

Exhibit VIII.C.17.d - Necessary roadway and traffic improvements

Roadway and Traffic Improvements

Traffic Databank, a Disadvantaged Business Enterprise (DBE) specializing in traffic and transportation engineering in New York, was consulted to complete a Traffic Impact Study related to the full build out of all phases of the Traditions Resort & Casino project.

A working group of professionals, including engineers, planners, and government officials was assembled to review the project and specifically the Traffic Impact Study to aid in developing the need for any roadway and traffic improvements.

The following offsite roadway and traffic improvements resulted from the study and input from the working group:

1. Relocation of the existing site access road west approximately 280 feet to to enhance safety in the area of the proposed access. Safety enhancements include: an exclusive westbound right turn entry lane; a 200 FT eastbound entry storage lane; and the alignment of the access road with the existing slip ramp onto NYS Route 17C to provide direct access to NYS Rte. 17/I-86.
2. Installation of a traffic signal at the intersection of the Traditions access road and Watson Boulevard.
3. Investigation utilizing multiple warrant analysis to install a traffic signal at the intersection of Valley View Drive and Watson Boulevard.
4. Installation of a traffic signal at the intersection of NYS Route 201 and I-86 Exit 70 Northbound Ramp and construction of an additional lane on Exit 70 northbound to enhance safety and circulation. The traffic signal will provide safe entry of ramp traffic and minimize queuing on the ramp.
5. Construction of an additional westbound access lane to the existing Wegmans grocery store along Watson Boulevard to enhance capacity and reduce back-ups along Watson Boulevard during peak hours, particularly the Friday commuter peak, which occurs before the casino Friday night peak.

Estimated Cost of Improvements

The estimated cost of improvements, including the design, bid, and construction process is \$680,000.00.

Estimated Date of Completion

July, 2015

Parties Initiating Improvements

Traditions Resort & Casino, LLC will be responsible for initiating improvements. They will coordinate with the property owners (NYSDOT, County of Broome, Town of Union, and Village of Johnson City).

Parties Responsible for the Costs

Traditions Resort & Casino, LLC will be responsible for the costs of improvements. No other parties will be responsible.