

Exhibit VIII.C.4.b Suitability of Project Site

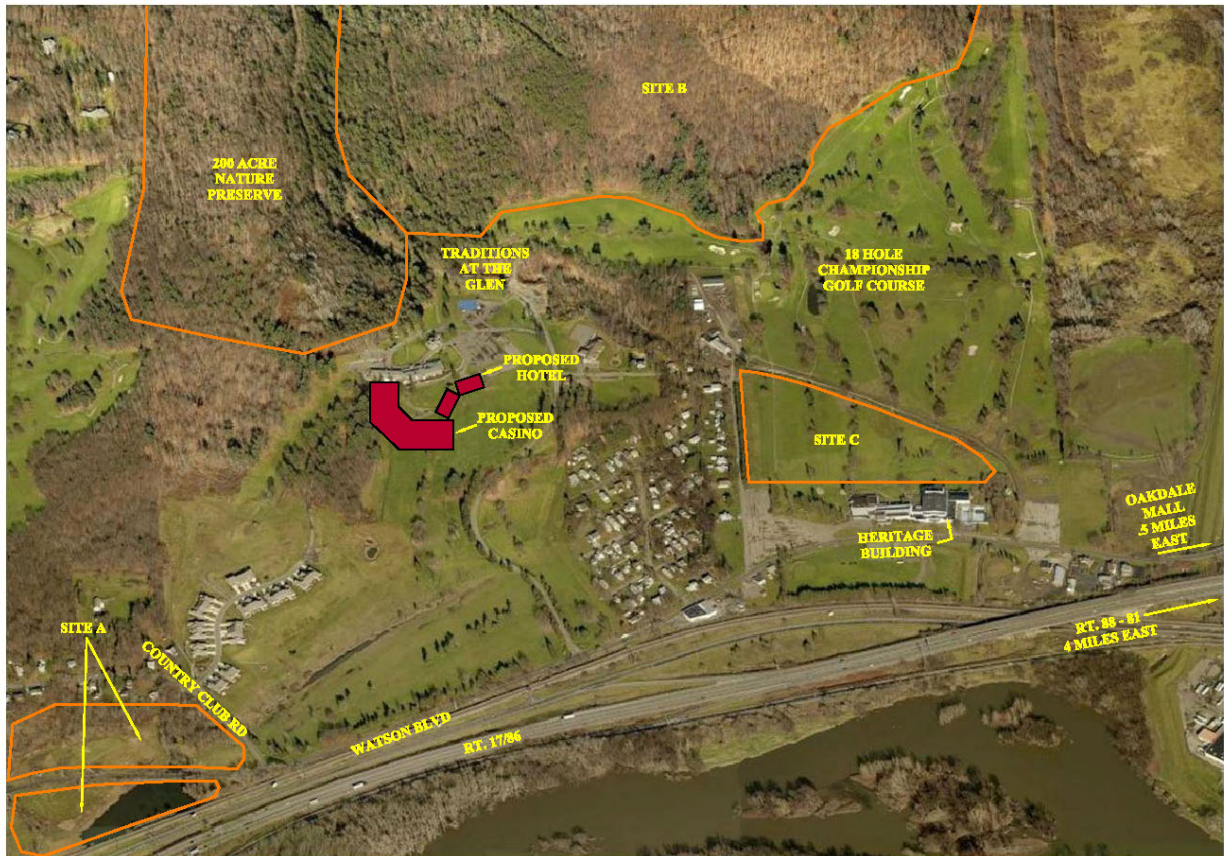
The Traditions Resort & Casino property encompasses over 450 acres in the heart of Broome County. The site has almost 1 ½ miles of property fronting Interstate Route 86 and is less than four miles from the confluence of I-81, I-88 and I-86. Traditions at the Glen currently is an existing resort with a host of amenities that already make it a destination. Customers travel statewide as well as throughout the northeast to experience the history, elegance and beauty of Traditions at the Glen.

While many applicants can speculate as to the economic impact their resort casino will have on the local economy, Traditions Resort & Casino has the luxury of a proven model 80 miles south of the Pennsylvania border. Broome County is almost identical to Luzerne County which is home to Mohegan Sun at Pocono Downs. Both counties have very similar demographics and both casino properties are surrounded by communities full of businesses, sporting venues, lodging, theaters, retail centers and restaurants.

Prior to Mohegan Sun at Pocono Downs entering the Wilkes-Barre market, the economic landscape was very similar to Broome County. A community that was once thriving from coal mining and manufacturing experienced a huge economic decline in more recent years. The addition of the casino to the community was the catalyst that completely transformed the economy. To date, the casino has created more than 1,600 jobs, reduced property taxes by \$11.8 million for over 85,000 residents, and the area has seen an economic boom along the Route 315 corridor. In 2009, the casino was awarded the Chamber of Commerce Community award for having a significant positive impact on the community. Years later, it was nominated for the 2013 Governor's Impact Award for community impact. Traditions Resort & Casino can be the same economic stimulus to Binghamton, New York that Mohegan Sun at Pocono Downs was to the Wilkes-Barre region.

Traditions Resort & Casino location is strategic to the economic impact and revitalization of the local economy. The development potential along the over 2 ½ mile stretch of Watson Boulevard and Harry L Drive is enormous. A community that has seen many vacancies, job losses, declining property values, and lack of traffic will now become the main thoroughfare and gateway into the community. The neighboring Oakdale Mall and other commercial properties will have significant opportunity to grow from the increased exposure to their properties.

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A 26-acre parcel to the west (Site A) has great exposure to I-86 and has tremendous development potential. This site is slated for multi-use building consisting of commercial and loft style apartments. Outparcels could house restaurants that our region has yet to experience.

The 150-acre wooded parcel (Site B) to the north of the property has the potential to become a subdivision with some of the nicest views in all of Broome County. Perched on top of Robinson Hill, newly constructed housing developments will be centrally located, yet wonderfully removed from the city. Overlooking the Susquehanna Valley, the site will generate great interest for those looking to purchase a home.

The golf course will become an outdoor entertainment venue (Site C) for the Traditions Resort & Casino summer concert series. A 12-acre parcel of what is currently fairways, will be transformed into an outdoor, park style setting bringing some of the world's most talented artists. This venue has the ability to draw over 15,000 visitors from all over the

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northeast. As you can see on the attached map, there are a variety of parking options on site and discussions have already started with the neighboring shopping centers and mall for overflow parking arrangements, if needed.

The Walsh family donated a 200-acre nature preserve to the Waterman Conservatory soon after acquiring the IBM Country Club. The nature preserve has over six miles of paved trails that feature natural stone bridges, waterfalls and large ravines. The Tradition property has a private access to what is called "the glen". Guests can enjoy relaxing walks in the preserve while taking in all the wildlife. This hidden gem is a great asset to the Traditions Resort & Casino property.

The IBM Heritage Building was once a staple of the prosperity and success of the Southern Tier Valley, now sits vacant and in a state of disrepair. A local developer has plans to invest in this property and create an outdoor stadium that will be home to semi-professional football, rodeo events, and other events. The probability of this project coming to fruition is heavily reliant upon Traditions Resort receiving the gaming license. The Heritage property will have great exposure to the casino visitors and will benefit from casino promotions.

It is not a coincidence that this property was once the Homestead of IBM President, Thomas Watson. The location, size, architecture of the buildings and views of the Susquehanna River valley were just a few of the reasons Watson enjoyed this property. During the glory days of IBM, it was not unusual for 30,000 employees to stay at this property to celebrate the expansion and growth of the largest employer at the time. A community that has seen a huge decline in the economy over the years, has the potential to prosper once again with the Traditions Resort & Casino project.