

Exhibit VIII.C.4.a - Master plan for land

Refer to the exhibit VIII.C.4.a.1 for an illustration of the master plan.

Refer to the exhibit VIII.C.4.a.2 for an illustration of the master plan phasing.

The following is an overview of the plan.

Master Plan

The Traditions Resort and Conference Center is currently a 41,835 square foot facility on approximately 420 acres. It includes a 41 room boutique hotel, an 18 hole championship golf course, a full service spa, the region's only Salt Sanctuary, and business and banquet facilities. There are currently 655 parking stalls.

The proposed Traditions Resort & Casino includes an addition of approximately 450,000 square feet of casino, resort, and hotel area, associated access drives, in excess of 1840 parking stalls, bus access, and an outdoor seasonal event venue. It also includes offsite improvements for electrical service and traffic mitigation.

Phase 1

Phase 1 is the construction of an approximately 313,917 square foot addition to the western end of the existing Traditions Resort. This addition will complement the existing resort and will house two levels of underground parking with a total of 477 parking stalls, a gaming level, restaurants, a hospitality level (grand entrance), and some retail and multi-use space, with a mezzanine level.

Phase 1 will include redevelopment of the main access road, addition of nearly 370 outdoor parking stalls, all access roads to the two main building entrances, utility upgrades (electric, water, gas, and sewer), storm water improvements, site lighting, and landscaping associated with additions. These improvements are all on the 4101 Watson Boulevard property, with the exception of improvements to the Shuttle Lot on 4311 Watson Boulevard.

Phase 1 will also include offsite roadway improvements including a traffic signal and additional turn lane on Watson Boulevard at the main entrance, a traffic signal (if further studies warrant) at the intersection of Valley Plaza Drive and Watson Boulevard, a traffic signal at the intersection of Route 201 and I-86 Northbound Exit 70, and additional traffic lanes on Exit 70N and additional westbound left turn lane into Wegmans Plaza on Harry L Drive.

Exhibit VIII.C.4.a

Phase 2

Phase 2 is the construction of an additional 160 hotel rooms within a 72,000, six story hotel building adjacent to the proposed casino on 4101 Watson Boulevard. The hotel will have 3 full floors, 2 half floors, and a sublevel of under building parking on one side. Phase 2 also includes parking associated with the hotel for an increase of approximately 356 parking stalls immediately surrounding the hotel, and an expansion of the Shuttle Lot.

The proposed outdoor entertainment venue is also scheduled to be completed as a Phase 2 operation on 4311 Watson Boulevard.