Exhibit VIII.C.1.c

DESCRIPTION OF LAND

Submit as Exhibit VIII. C.1.c. a description of, and aerial and surface photography demonstrating, the salient topographic, geographic, and vegetative characteristics of the land for the proposed gaming facility as well as any significant existing facilities, improvements or infrastructure thereon. Provide schematics/maps of topographical, geographic and vegetative features and facilities, improvements and infrastructure. Describe and provide schematics/maps illustrating (in scale) the relationship to surrounding development and infrastructure.

DESCRIPTION OF LAND

Overview

Nevele Resort, Casino & Spa is located in southern Ulster County, New York, in the Town of Wawarsing and just south of the Village of Ellenville (see DGEIS Figure 1.3.1 Site Location Map and DGEIS Figure 1.3.2 Site Orthophoto). Surrounding Ulster County towns include: Denning, Rochester, Gardiner, and Shawangunk. The Town of Wawarsing also borders the Sullivan County Towns of Neversink, Fallsburg, and Mamakating.

The 524± acre project site is comprised of two tax parcels identified on the Town of Wawarsing Tax Map as parcel numbers 91.1-1-13 (33.9 acres) and 91.1-1-6.110 (489.5 acres) (see DGEIS Figure 1.3.3 Tax Map).

Nevele Resort, Casino & Spa is located east of US Route 209 and Nevele Road, south of Nevele Drive/Arrowhead Road, and 1.5 miles south of the Village of Ellenville. US Route 209 and NYS Route 52 are the main intersection with the Village. US Route 209 is primarily a north-south corridor that links the City of Kingston and NYS Thruway (Interstate 87) to the north with the Village of Port Jervis and NYS Interstate 84 to the south. NYS Route 52 is an east-west corridor linking the City of Newburgh and the NYS Thruway (Interstate 87) to the east with the village of Liberty and NY Route 17 to the west.

Nevele is approximately 80 miles from Albany and less than 100 miles from New York City. Primary access to Nevele from the north will come from Exit 19 of the NYS Thruway (Interstate 87). Access from the south will primarily come from Exit 16 of the NYS Thruway (Interstate 87). DGEIS Figure 1.3.4 Regional Location Map depicts the site with respect to existing gaming facilities within 150 miles of the site.

The project site is currently developed as a resort destination that was closed in 2009. Redevelopment of Nevele is focused on repurposing those facilities that are structurally sound, can be updated in a cost effective manner and can help maintain the historic identity of Nevele.

Sitting at the foothills of the Shawangunk Mountains, Nevele has a commanding presence in the Rondout Valley. The landscape includes scenic views of the Catskill Mountains to the west and the Shawangunk Mountains to the east.

Soils and Topography

According to the Ellenville, New York Quadrangle, published by the United States Geological Survey (USGS) and dated 1976, the portion of the project east of Route 209 has an average elevation of approximately 750 feet above mean sea level (msl). Elevations range from approximately 1,200 feet above msl in the southeastern portion (southeast of NYS Route 52) to approximately 320 feet above msl in the central portion along Sandburg Creek and Lake Nevele to approximately 720 feet in the northwestern portion of the project. DGEIS Figure 3.1.1, Contour Map, depicts five foot contour intervals within and adjacent to the Nevele site.

DGEIS Figure 3.1.2, Slopes Map, illustrates the site's topography and provides slopes in three major categories ranging from 0-10 percent, 10-25 percent, and in excess of 25 percent. Table 3.1.1 identifies the percentage of the Nevele Project site within each slope category. More than 55 percent of the Project site has a slope of 10 percent or less.

Table 3.1.1 Nevele Site Slopes

Slope (%)	Acres	% of Project site
0-10%	286	55%
10-25%	135	26%
> 25%	103	19%
TOTAL	524	100%

Source: The Chazen Companies

According to the United States Department of Agriculture (USDA) Ulster County Soil Survey[1] 29 soil types are identified on the Project site, as illustrated on DGEIS Figure 3.2.1 Soils Map. Per the USDA soils maps of Ulster County, the land has previously been cut and filled. The soil within the top 10 feet around the existing structures was typically observed to be relocated on-site glacial deposits with frequent cobbles and boulders as indicated on the exploration logs. Varying quantities of cobbles and/or boulders may be present within the soils encountered at the subject area when earthwork activities are performed. Groundwater was observed between 3 and 25 feet below existing grade across the redevelopment area.

A Preliminary Geotechnical Interpretive Report for Nevele Resort, Casino & Spa was prepared in February 2014. The Interpretive Report discusses the investigation, analyses and recommendations relative to the parameters in support of preliminary foundation design and construction for the redevelopment of Nevele and has been provided as an insertion to Exhibit VIII.C.1.F.

The investigation included forty-five test-boring explorations performed between December 9, 2013 and December 27, 2013 to obtain representative subsurface information. Test-boring explorations were advanced to a maximum depth of 99 feet below existing site grades. Soil samples were collected from test boring explorations at approximately 5 feet intervals, unless indicated otherwise on the exploration logs. Explorations indicate that one stratum (Glacial Deposits) was observed from the existing ground surface to depths up to 99 feet (maximum boring depth) in all explorations at the subject area. The glacial deposits stratum consisted of two distinct substrata and the approximate interface between these is designated on the exploration logs. Per the New York State Surficial Geology maps and USDA Soil Survey map of Ulster County, the glacial deposits are specially classified as being glaciolacustrine (from lake deposits). The substrata observed were visually classified as follows.

Silty Sand (SM) consists of moist, brown to grey sand with some to a little percentage of silt, a little to a trace percentage of gravel, and a few percentage of clay.

[1] USDA Natural Resource Conservation Service. Soil map for Ulster County, New York.

Silt (ML) consists of moist to wet, brown to grey silt, some to a few percentage of clay, a little to a few percentage of sand and a few to a trace percentage of gravel. A few of the conducted Atterberg Limits test identified layers of this material as Silty Clay with low plasticity (CL-ML).

Ecological and Vegetative Communities

The project site contains a total of 11 ecological communities based on the species assemblage of their dominant vegetation. Mapping of these ecological communities was completed by site inspection and review of aerial photographs and is based on the ecological community classification system used by the New York Natural Heritage Program (Edinger et al. 2002). The ecological communities found within the project site are illustrated on DGEIS Figure 3.6.3, Ecological Communities Map, along with USGS land coverage data for land area outside the project site. The Endangered, Threatened, and Rare Species Report, provided as an insertion to Exhibit VIII.C.1.F, describes the ecological communities and potential use of the site by endangered and threatened species.

In general, the largest area of ecological community coverage is Urban Structure Exterior, at approximately 35 acres. Mowed lawn with trees and golf course with trees make up another approximately 30 acres. There are approximately 3.30 acres of wetlands, with an additional 0.99 acre of isolated wetlands within the project site. The remaining 20 acres of land are comprised of Chestnut Oak Forest, at approximately 13 acres, successional southern hardwood at approximately 5 acres and approximately 2 acres of upland riparian corridor. The ecological communities are outlined below.

- Palustrine Emergent Marsh - A number of wetlands on the site are composed of this community, which is dominated by herbaceous plants. Forest and Shrub Wetlands – There are small areas of forested and shrub wetlands located on the site, mainly in the eastern portion. Streams – A variety of streams are located on this site. Sandburg Creek exits the site under Arrowhead Road to the north, and flows north. On-site it is a 3rd order stream, approximately 20 to 50 feet wide. It has a sandy bottom, steep sandy banks and is meandering. A dam is located downstream of Sandburg Creek's confluence with the Delaware and Hudson

Canal. The Delaware and Hudson Canal also forms the freshwater pond as described below.

- Freshwater Pond - There is one freshwater pond within the project site that is not closely connected to any of the streams on site. It lies in the eastern part of the project site, just south of the lower end of the downhill ski run. Riparian Corridor - This community occurs as an upland strip running along the streams on the site, mainly Sandburg Creek and its tributary, the old Delaware and Hudson Canal. This is not an ecological community defined by Edinger et al. (2002), but consists of upland forest and shrub areas along the streams. Successional Southern Hardwoods - In the westernmost part of the project site, on either side of Nevele Road, there are patches of young forest composed of young hardwood trees.
- Chestnut Oak Forest - This forest occupies most of the wooded area in the easternmost part of the project site.
- Golf Course With Trees - Much of the western part of the project site consists of golf course lands with scattered or clustered trees. The golf course on this property has been maintained through regular mowing in order to deter the growth of undesirable plants.
- Mowed Lawn With Trees - The areas mapped as this community type are in the eastern part of the project site, and include the downhill ski run. Although the objective of maintaining turf in this area is similar to that in the golf course area, a different quality of turf would exist here.
- Urban Structure Exterior - Strictly speaking, this community type pertains to the roofs and exterior walls of buildings, which present sites for roosting and nesting of birds, bats, and other animals. The area mapped as this community type also contains small patches of mowed lawn, trees, and other landscape plantings, as well as roadways and parking lots.

A preliminary building assessments was completed during June of 2012 in order to assess the potential for reuse of the facilities for Nevele Resort, Casino & Spa. A record of the evaluation is included as an insertion to this Exhibit. The observations concluded that many of the facilities have been damaged by water, vandals, and rodents/wildlife. Many of the buildings mechanical systems were not properly decommissioned also resulting in damage. Overall the resort is currently in poor condition which can (in part)

be attributed to the failure of prior ownership to maintain the property, and the fact that, upon the closure of the property, water was left in the pipes – causing structural failure in some walls and roofs. Furthermore, many of the existing buildings do not comply with modern building codes and in many cases cannot be upgraded to meet basic or minimal requirements for a modern resort use. The suspected presence of asbestos containing materials was also identified in a number of locations.

Supporting Documentation

To fully respond to the Exhibit, copies of the following 10 documents are provided as an attachment:

- DGEIS Figure 1.3.1 Site Location Map
- DGEIS Figure 1.3.2 Site Orthophoto
- DGEIS Figure 1.3.3 Tax Map
- DGEIS Figure 1.3.4 Regional Location Map
- DGEIS Figure 3.1.1 Contour Map
- DGEIS Figure 3.1.2 Slopes Map
- DGEIS Figure 3.2.1 Soils Map
- DGEIS Figure 3.6.3 Ecological Communities Map
- Existing Conditions Building Evaluation

As requested, these drawings have also been provided on the designated jump drives.