

**Exhibit VIII.C.4.a**  
**Master Plan for Land**

*Submit as Exhibit VIII.C.4.a, a description of and provide schematics illustrating the Applicant's master plan for the land and the Project Site showing major activities and functions. Provide a phasing plan for the proposed components of the master plan, if applicable.*

Please see ATTACHMENT 'A' Master Plan.

The site master plan dictates placement of certain building components. Access onto the site and vehicular distribution encouraged casino placement. In this case, the parking is on opposing corners of the casino floor to help distribute patrons once on property.

The first opportunity for parking is the surface lot, which has direct and easy access to park upon entering the site. The second opportunity for parking is the parking garage, which is placed according to the potential shared use with the harbor development to the north. The first floor of the garage will likely be dedicated to valet for ease of function. The upper levels of the garage will be for guest parking. The guests will walk across a fully enclosed pedestrian bridge and take an escalator or elevator to the first floor lobby of the hotel and casino. The pedestrian bridge above allows vehicular traffic to move freely on grade.

The main porte cochere and lobby entry is also a convenient location for hotel guests to arrive and check in and have the option of going onto the casino floor or straight to their room.

The Entertainment Lounge and Banquet Room anchor each end of the casino. Restaurants are distributed such that they can be serviced from a common back-of-house. The remainder of the floor is balanced with gaming options (High Limit and Poker), Promotions for members, public restrooms and other service support.

The Mohawk River is a unique amenity that will benefit hotel and casino patrons, as well as employees. A large outdoor patio that faces the river will benefit all patrons, especially banquet and meeting room users. A potential team member benefit is that they can access a private patio facing the river as well as during their work break or off hours. Outdoor walking paths will be provided to take advantage of this site and the adjacent development to the north.

Regarding strategic landscape design, the surface lot will be heavily landscaped near the river's edge, along the main entry street and within the surface parking field to improve its visual appearance. A separate bus loading will be provided to separate that traffic from the auto traffic, and trees and landscaping will shield the bus loading area from the main entry road. Also, we will provide ample landscape along the south property line, adjacent to the neighboring property.