

Exhibit X.C.2
LEED Certification

Submit as Exhibit X.C.2, a description of plans, including all proposed baseline and improved building design elements and measures, for its Gaming Facility to become certified under a certification category in the Leadership in Environmental and Energy Design (LEED) program created by the United States Green Building Council.

Although base level LEED Certification is a requirement, the Applicant's objective will be to obtain a higher level of LEED Certification. The project will incorporate sustainable design features consistent with the initiatives outlined below. The Applicant's affiliate achieved LEED Gold Certification at its Rivers Casino in Des Plaines, IL, the first casino in the world to be certified as LEED Gold. Below are some of the items the Applicant is currently considering and evaluating with respect to obtaining LEED Certification for the project.

Sustainable sites credits – The site is a Brownfield redevelopment site and will submit for the LEED credits acknowledging the positive impact on the environment. Design strategies are being evaluated to minimize impact on ecosystems and water resources, particularly in improving stormwater performance and by reducing heat island effect throughout the site. Other strategies may include connecting to mass transit routes and potential on-site transit stops and providing for convenient bicycle and fuel efficient vehicle access to the site for staff and guests.

Water efficiency credits – Design strategies will be incorporated to promote smarter use of water, within the building and on-site, and to reduce potable water consumption. The goal will be to reduce potable water use by 40% and to reduce landscape irrigation water use by 50% or more.

Energy & atmosphere credits – Innovative design strategies which promote better building energy performance will be evaluated for the project. The project will strive for energy efficiency of 16% or better while eliminating refrigerants that use CFC's. In Hotel guest rooms state of the art energy management system will be employed, reducing energy consumption by eliminating unnecessary conditioning. It consists of an intelligent thermostat that automatically controls temperature settings as guests travel in and out of their room. The Project will also employ oversight and measurement and verification (M&V) strategies that improve long term operations and provide feedback loops to the project's operating engineers to extend smart energy use beyond the design and construction phases, including an enhanced commissioning regime that requires a follow up review ten months after substantial completion. The Applicant will also investigate both the inclusion of onsite renewable energy into the project design and the possibility of securing a minimum 2-year green power contract for 35% of the project's expected annual energy use.

Materials & resources credits – Sustainable building materials will be incorporated where feasible and techniques will be utilized to reduce waste. The project will incorporate an area for waste material recycling during the ongoing operations of the facility. During construction, the goal will be to divert a minimum of 50% of construction waste materials from the landfill.

Consideration will also be given to using high recycled content materials, regionally sourced materials, and rapidly renewable materials in the design and construction of the project.

Indoor environmental quality credits – Design strategies will be incorporated to promote better indoor air quality and access to daylight and views. The Applicant expects to minimize impacts to indoor air quality during and after construction by following SMACNA IAQ guidelines for occupied buildings and by performing flushes and/or air quality testing per LEED standards.

Consideration will also be given to the use of low-emitting materials and controls for indoor pollutants like incorporating walk off mats at building entrances and controlling ventilation for stored janitorial materials. Lastly, the Applicant will investigate and employ appropriate lighting and comfort controls for staff and guests.

Operational considerations – Post-opening in addition to the M&V activities that will happen the Applicant intends to employ sustainable practices such as waste recycling perhaps including composting of food scraps from food and beverage outlets, a linen reuse program in the guest rooms reducing the amount of water used for laundering linens and using green cleaning products which would meet strict environmental and health standards

Engagement – The applicant will work with New York State Energy Research and Development Authority (NYSERDA) to identify those energy efficiency and renewable energy programs that are appropriate for the development and operation of the Gaming Facility.

This Applicants team has the experience to deliver the LEED certification required based upon its success at the LEED “Gold” Rivers Des Plaines facility.