

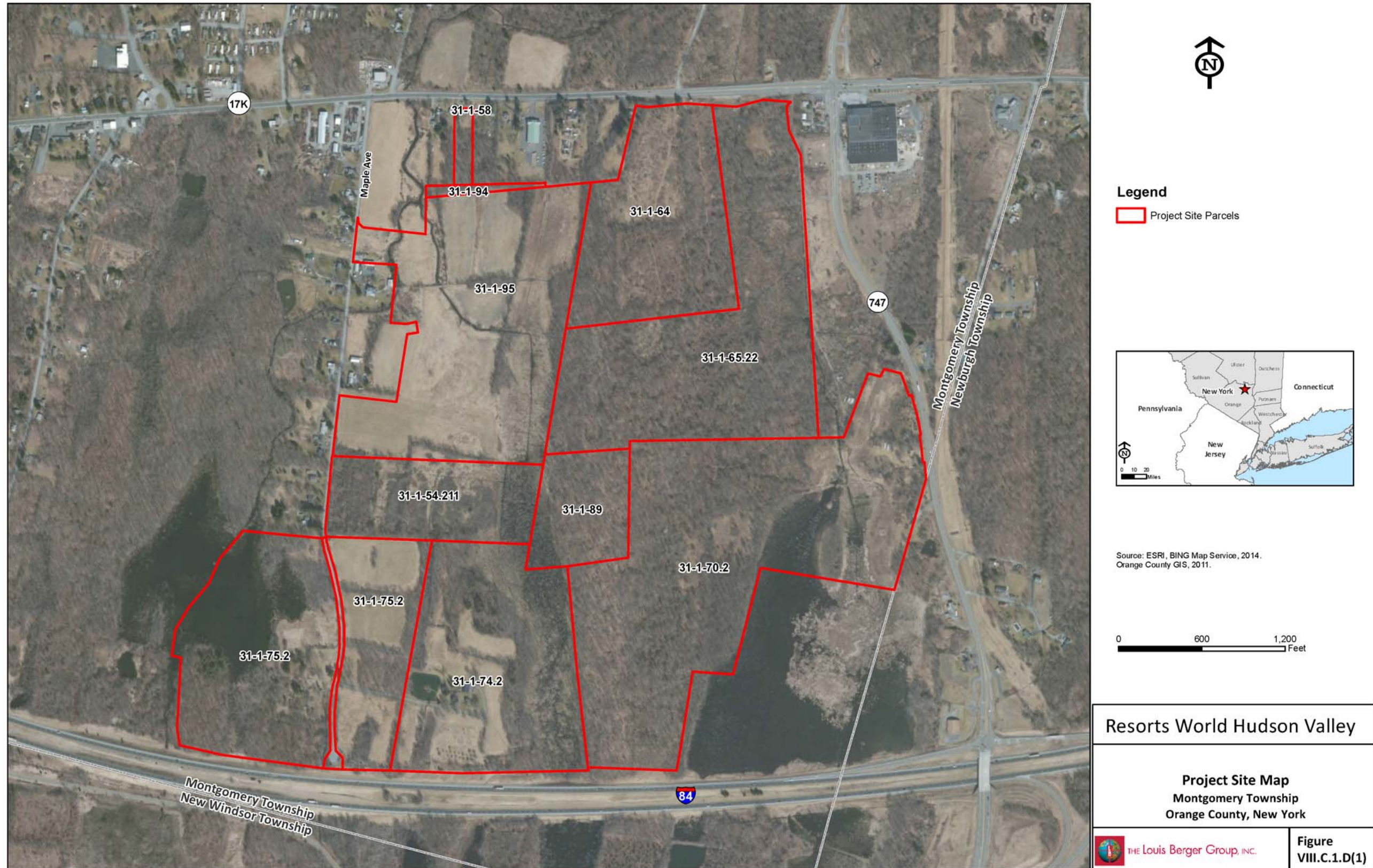
## **DESCRIPTION OF LAND**

### **Exhibit VIII. C.1.d**

The project site for the proposed Resorts World Hudson Valley is located in the Town of Montgomery in northeastern Orange County, New York. It is bordered by the Town of Newburgh to the east and the Town of New Windsor to the south. The site is adjacent to Route 747 to the east, Route 17K to the north and I-84 to the south, approximately three miles from where I-84 meets the New York State Thruway (I-87) at Interchange 7. Further detail on the project site location is provided in **Exhibit VIII. C.1.c Description of Land**.

The Orange County Tax Map identification numbers associated with the project site are Section 31, Block 1, and Lots 75.2, 74.2, 54.211, 95, 65.22, 64, 94, 89, 70.2 and 58; see Figure VIII. C.1.d-1 Project Site Map.

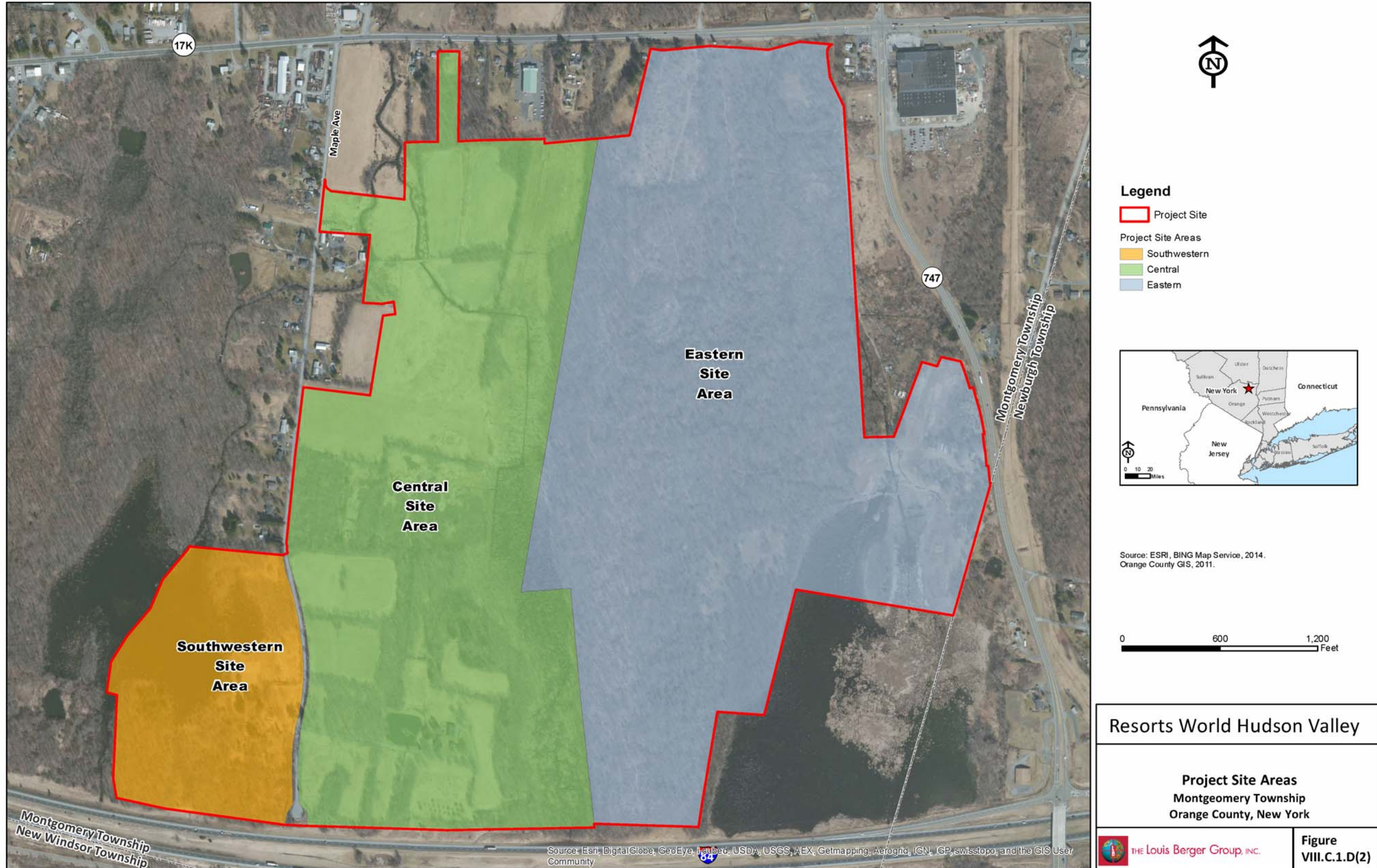
Figure VIII. C.1.d-1. Project Site Map



## **DESCRIPTION OF LAND**

The project site is approximately 373 acres in size, irregular-shaped, and consists primarily of undeveloped land. The site is comprised of three general areas: an Eastern Site Area consisting of wooded forest, a Central Site Area consisting of land cleared and presently used as pasture, and a Southwestern Site Area consisting of a pond and wooded area; see Figure VIII. C.1.d-2 Project Site Areas.

Figure VIII. C.1.d-2. Project Site Areas



## **DESCRIPTION OF LAND**

### ***Eastern Site Area***

The Eastern Site Area is predominantly vacant and nearly entirely wooded. Lots 64, 65.22 and 89 are comprised of forested land and wetland areas. Parcel 89 is in the interior of the site while Parcels 64 and 65.22 have frontage on NY Route 17K. The majority of Parcel 70.2 is hardwood forest and wetland areas, with some area of cleared land in the eastern portion of the parcel. Parcel 70.2, with frontage on Route 747, contains a residential structure and several out-buildings.

### ***Central Site Area***

The Central Site Area, comprised of parcels 54.211, 58, 74.2, 94, 95, and the eastern portion of 75.2 (east of Maple Avenue), consists of fields separated by rows of trees. Several of these parcels were historically utilized for farming but are presently vacant and fallow land. A 59.7-acre parcel located in the northern part of the Central Site Area is the only parcel still dedicated to agricultural use. A single residential building with accessory structures previously used for agricultural purposes exists on a 44-acre parcel in the southern portion of the Central Site Area, approximately 0.1 miles north of I-84. Access to these structures is provided from Maple Avenue. Fencing and other minor improvements, such as a single mechanical shed on parcel 58, are also located in the Central Site Area.

### ***Southwestern Site Area***

The Southwestern Site Area, comprised of the western portion of parcel 75.2, is separated from the other parcels comprising the project site by Maple Avenue. Maple Avenue extends from Route 17K south and ends just north of I-84. A pond is present in the northwestern part of this single parcel of vacant land. A wooded area is present south of the pond, with brush and grasses to the east of the pond.