

INFRASTRUCTURE REQUIREMENTS

Exhibit VIII. C.17.c

Electricity

The Sterling Forest Resort property is currently served by Orange and Rockland Utilities (ORU) by a single 13.2 kV circuit. The existing electrical overhead distribution line originates at the Sterling Forest substation located on Long Meadow Road approximately two miles south of Route 17A. The existing land uses (Tuxedo Ridge Ski Center and New York Renaissance Faire) are served by the overhead circuit located along the north side of Route 17A. The existing substation does not have sufficient capacity to serve the proposed land uses for the Sterling Forest Resort. The preliminary electrical load has been calculated to be 19 MW. ORU has provided a willingness to serve letter indicating the ability to provide the electrical service required to meet the loads for Sterling Forest Resort. There are three different options currently under review by the electrical distribution and transmission departments within ORU.

ORU provides electrical service in the area, which consists of three transmission lines. ORU Transmission Line 26 is located approximately 1.5 miles west of the Sterling Forest Resort and carries 138 kV. Line 26 shares the same transmission towers with a 345 kV line; the alignment is roughly north-south. ORU Transmission Line 311 is 2.5 miles east of the Sterling Forest Resort; it currently carries 69 kV but is designed for 138 kV. The alignment of Line 311 parallels Route 17. The closest ORU substation is located at 1190 Long Meadow Road in Tuxedo, approximately 3 miles from Sterling Forest Resort. The substation receives a 69 kV transmission line and steps the voltage down to 13.2 kV for distribution.

ORU has committed to providing service for the Sterling Forest Resort. The evaluation of transmission-system source and the best usage of the distribution system have not been finalized. There are several options under consideration with permutations for either overhead or underground lines or a new or upgraded substation. Improvements that are included in ORU's Long-Range Transmission Plan will be accommodated as much as possible. Additionally, use of the proposed utility corridor along Route 17A will help minimize construction risk.

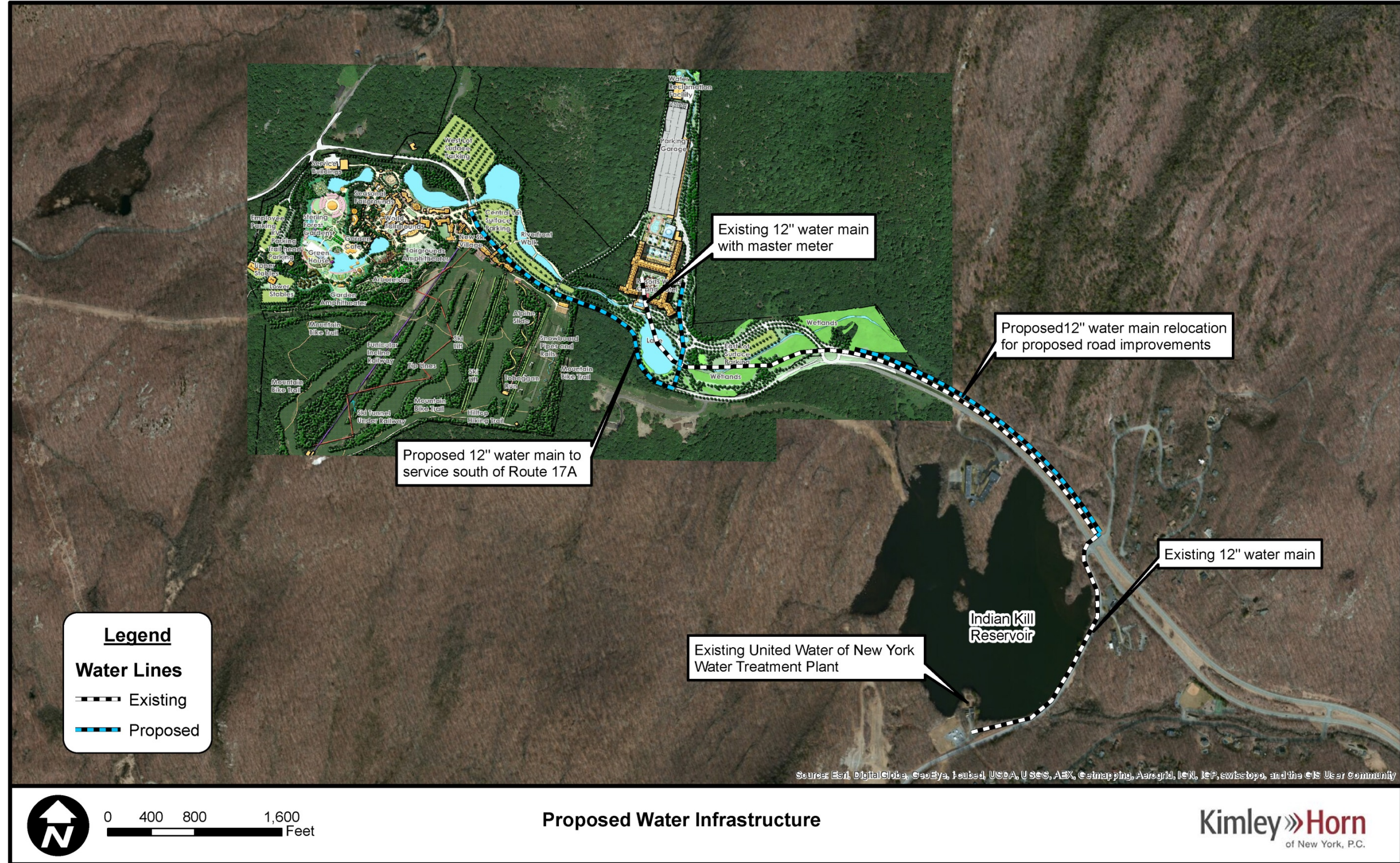
The cost of the proposed line will be borne by the developer in accordance with the ORU tariff set by the New York State Public Service Commission (PSC). The anticipated cost of the electrical service improvements described above is approximately \$11.5 million. The estimated date of completion is November 2014.

Potable Water

The Sterling Forest Resort property is currently served with potable water from United Water New York (UWNY) via a 12-inch water main from the Indian Kill Reservoir. The existing land uses (Tuxedo Ridge Ski Center and New York Renaissance Faire) are served by a master meter and corresponding 8-inch water main extension into the interior of the property. A water demand forecast was generated for Sterling Forest Resort indicating an average day demand of 285,000 gallons per day (gpd) with a max usage per day of 370,000 gpd.

UWNY has provided a willingness to serve letter indicating the ability to serve the project from its existing Indian Kill Reservoir water treatment facility and the existing 12-inch water main. To conserve water, reclaimed water and storm water will be used for irrigation, and reclaimed water will be used for toilet flushing. Fire flow will be provided using reclaimed water and a corresponding ground storage tank. UWNY will provide a fire hydrant on their side of the master meter. Additionally, UWNY can provide fire flow to the fire suppression systems in the buildings via a separate meter.

Figure VIII. C.17.c-1. Proposed Water Infrastructure



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According to UWNY, the Indian Kill Reservoir has a safe yield of 1.3 million gpd with the permitted capacity to withdraw 600,000 gpd from the reservoir at their water treatment facility. The 2013 *Annual Water Quality Report United Water New York – Indian Kill Water System for the Indian Kill Water System (PWSID NY 3503592)*, indicates an average daily flow of 46,680 gpd for 2013. This system serves approximately 1,000 people through 200 connections.

Proposed water infrastructure for Sterling Forest Resort includes a new master meter and water mains interior to the site ranging from 12- to 8-inch diameter, looping the water lines where possible. Reclaimed water will be used to provide fire flow, and a ground storage tank will be used to provide reclaimed water flow equalization as well as fire flow to minimize the use of potable water for non-potable uses. UWNY has proposed a UWNY fire hydrant on the UWNY side of the master meter, which also can be used for fire suppression if needed. Proposed Infrastructure is illustrated in Figure VIII. C.17-1.

With the proposed road widening, the existing 12-inch UWNY transmission main will need to be relocated so that it is moved to the shoulder of the road rather than under pavement. To support the Town of Tuxedo's desire to create a system of hiking, pedestrian, and biking paths through unincorporated areas (according to the 2011 Town of Tuxedo Comprehensive Plan Update) , the water main extensions will include a meandering multiuse path for pedestrians and cyclists and will provide connectivity within the area.

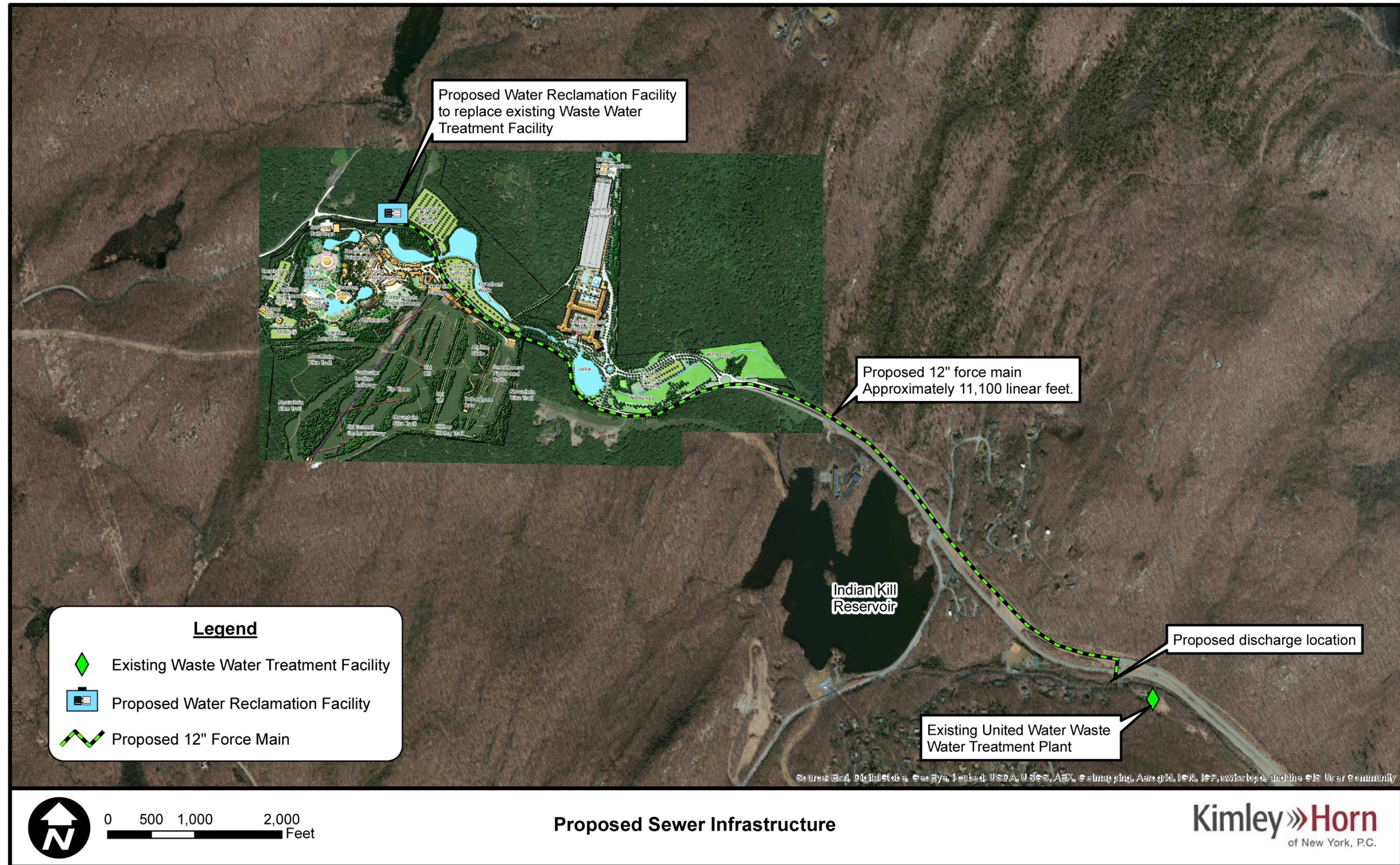
UWNY has provided a willingness to serve letter regarding its ability to serve the project. Based on their modeling efforts using the calculated demands modeled at a point near the Resorts World Grand Hotel driveway, UWNY can serve the potable water demand for the project with their existing 12-inch water main. Fire flow will be provided by the reclaimed water system. Should minor modifications to any UWNY existing infrastructure or new infrastructure be necessary to serve the Sterling Forest Resort, these costs will be paid by the developer in accordance with UWNY's tariff with PSC issued in December 2008 and effective April 2009.

The proposed water improvements including the relocation of 2,600 linear feet of existing 12-inch water main, the extension of 3,000 linear feet of new 12-inch water main, and a new water meter are estimated to be \$900,000. These costs also will be will be paid for by the developer in accordance with UWNY tariff. The estimated date of completion is November 2014.

Wastewater

The Sterling Forest Resort property currently is served with sewer via its own privately-owned package wastewater treatment plant located on the western portion of the property north and adjacent to 17A. Although owned by the property owner, it is operated and maintained through a lease agreement by UWNY. The 60,000 gpd 1960s era wastewater treatment plant (WWTP) discharges into an unnamed tributary of Indian Kill Creek through a point discharge (SPDES Permit No. NY 0028819 Outfall No. 1). The permittee is United Water South County. The WWTP is permitted for 60,000 gpd of wastewater flow and currently serves the existing Tuxedo Ridge Ski Center and New York Renaissance Faire. The existing wastewater treatment plant has capacity (approximately 40,000 gpd) for increased sewer on the south side of Highway 17A but not enough for the proposed land uses for the Sterling Forest Resort. UWNY owns and operates a WWTP 2.5 miles east of the property; however, it is at capacity.

Figure VIII. C.17.c-2. Proposed Sewer Infrastructure



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A water reclamation facility (WRF) is proposed for the Sterling Forest Resort. Sewer demand projects were calculated and resulted with an average daily flow (ADF) of 308,500 gpd with a peaking factor of 2.5 and peak flow of 771,000 gpd. The WRF will discharge into the Indian Kill Creek downstream of the Indian Kill Reservoir and will be capable of producing reclaimed water to be used on-site for irrigation, toilet flushing, snow making, and other non-potable uses.

It is anticipated that 30 percent to 50 percent of the ADF will be reused as reclaimed water thus conserving potable water in the area and reducing the reliance on surface water for snowmaking. The WRF will be designed to class A standards even though the existing Indian Kill Creek is designated as a class C water body by New York State Department of Environmental Conservation (NYSDEC).

Proposed on-site sewer infrastructure for Sterling Forest Resort includes a 300,000 gpd WRF, gravity sewer collection system with 8- to 12-inch gravity sewer mains, and a 12-inch force main for the WRF effluent. The effluent will be discharged to the Indian Kill Creek downstream of the Indian Kill Reservoir. Reclaimed water infrastructure includes a 1 million gallon (mg) prestressed concrete ground storage tank for flow equalization and fire flow storage, a booster pump, and 2- to 8-inch irrigation and reclaimed water lines.

The proposed 12-inch force main will be located in the northern 17A right-of-way and will discharge to the Indian Kill where it crosses underneath 17A also in the right-of-way. To support the Town of Tuxedo's desire to create a system of hiking, pedestrian, and biking paths through unincorporated areas (according to the 2011 Town of Tuxedo Comprehensive Plan Update), the force main will include a meandering multiuse path for pedestrians and cyclists to use and to provide connectivity within the area.

The "full capacity" flows of 308,500 gpd are anticipated to occur primarily on the weekends and holidays with lower flow rates occurring during the weekdays. Assuming a 50 percent reduction during the weekdays, the WRF is expected to operate at approximately 155,000 gpd ADF most of the time. Therefore, the WRF design incorporates dual treatment trains with 150,000 gpd ADF treatment capacity each. Provisions will be provided for operator flexibility to operate one or both treatment trains at any given time. Surge attenuation will be provided to accommodate the daily flow fluctuations.

Since this project is not expected to be constructed in a phased approach, this wastewater demand is anticipated immediately upon opening to the public. Prior to public opening, the WRF will receive reduced flows from employees and finish contractors for approximately the first 6 months of operation. These reduced flows are expected to average 20,000 gpd on an annual average basis.

Table VIII. C.17.c-1. - Flow Generation Estimate by Year

End of Year	Estimated ADF (gpd)
2015	20,000
2016	308,500
2017	308,500
2018	308,500
2019	308,500

Given the flow projections above, the following flow rate design values will be used for the WRF:

Table VIII. C.17.c-2. - Design Flow Rates

Parameter	Flow Rate
Maximum Month Average Daily Flow (MMADF)	0.310
Three Month Average Daily Flow (TMADF)	0.310
Annual Average Daily Flow (AADF)	0.310
Peak Hourly Flow	0.770
Peak Daily Flow (with surge attenuation)	0.310

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The following biochemical oxygen demand (BOD), total suspended solids (TSS), and total Kjeldahl nitrogen (TKN) design values will be used:

- BOD – 450 mg/l
- TSS – 450 mg/l
- TKN – 70 mg/l

The WRF will include two parallel 155,000 gpd membrane bio reactor (MBR) treatment plants. Secondary treatment and high-level disinfection will be provided in the treatment plant to meet public access reuse water quality treatment requirements. The treatment facility will operate as a five-stage Bardenpho MBR process. The plant will incorporate anaerobic treatment for phosphorous removal followed by a four-stage anoxic/oxic denitrification/nitrification process with internal recycle for nitrogen reduction. The membrane treatment process will be provided for clarification and filtration. Additionally, the treatment facility will be designed to meet class 1 reliability standards.

The WRF effluent will be pumped to Indian Kill Creek a class C surface water body. Treated effluent not meeting the discharge requirements will be directed to a 1 mg lined reject storage pond that will provide up to 3 days of reject water storage. Effluent from the membrane system will be monitored using a continuous flow through turbidity meter which will measure and control the amount of TSS being sent to the chlorinator. Effluent with a TSS greater than 5 mg/l will be redirected to the reject pond for reprocessing. Effluent meeting the requirement of less than 5 mg/l TSS will be allowed to pass into the chlorination basin for disinfection and discharge to Indian Kill Creek

Wasted sludge from the treatment plant process will be directed to solids process facility for thickening and storage. The processed biosolids will be treated and dewatered to create a fertilizer grade product. The fertilizer will then be used onsite and/or sold for agricultural use. Table VIII. C.17-8 shows the preliminary design conditions summary.

Table VIII. C.17.c-3. – Summary of Preliminary Design

Process	Total – 0.155 MGD (Each Process Train)		
	Number of Units	Capacity	Class 1
Equalization Tanks	1	75,000 gallons total	N/A
Anaerobic Tanks	1	55,000	N/A
Anoxic Tanks	2	155,000 gal total	N/A
Aeration Tanks	2	180,000 gal total	N/A
MBR	4	24,111 sf total	Yes
Chlorination	1	50,000 gal each	Yes

A natural gas-driven emergency power generator will be installed on the site. The generator will be sufficient to operate all vital components, during peak wastewater flow conditions, together with critical lighting and ventilation.

To minimize odor and eliminate aerosol drift, the WRF will be completely housed inside a climate-controlled building. The building ventilation will be equipped with an odor scrubbing filtration system. Housing the WRF inside the building also will minimize the potential for off-site noise concerns. Noise inside the treatment facility building will be minimized by using low-noise producing equipment and sound attenuation shielding where needed.

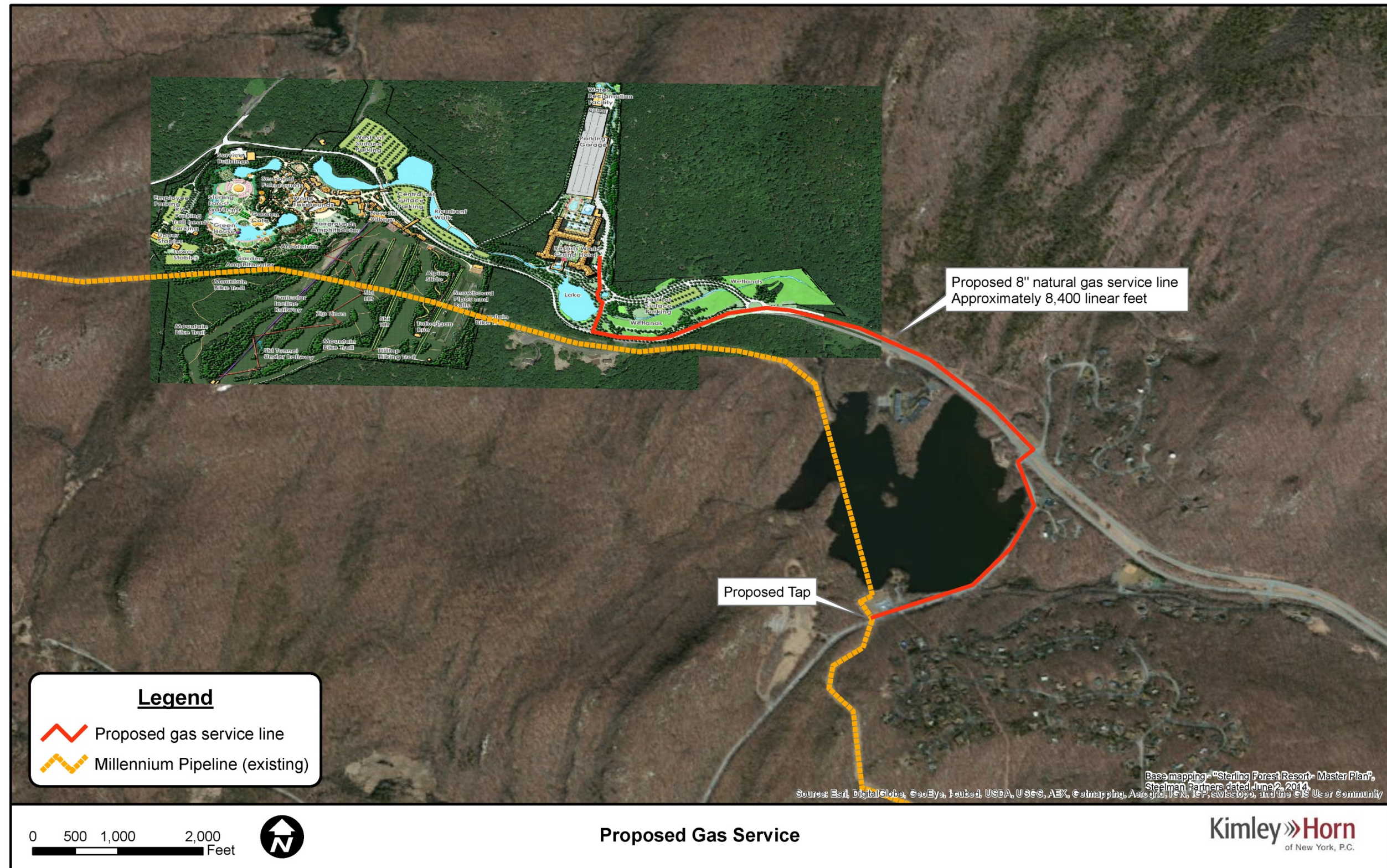
The proposed sewer improvements include the construction of a new 308,500 gpd MBR water reclamation facility, a sludge handling facility to make fertilizer, a 1 mg reclaimed water ground storage tank, and 10,500 linear feet of a new 12-inch force main. The costs of the improvements are estimated to be \$15,500,000 and will be paid for by the developer. The estimated date of completion is November 2014.

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Gas

There currently is gas service in the area provided by ORU, but there is no direct gas distribution service to the site. An existing 24-inch 900 pound per square inch (psi) Millennium pipeline gas transmission main is located on the southern portion of the Sterling Forest Resort property within an easement.

Figure VIII. C.17.c-3. Proposed Gas Service



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Proposed natural gas infrastructure for Sterling Forest Resort includes a new 8-inch plastic distribution main to be run by ORU from the existing Millennium pipeline tap near Longmeadow Road. The 8-inch line is approximately 2.5-miles long and will be located in the roadway right-of-way of Longmeadow Road and 17A.

The proposed gas improvements include 8,400 linear feet of 8-inch plastic gas distribution piping and a meter on the property. The costs of the improvements are estimated to be \$1.7 million and will be paid for by the developer in accordance with ORU's tariff. The estimated date of completion is November 2014.

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APPENDIX VIII. C.17.c-1. STERLING RESORTS-MPE ENVIRONMENTAL INFORMATION

May 8, 2014
Updated: May 12, 2014
Updated: June 12, 2014

Steelman Partners

Via E-mail: Bill Cunningham@steelmanpartners.com
3330 West Desert Inn Rd
Las Vegas, Nevada 89102

Attention: Bill Cunningham

Subject: Sterling Resorts MP & E Environmental Information

Dear Bill:

We have endeavored to answer the applicable inquiries made by Doug Pierson with The Louis Berger Group, Inc. Please see our responses to his comments and questions below:

OPERATION

Item 1. *HVAC systems throughout the new facilities (hotel/casino, spa/hotel, parking structure, restaurants, etc.):*

RESPONSE: a) The HVAC system for the Casino Resort and Hotel Tower will be as follows:
b) 5 – 1,350 ton chillers in an N+1 configuration located in an enclosed central utility plant (CUP). Due to CUP wall construction, it is anticipated that any radiated noise from the chillers will be negligible.
c) 5 – 1,350 ton cooling towers located outdoors on the roof of the CUP.
d) Hot water heating system utilizing high efficiency boilers (See item 6).

Item 2. *Noise generated for each unit:*

RESPONSE: The sound data for the cooling towers is as follows:

Sound Data (Sound Pressure Levels in dB(A))

	<u>End</u>	<u>Mtr Side</u>	<u>Opp End</u>	<u>Opp Mtr Side</u>	<u>Top</u>
S.P.L. dB(A) at 5'	84	85	84	85	87
S.P.L. dB(A) at 50'	70	72	70	72	78

The Casino Resort will be served by +/- 38 – 30,000 to 40,000 CFM roof top air handlers. Noise output is anticipated to be +/-75 dB(A) at 5'

Item 3. *Fuel type:*

RESPONSE: It is anticipated that the fuel type will be natural gas (NG) for the boilers and kitchens, diesel fuel for the generators and electricity from the power company for the chillers, cooling towers, supply/return fans and lighting.



Item 4. Fuel connected load:

RESPONSE: +/- 90,000,000 BTUH or 90,000 MBH. (70,000,000 BTUH for building heating and domestic hot water generation & 18,000,000 BTUH for kitchens and laundry).

Item 5. Capacity (MMBTU/hr/boiler):

RESPONSE: The Resort building will be served by twelve (12) high efficiency, modulating natural gas boilers at 6,000 MBH each in an N+1 configuration. These boilers will be selected with low NOX burners at or below 12 ppm (parts per million) to limit emissions of greenhouse gases.

Item 6. Stack height, and location (on schematic drawing):

RESPONSE: Boilers shall be located next to the chiller room in the CUP. Stack height shall extend to the roof of the central plant or to the height of the cooling towers on the roof (approximately 20' above the roof of the central plant).

Item 7. Breakdown of fuel consumption by month, if possible:

RESPONSE: LPG gas usage is broken down as follows:
1,573,754 Therms/month (winter avg.)
568,000 Therms/month (summer avg.)

Item 8. Emissions estimates for the stationary sources:

RESPONSE: See above for equipment sizes to determine emissions estimates.

Item 9. Annual fuel consumption (if known):

RESPONSE: Annual fuel consumption is estimated at 12,153,000 Therms/year.

Item 10. Building areas for heating/cooling (sq. ft.):

RESPONSE: Grand Hotel = 1,377,992 SF. Parking Garage = 2,834,170 SF.
See latest architectural project scope for current programmed SF.

OUTDOOR ACTIVITIES & ELECTRICAL SERVICES

Item 1. Description of outdoor activities in terms of energy requirements and noise generation – new or additional ski lifts, zip line, Funicular incline railway.

RESPONSE: N/A – Refer to architects scope and program documents.

Item 2. Events at amphitheater – amplified music, outdoor PA system?

RESPONSE: N/A - Refer to architects scope and program documents.

Item 3. Capacity of existing electricity transmission lines.

RESPONSE: N/A – Question should be presented to local electrical utility – NYSEG for capacity and dependability.

Item 4. Estimated annual electricity demand during operation of the proposed facility.

RESPONSE: See enclosed preliminary connected load electrical demand calculation.

Item 5. Source for new demand – from grid? On-site source? PV or wind turbine?

RESPONSE: Local electrical utility company – New York State Electrical and Gas Corporation (NYSEG).

Item 6. Will project require new or upgrade to existing substation?

RESPONSE: This will depend on NYSEG requirements and in connection with item #3 above.

Item 7. It doesn't appear that natural gas service extends to the site. Will facility use propane? fuel oil? Install natural gas service?

RESPONSE: It is anticipated that this fuel type will be natural gas (NG).

Item 8. Any plans for LEED or similar energy conservation measures?

RESPONSE: The owner may desire to submit a description of plans, including all proposed baseline and improved building design elements and measurements for the facility to become certified under the Leadership in Environmental and Energy Design (LEED) program created by the United States Green Building Council (USGBC).

We will incorporate requirements of LEED Silver into the mechanical and electrical base systems. Many innovative sustainable design elements will be incorporated based on our recent experience with large resort projects.

Item 9. Question from Orange and Rockland Utilities - In addition to the gas and electric loads that you have already provided, can you please supply us with a connected load for the gas and a diversified load (KW) and connected load (KW) for the electric?

RESPONSE: The anticipated total connected load for the natural gas is 90,000,000 BTUH or 90,000 MBH. The diversified electrical load is anticipated to be 17,500 KW. The electrical connected load is anticipated to be 34,700 KW.

VISUAL

Item 1. Lighting of new interchange (at I-87 & NY 17/17A)

RESPONSE: N/A - Refer to architects scope and program documents.

Item 2. Outdoor lighting of parking lots, buildings, signs; will there be nighttime skiing and zip line?

RESPONSE: N/A - Refer to architects scope and program documents.

Item 3. *Describe outdoor lighting fixtures – height of fixtures, focus of light from fixtures, mitigation of night-sky light pollution.*

RESPONSE: N/A - Refer to architects scope and program documents.

Item 4. *Building heights, number of floors, footprints*

RESPONSE: N/A - Refer to architects scope and program documents.

Should you have any questions, please do not hesitate to call.

Respectfully,
FEA Consulting Engineers

A handwritten signature in black ink, appearing to read "Boyd L. Erickson". The signature is fluid and cursive, with a large initial "B" and "E".

Boyd L. Erickson, CPD
Principal / Owner