

MASTER PLAN AND BUILDING PROGRAM

Exhibit VIII C.4.b

The Applicant conducted a thorough systematic review of potential sites in Orange County suitable for the development of a 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 five potential sites were evaluated in the process. Some were eliminated because they were not for sale, others because they lacked adequate infrastructure, or were severely constrained by environmentally sensitive areas. The selected site is buffered by over two miles of forest, was previously developed as a ski resort, easily accessible and offered unparalleled scenic beauty.

The proposed Sterling Forest Resort will be located on a 240 acre site much of which is currently used as a ski resort and fair grounds. Only 14% of the entire site will be developed most of which will be on areas currently disturbed by the existing development.

Sterling Forest Resort will be constructed in harmony with the environment and provide nearly 3,000 construction jobs, 12,000 indirect jobs and 4,400 permanent job opportunities not only to Orange county, whose current unemployment rate is 7.3%, but to the entire region. The use of the property for entertainment, recreation and tourism is consistent with the current use and 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.

The project consisting of the Casino – Hotel, Ski Village and Gardens and Renaissance Faire will revitalize tourism in the region attracting more than 5,000,000 visitors per year.