence;
  - c. North 81° 41' 15" East 21.59 feet, thence;
  - d. North 85° 18' 20" East 355.96 feet, thence;
  - e. North 81° 07' 52" East 64.72 feet, thence;
  - f. North 83° 33' 28" East 123.17 feet, thence;
  - g. North 85° 15' 24" East 14.83 feet, thence;
  - h. North 83° 37' 43" East 362.35 feet, to a wooden stake marking the southeasterly corner of lands now or formerly of Tamarind Development Corp. (Tax Lot 31-1-64), thence;
  - i. North 70° 45' 39" West 589.28 feet, thence;
  - j. North 70° 32' 03" West 199.14 feet, thence;
  - k. North 80° 28' 36" West 28.33 feet, thence;
  - l. North 40° 37' 53" West 43.00 feet, thence;
  - m. North 80° 01' 39" West 311.81 feet, thence;
  - n. North 70° 19' 58" West 324.27 feet to an iron pin on the southerly right-of-way of N.Y.S. Route 17K, being the northeasterly corner of said lands now or formerly of Tamarind Development Corp., thence;
8. Easterly along the southerly right-of-way of N.Y.S. Route 17K the following three (3) courses and distances:
  - a. South 86° 16' 24" East 175.23 feet, thence;
  - b. North 80° 43' 45" East 221.12 feet, thence;
  - c. South 89° 27' 00" East 216.78 feet to a marble monument marking a point in the westerly line of lands now or formerly of Jos. Falvella (Tax Lot 31-1-66.2), being the northeasterly corner of the premises and the point or place of beginning.
  - d. Excepting and reserving from the aforesaid, a certain piece of parcel of land containing 0.345 + - acres described in a certain Deed from Urarn Associates to Orange County Water Authority, dated November 14, 1991 and recorded in the Office of the Orange County Clerk on December 11, 1991 in Liber 3533 of Deeds at page 170, being known and designated as Section 31, Block 1, Lot 65.22.

### ***Parcel II (Section 31, Block 1, Lot 70.2)***

- All that certain plot, piece or parcel of land, situate, lying, and being in the Town of Montgomery, County of Orange and State of New York being known and designated as Section 31, Block 1, Lot 70.2 on the Tax Map of the Town of Montgomery, County of Orange.
  - Excepting therefrom that portion of the premises as acquired by the People of the State of New York under Notice of Appropriation recorded 8/16/02 in Liber 5970 Page 326.

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### ***Parcel III (Section 31, Block 1, Lot 89)***

- All that certain plot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York being known and designated as Section 31, Block 1, Lot 89 on the Tax Map of the Town of Montgomery, County of Orange.
  - Together with easement rights contained in Liber 72 Page 280.

### ***Parcel IV (Section 31, Block 1, Lot 64)***

- All that certain piece or parcel of land lying, situate and being in the Town of Montgomery, Orange County, New York bounded and described as follows:
  - Beginning at a stake set in the southerly line of New York State Route 17K, known as the Cohecton Turnpike, said point being the northeasterly corner of land being described, and
  - Running thence along a stone wall and wire fence and along lands now or formerly of Affron, the following six (6) courses:
    1. South 5° 18' 57" West 324.27 feet to a point;
    2. South 40 37' 16" West 311.81 feet to a stake set in the wall;
    3. South 80 01' 02" West 43.0 feet to a stake set in the wall;
    4. South 40 10' 19" West 28.33 feet to a point;
    5. South 50 06' 52" West 199.14 feet to a point;
    6. South 40 53' 16" West 589.28 feet to a stake set at a stone;
  - Thence, along a stone wall and wire fence and still along lands now or formerly of Affron, the following eight (8) courses:
    1. North 830 34' 44" West 362.35 feet to a point;
    2. North 810 57' 03" West 14.83 feet to a point;
    3. North 830 38' 59" West 123.17 feet to a fence post;
    4. North 860 04' 35" West 64.72 feet to a fence post;
    5. North 810 54' 07" West 355.96 feet to a point in a stone wall intersection;
    6. North 850 31' 12" West 21.59 feet to a stake set in a stone wall intersection;
    7. North 830 08' 50" West 273.53 feet to a fence post;
    8. North 810 10' 38" West 43.47 feet to an existing fence post in a stone wall;
  - Thence, along said stone wall and a wire fence line along lands now or formerly of Pimm, the following six (6) courses:
    1. North 220 57' 08" East 50.63 feet to a point;
    2. North 220 07' 25" East 76.78 feet to a point;
    3. North 220 34' 16" East 592.59 feet to a fence post;
    4. North 240 50' 31" East 76.80 feet to a stake in the wall;
    5. North 190 42' 17" East 101.69 feet to a stake set in the wall;
    6. North 220 51' 56" East 164.16 feet to a stake set in a stone wall intersection;



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- Thence, along lands now or formerly of Williams, South 80° 51' 05" East 196.65 feet to a maple tree marking the southeasterly corner of said Williams lands;
- Thence, along said Williams lands, in accordance with a Boundary Line Agreement dated 8 April, 1969 between Norman J. and Maud Tremper and Fred F. and Susan M. Williams, North 25° 54' 49" East 541.22 feet to a stone monument in the southerly line of the Cohecton Turnpike;
- Thence, along said southerly line of the Cohecton Turnpike, the following four (4) courses:
  1. South 710 18' 13" East 81.7 feet to a stake set;
  2. South 810 30' 05" East 185.6 feet to a stake set;
  3. North 830 58' 20" East 101.2 feet to a stake set;
  4. South 720 57' 51" East 191.08 feet to the point or place of beginning.
- Excepting therefrom that portion of the premises as acquired by The People of the State of New York under Notice of Appropriation recorded in Liber 1651 Page 889 and Liber 1705 Page 285.

### ***Parcel V (Section 31, Block 1, Lot 74.2)***

- All that certain plot, piece or parcel of land situate, lying and being in the Town of Montgomery, Orange County, New York, and being more accurately bounded and described as follows:
  - Beginning at a granite monument found in the northerly line of Interstate Route No. 84, said monument also being the southwesterly corner of lands reputedly of Haber and the northeasterly corner of Parcel No. 1048 of Right of Way taking Map No. 675 of said Interstate No. 84 as filed in the Office of the County Clerk;
  - Thence from said point or place of beginning and along said northerly line of Interstate Route No. 84 for the following three (3) courses and distances:
    1. North 89° 37' 07" West 446.78 feet to a granite monument found, thence
    2. South 88° 13' 41" West 506.85 feet to a granite monument found, thence
    3. North 87° 37' 34" West 479.45 feet to a stone wall at the line of lands reputedly of Hawkins;
  - Thence along lands of Hawkins and passing over the centerline of an existing driveway or lane at 502.4 feet on a course North 10° 21' 12" East 1694.84 feet to an old iron pipe found in a stone wall;
  - Thence along lands reputedly of Broumard and partly along a stone wall, South 81° 39' 25" East 712.00 feet to a point;
  - Thence along lands reputedly of Haber, South 10° 21' 12" West 185.46 feet to a point,
  - Thence still along said lands of Haber, North 86° 26' 00" East 304.11 feet to a point,
  - Thence continuing along said lands of Haber, South 4° 38' 48" East 752.40 feet to a point in a stone wall corner;
  - Thence still along said lands of Haber, South 6° 38' 45" West 736.80 feet to the point or place of beginning.

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### ***Parcel VI (Section 31, Block 1, Lot 75.2)***

- All that certain lot, piece or parcel of land situate, lying and being in the Town of Montgomery, County of Orange, State of New York, and being more accurately bounded and described as follows:
  - Beginning at a stone monument found in the easterly line of Maple Avenue, said monument also being the most northerly point of R.O.W. Taking Parcel #1044;
  - Thence from said point of beginning and along the easterly line of Maple Avenue, South 2° 35' 00" East 137.44 feet;
  - Thence along the northerly line of Interstate Route #84 R.O.W. Taking Parcel #1045, North 87° 51' 05" West 30.10 feet;
  - Thence along the westerly line of Maple Avenue and the easterly line of R.O.W. Taking Parcel #1043, North 2° 35' 0" West 133.52 feet;
  - Thence South 39° 30' 00" West 68.13 feet to a stone monument found;
  - Thence South 7° 42' 50" West 75.54 feet to a stone monument found;
  - Thence along the northerly line of Interstate Route #84 R.O.W. Taking Parcel #1045, the next two courses and distances:
    1. North 82° 09' 15" West 147.90 feet to a stone monument found; thence
    2. North 76° 50' 00" West 309.35 feet to a stone monument found;
  - Thence along the lands reputedly of Carr and along or near a stonewall the next three courses and distances:
    1. North 4° 42' 39" West 132.61 feet to an iron pipe set; thence
    2. North 58° 47" East 500.40 feet to an iron pipe set; thence
    3. North 76° 18' 00" West 76.00 feet,
  - Thence along the lands reputedly of Warmers the next five courses and distances:
    1. North 8° 32' 22" East 198.91 feet; thence
    2. North 34° 15' 00" East 203.95 feet, thence
    3. North 40° 55' 00" East 209.70 feet; thence
    4. North 23° 26' 00" East 200.00 feet; thence
    5. North 42° 00' 00" East 253.90 feet;
  - Thence along the lands reputedly of Troy South 84° 40' 00" East 334.00 feet;
  - Thence continuing along lands of Troy, crossing Maple Avenue and along lands reputedly of Broumard and along or near a stone wall South 87° 39' 25" East 1024.30 feet to an iron pipe found,
  - Thence along lands reputedly of Mathieu and along a stone wall and post and wire fence South 10° 21' 12" West 1694.84 feet to a stone monument found;
  - Thence along the northerly line of Interstate Route #84 R.O.W. Taking Parcel #1045 North 87° 51' 05" West 318.28 feet to a stone monument found;
  - Thence along R.O.W. Taking Parcel #1044 the remaining two courses and distances:
    1. North 2° 47' 18" East 77.52 feet to a stone monument found; thence
    2. North 41° 20' 39" West 81.95 feet to the point of beginning.
  - Excepting therefrom so much of the premises as lies in the Bed of Maple Avenue.

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### ***Parcel VII (Section 31, Block 1, Lot 58)***

- All that certain piece or parcel of land situated in the Town of Montgomery, County of Orange, State of New York, and being more accurately bounded and described as follows:
  - Beginning at the southerly side of N.Y.S. Route 17K, said point being the northeasterly corner of lands now or formerly Jones, Liber 11935 Page 953; and
  - Runs thence along N.Y.S. Route 17K, South 83° 00' 00" East 125.00 feet;
  - Thence along the lands of Richert, Liber 5554 Page 132, South 07° 45' 00" West 552.42 feet;
  - Thence along the lands now or formerly Kurzman, Liber 5147 Page 233, North 83' 00' 00" West 125.00 feet to an iron rod found;
  - Thence along the above mentioned lands of Jones, North 07° 45' 00" East 552.42 feet to the point or place of beginning.
  - Excepting therefrom that portion of the premises as acquired by the People of the State of New York under Notice of Appropriation recorded 11/15/63 in Liber 1651 Page 1007.

### ***Parcel VIII (Section 31, Block 1, Lot 54.211)***

- All that plot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York, more particularly bounded and described as follows:
  - Beginning at a railroad spike in the centerline of Maple Avenue, said point is the division line between property of Jonathan C. Hawkins to the southeast and lands of Shirin Investors Corp. to the northeast and being the southeast corner of the herein described parcel;
    1. Thence North 16° 00' 37" East along the centerline of Maple Avenue, 574.08 feet to a point;
    2. Thence South 77° 49' 37" East 1540.00 feet to a point;
    3. Thence South 19° 53' 06" West along lands of Morton Haber, 581.40 feet to an iron pin;
    4. Thence North 77° 41' 57" West along lands of Westley R. Welling and along lands of Jonathan C. Hawkins, 1500.95 feet to the point of beginning.
  - Excepting therefrom so much of the premises as lies in the Bed of Maple Avenue.

### ***Parcel IX (Section 31, Block 1, Lot 94)***

- All that certain lot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York, being bounded and described as follows:
  - Beginning at a point at the prolongation of the intersection of stone fence, said point being a corner of lands of Pimm as described in Liber 4690 of deeds at page 200, said point also being a corner of lands reputedly of the Estate of Tremper, said lands described in Liber 761 of deeds at page 580;
  - Thence along the division line between lands of Pimm and lands reputedly of Tremper, following stone fence in part, North 1° 16' 08" East 89.92 feet to a point;
  - Thence along lands of Cracolici, lands of Fishchlein, lands of Feola, Lands of Richert, lands of Tersillo and lands of Bystrak, South 89° 28' 52" East 849.99 feet; and South 1° 16' 11" West 9.89 feet to a point in a stone fence at the northerly line of Pimm;
  - Thence along lands of Pimm, following stone fence in part, South 85° 09' 50" West 854.79 feet to the point or place of beginning.

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### ***Parcel X (Section 31, Block 1, Lot 95)***

- All that certain plot, piece or parcel of land, situate, lying and being in the Town of Montgomery, County of Orange and State of New York, being known and designated as Lot 1 on filed map entitled, "Subdivision Plat Prepared for George E., Florence E., Fred E., and Alta A. Pimm", as filed in the Office of the Orange County Clerk on 4/16/09 as Filed Map Number 281-08.