

### **Exhibit VIII.C.1.c - Description of Land**

The proposed gaming facility will be located at 4101 Watson Boulevard, with additional lands at 4311, 4300, and 4207 Watson Boulevard, 29 Barton Avenue, 16 Beech Street, and 50 Eagle Drive utilized to support the Traditions Resort & Casino. These additional lands comprise approximately 419 acres of land surrounding the gaming facility.

The parcels are owned under several different legal entities as described more fully below, all under the control of the Walsh family, owners of this project. In addition to the Traditions campus area noted above, there are also 26.26 contiguous acres to the west of the project site controlled by the Walsh family

The following is a brief description of each parcel noted above. The map of lands including aerial images can be found in Exhibit VIII.C.1.c.1. A map of the topography can be found in Exhibit VIII.C.1.c.2.

#### **4101 Watson Boulevard**

Town of Union, Broome County, NY

Broome County Tax Map # 142.07-1-9.1

132.42 Acres

Owner: Homestead Development Group, LLC

4101 Watson Boulevard is the primary parcel location for the Traditions Resort & Casino gaming facility. It is the current location of the existing Traditions Resort and Conference Center. The property is currently utilized for conferences, weddings, entertainment events, hotel, eatery, and spa. The parcel also includes the clubhouse for the neighboring 18 hole golf course located on 4311 Watson Boulevard.

Site access to the existing resort and proposed facilities is achieved on this parcel currently by way of the paved access road from Watson Boulevard, as well as direct access from Beech Street.

As this property includes what was once a 9-hole golf course, the majority of the property is manicured grass habitat with intermittent standing conifers. On the northern Border and Northwestern leg of the property is mixed deciduous forest habitat. The area to the northwest is dedicated 'open space' (11.7 acres) as part of prior zoning requirements.

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The southwestern and southeastern portions of this parcel border residential neighborhoods. The neighborhood to the west is being developed by the Homestead Village Development Group, LLC (Owner: William Walsh).

A small portion east of this parcel that will be directly east of the gaming facility is utilized by commercial entities (a dental supply company and the American Cancer Society offices).

### **4311 Watson Boulevard**

Town of Union, Broome County, NY

Broome County Tax Map # 126.04-1-10.111

255.94 Acres

Owner: Homestead Development Group, LLC

4311 Watson Boulevard is the primary location for the proposed outdoor event venue. It is directly connected to 4101 Watson Boulevard, and has direct access to Beech Street Barton Avenue, and Watson Boulevard. It will be the location of the shuttle lot for employee, limo, and bus parking. It also includes a proposed temporary grassed parking area for use by the event venue.

The southern portion of this property is occupied by Traditions Golf Course with manicured and landscaped grass areas consistent with high quality golf courses. Approximately 90 acres, including the majority of the golf course, is dedicated open space.

The northern portion of the property is undeveloped hillside and is mixed deciduous forest habitat. The eastern portion of the property adjoins primarily vacant lands and a golf driving range. The southern boundary adjoins commercial lands and the southwestern and western portions border a residential neighborhood.

Both 4101 and 4311 Watson Boulevard border the 205 acre nature area referred to as 'The Glen' on the northeast.

### **4300 Watson Boulevard**

Town of Union, Broome County, NY

Broome County Tax Map # 142.02-1-20

8.59 Acres

Owner: Homestead Development Group, LLC

This parcel is mainly a manicured grass area with antiquated tennis courts rendered unsafe from recent flood damages. The tennis courts will be removed by owner as part of the

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proposed project. The remainder of the parcel is currently utilized by local sport teams for the grassed fields and will provide space for temporary event parking for the proposed outdoor event venue.

The northern border is defined by Watson Boulevard, the southern by the George F. Highway/17C. To the west of the parcel is a commercial business. To the north and east of the parcel are vacant commercial properties.

### **4207 Watson Boulevard**

Town of Union, Broome County, NY

Broome County Tax Map # 142.11-2-16

0.8 Acres

Owner: Homestead Development Group, LLC

This portion of land is on the southwest corner of Barton Ave and Watson Boulevard. It is a maintained grass lawn with several trees. To the west are two residential homes; to the north vacant grassed parcels owned by the Town of Union and the Homestead Development Group, LLC; to the east, across the street is the former IBM country club vacant commercial parcel; and to the south is Watson Boulevard and a commercial business. It will be utilized for temporary grassed parking by the outdoor event venue.

### **29 Barton Ave**

Town of Union, Broome County, NY

Broome County Tax Map # 142.11-2-14

0.31 Acres

Owner: Homestead Development Group, LLC

This parcel is on the west side of Barton Avenue and is a maintained grass lawn. It was recently a residential property that was 'abandoned' after substantial damage and demolished by the current owner. To the south are vacant grassed parcels owned by the Town of Union and the Homestead Development Group, LLC; to the east, across the street is the former IBM country club vacant commercial parcel; and to the north and west are residential areas.

### **16 Beech Street**

Town of Union, Broome County, NY

Broome County Tax Map # 142.11-1-53

3.64 Acres

Owner: Homestead Development Group, LLC

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16 Beech Street is nestled between the middles of 4101 and 4311 Watson Boulevard on the south side of Beech Street. It is a vacant planned unit development land. This parcel is a manicured grass lawn area. It is across the street from the American Cancer Society to the north, a dental supply company and 4101 Watson Boulevard to the west, and residential and partly wooded areas south.

### **50 Eagle Drive**

Town of Union, Broome County, NY

Broome County Tax Map # 142.11-3-38

17.25 Acres

Owner: Homestead Village at the Glen, LLC

50 Eagle Drive was once intended to be developed as the future Phases 2 and 3 of the Homestead Village Subdivision. A portion of Phase 3 of the subdivision is to be utilized by the Traditions Resort & Casino development for additional parking. The property was previously part of the 4101 Watson Boulevard parcel and 9-hole golf course. This property is mainly manicured grass habitat including some trees to the northwestern corner. It is bordered by deciduous forest habitat to the north and west and residences of Eagle Drive to the south. It is encompassed on nearly three sides by 4101 Watson Boulevard. The lands to the northwest are dedicated 'open space.' Eagle Drive also functions as the emergency access for the Traditions Resort.

### **3901 Watson Boulevard**

Town of Union, Broome County, NY

Broome County Tax Map # 142.14-2-25.12

26.26 Acres

Owner: Walsh Realty, LLC

This parcel is split by Watson Boulevard running east/west. It has been utilized for fill operations resulting from development of the neighboring Homestead Village Subdivision. It is to be utilized as a potential overflow grassed parking area for the outdoor event venue.

North of Watson Boulevard the property is a mix of manicured lawn and deciduous forest on the northern and western portions. The northern border of this area is residential homes.

South of Watson Boulevard is a portion of this parcel which contains prior fill areas which are currently grassed, and wetland portions delineated by Barnes-Williams Environmental Services. The southern border is railroad and the George F. Highway/17C.