

MASTER PLAN AND BUILDING PROGRAM

Exhibit VIII C.4.b.

RW Orange County LLC conducted a thorough systematic review of potential sites in Orange County suitable for the development of an integrated casino resort based upon a number of economic, social, and environmental criteria. The search area was limited by two important criteria: 1. the site had to be in Orange County and 2. the site had to be large enough to support the Applicant's vision of a luxurious resort with minimal impact on the environment.

Other factors considered were:

- Transportation infrastructure and ease of access to regional highways and other modes of transportation;
 - Utility infrastructure to support the development or the ability to enhance the infrastructure to support the development;
 - Environmental impacts such as wetlands, rare species, water bodies, floodplains; and
 - Potential impact to surrounding community.
- More than four potential sites were evaluated in the process. Some were eliminated because they were not for sale, others because they lacked adequate infrastructure and others as they were severely constrained by environmentally sensitive areas.

The proposed site for Resorts World Hudson Valley is strategically located in the northwest quadrant of the I-84 and International Boulevard interchange, approximately three miles west of the I-84/I-87 interchange and just up International Boulevard from Stewart International Airport. The proposed project will have excellent visibility for all passing traffic and for travelers accessing the highway system from Stewart International Airport.

The proposed Resorts World Hudson Valley facility will be located on a 373 acre site of which only 20% of the entire site will be developed.

Resorts Hudson Valley Resort will be constructed in harmony with the environment and provide nearly 2,000 construction jobs, 8,000 indirect jobs and 3,675 permanent job opportunities not only to Orange County, but to the entire region. The use of the property for entertainment, recreation and tourism is compatible with surrounding uses. All of the proposed development will be heavily buffered and constructed on previously disturbed areas to mitigate impact on the site's environment.

Resorts World Hudson Valley consists of a casino, hotel and convention center and will revitalize tourism in the region attracting more than 6,700,000 visitors per year.