

Site Plan and Legal Description

In response to the Commission's request for clarification, Mohegan Sun Massachusetts (MSM) provides Attachment 4-79-05.

MSM through its consultant, Nitsch Engineering, has prepared a Lease Plan based on a professional survey of the property within the City of Revere that MSM will lease and control for operation of the destination resort casino (the "Leased Premises"). This plan is provided as Attachment 4-79-06, unambiguously delineates the City of Revere municipal boundary based on the professional survey, and confirms that the entire Leased Premises is within the City of Revere.

This Lease Plan will be attached to the Ground Lease between MSM and Sterling Suffolk Racecourse, LLC (SSR). While it is more accurate, it depicts the same parcel of land shown on the "Plan of Premises" that is appended as "Exhibit A" to the Binding Agreement for Definitive Ground Lease (the "Binding Agreement") executed between MSM and SSR. Both this plan and the "Plan of Premises" previously submitted exclude the so-called "racing parcel" within the City of Revere. On the Lease Plan, the curved line that forms a boundary of the Leased Premises is located outside and along the backstretch of SSR's racing oval. SSR will retain this area for its racing purposes. Accordingly, this portion of SSR's property, while located in Revere, is not a part of the Leased Premises.

In total the Leased Premises comprises 39.867 acres.

Consistent with the terms of the Binding Agreement, MSM has prepared a metes and bounds description of the Leased Premises which is provided at Attachment 4-79-07.