

Site Plan

The project site consists of approximately 39.699 acres of land located in Revere, Massachusetts, at the corner of Tomasello Drive and Winthrop Avenue. On November 27, 2013, Mohegan Sun Massachusetts (MSM) and Sterling Suffolk Racecourse, LLC (SSR) entered a "Binding Agreement for Definitive Ground Lease in Revere, Massachusetts" (Binding Agreement), provided as Attachment 4-79-02, pursuant to which MSM will own or acquire the land where the resort is proposed to be constructed within 60 days after a license has been awarded. As set forth in the Binding Agreement, MSM and SSR have agreed to enter a 99-year ground lease of the land.

SSR acquired the project site, along with other adjoining lands, in 1997 by Deed from Belle Isle Limited Partnership, recorded with the Suffolk County Registry of Deeds at Book 21541, Page 247. Belle Isle Limited Partnership acquired the project site, along with other adjoining lands, in 1986 by Deed recorded with the Registry in Book 12611, Page 271. Copies of the two Deeds mentioned above are attached as Attachment 4-79-03 and Attachment 4-79-04.

The address of the project is Winthrop Avenue, Revere, Massachusetts. The project site includes a portion of Revere Tax Parcel 4-80-14B. The assessed value of the project site at the time of application is a portion of the assessed valuation of such Tax Parcel, which is \$10,873,400 according the tax information service for the City of Revere, PatriotProperties.com.

The project site may be subject, in part, to certain locatable interests in real property, including:

1. Rights and easements in favor of the Commonwealth of Massachusetts Department of Environmental Quality Engineering as set forth in an Agreement and Grant dated July 11, 1980 and recorded with the Registry in Book 9494, Page 189 (Drainage Easement);
2. Rights and easements in favor of the Boston Gas Company as set forth in grant dated February 17, 1978, and recorded with the Registry in Book 9049, Page 585;
3. Declaration of Covenants, Restrictions and Easements by and between SSR and Revere Diner Realty, LLC dated as of March 31, 2003 and recorded with the Registry in Book 31003, Page 28, as amended by First Amendment to Declaration of Covenants, Restrictions and Easements dated September 23, 2004 and recorded in Book 36063, Page 273; and
4. Rights and easements set forth in grant to Massachusetts Electric Company and Verizon New England, Inc. dated September 23, 2004 and recorded with the Registry in Book 35768, Page 256.



The project site and other adjoining land is the subject of a Response Action Outcome (RAO) Report and accompanying Method 3 Risk Characterization, both dated February 12, 1998, prepared by Rizzo Associates, Inc. and filed with MassDEP under Release Tracking Number (RTN) 3-0014857.

The project site has previously been occupied by horse stables, barns, maintenance facilities and similar facilities accessory to the operation of the thoroughbred horse racing track at Suffolk Downs. Such pre-existing uses of the project site will be discontinued and such buildings removed as part of the project.

The project is currently contemplated to include a casino resort including gaming positions, food and beverage establishments, specialty retail, entertainment venues, two hotels, meeting / conference space, a spa, parking and landscaping.

The location of the proposed gaming establishment, amenities and significant structures are shown conceptually on the plans attached as Attachment 4-05-01 prepared by the project architects, KPF.