



## Speakers:

Marie Jiapello Jones, Esquire - Fox Rothschild LLP  
W. Andrew Worthington, President & CEO - Bushkill Group, Inc.  
Eric M. Orndorff, MS, PLS - Herbert, Rowland & Grubic, Inc.





## Eligibility

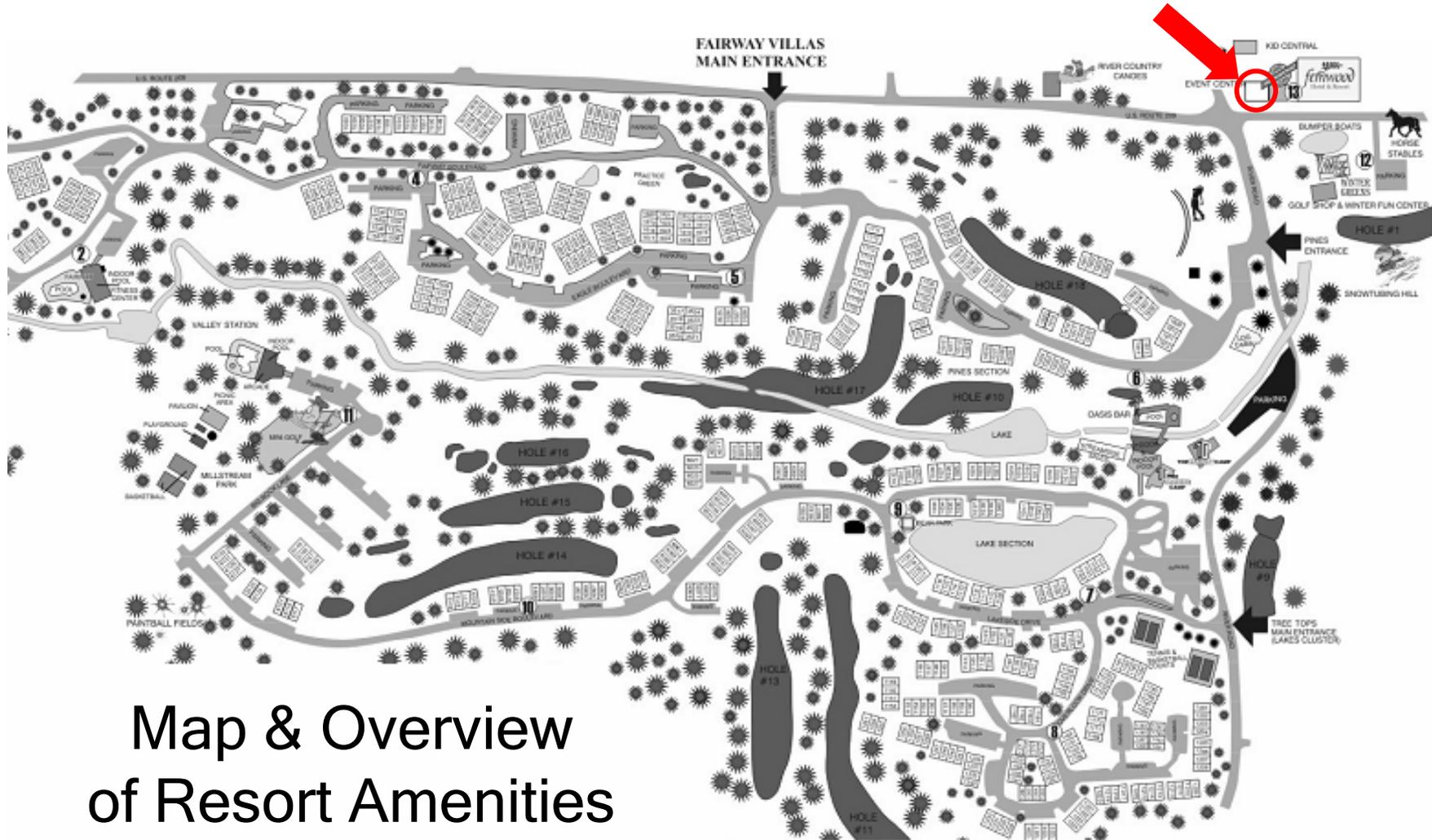
As required under §1305(a), Bushkill Group, Inc., d/b/a Fernwood Hotel & Resort:

- is not an affiliate of any Category 1 or 2 licensee;
- is not located within any subzone known as a Keystone Opportunity Zone, Keystone Opportunity Expansion Zone, or Keystone Opportunity Improvement Zone; and,
- is not a public official or executive level public employee.





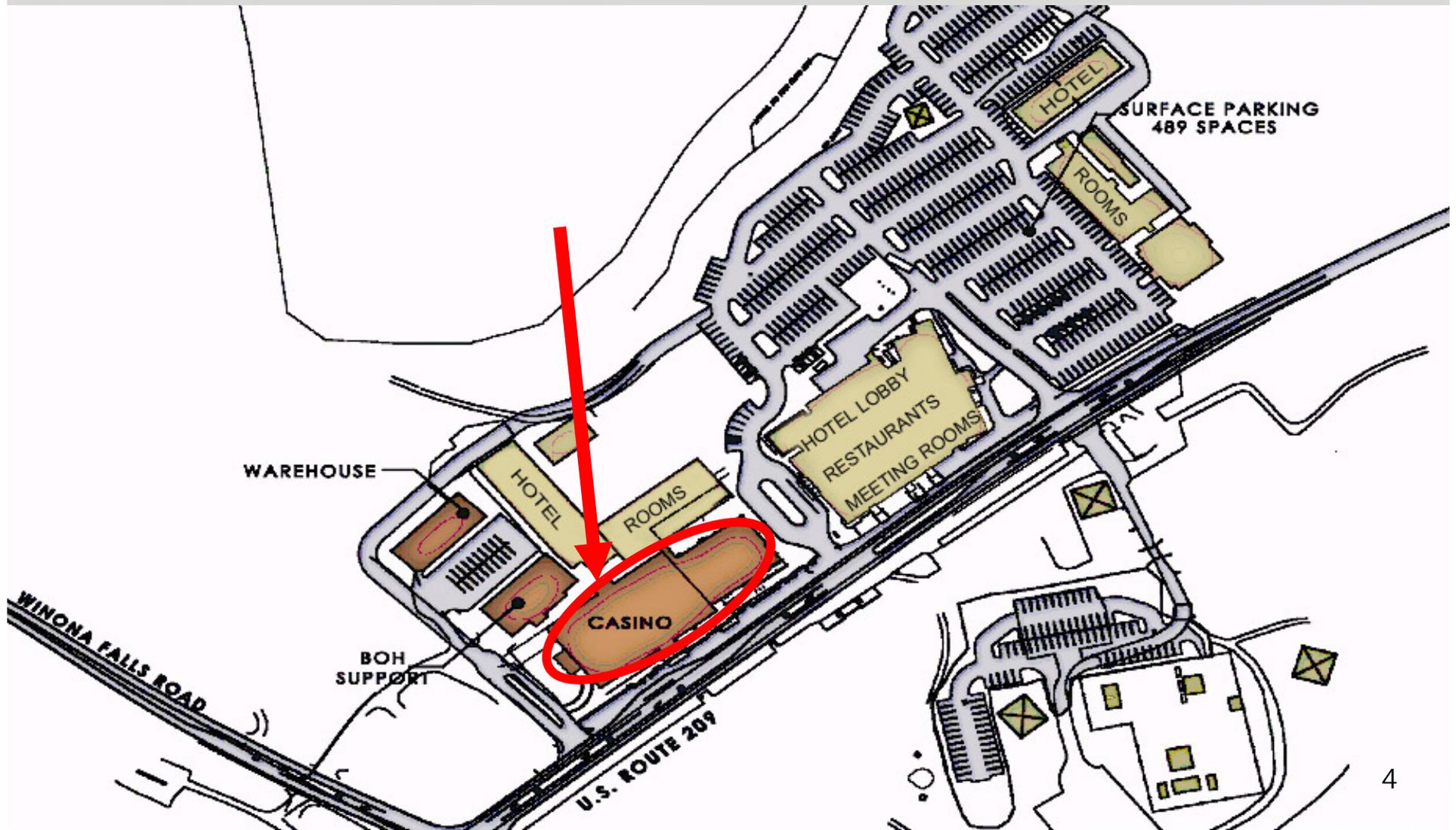
# Building to be Converted to Casino



Map & Overview of Resort Amenities

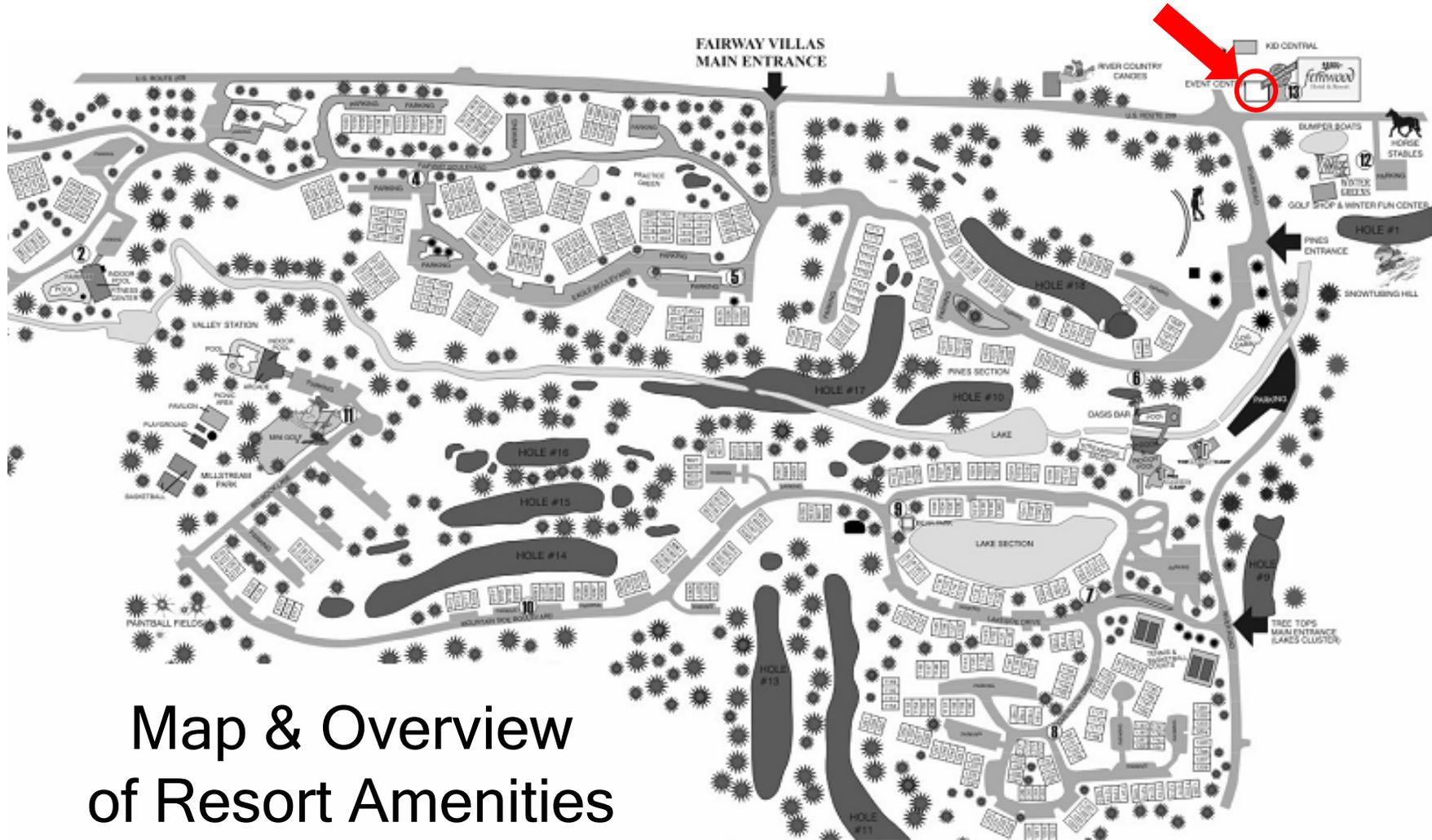


## Building to be Converted to Casino





# Building to be Converted to Casino



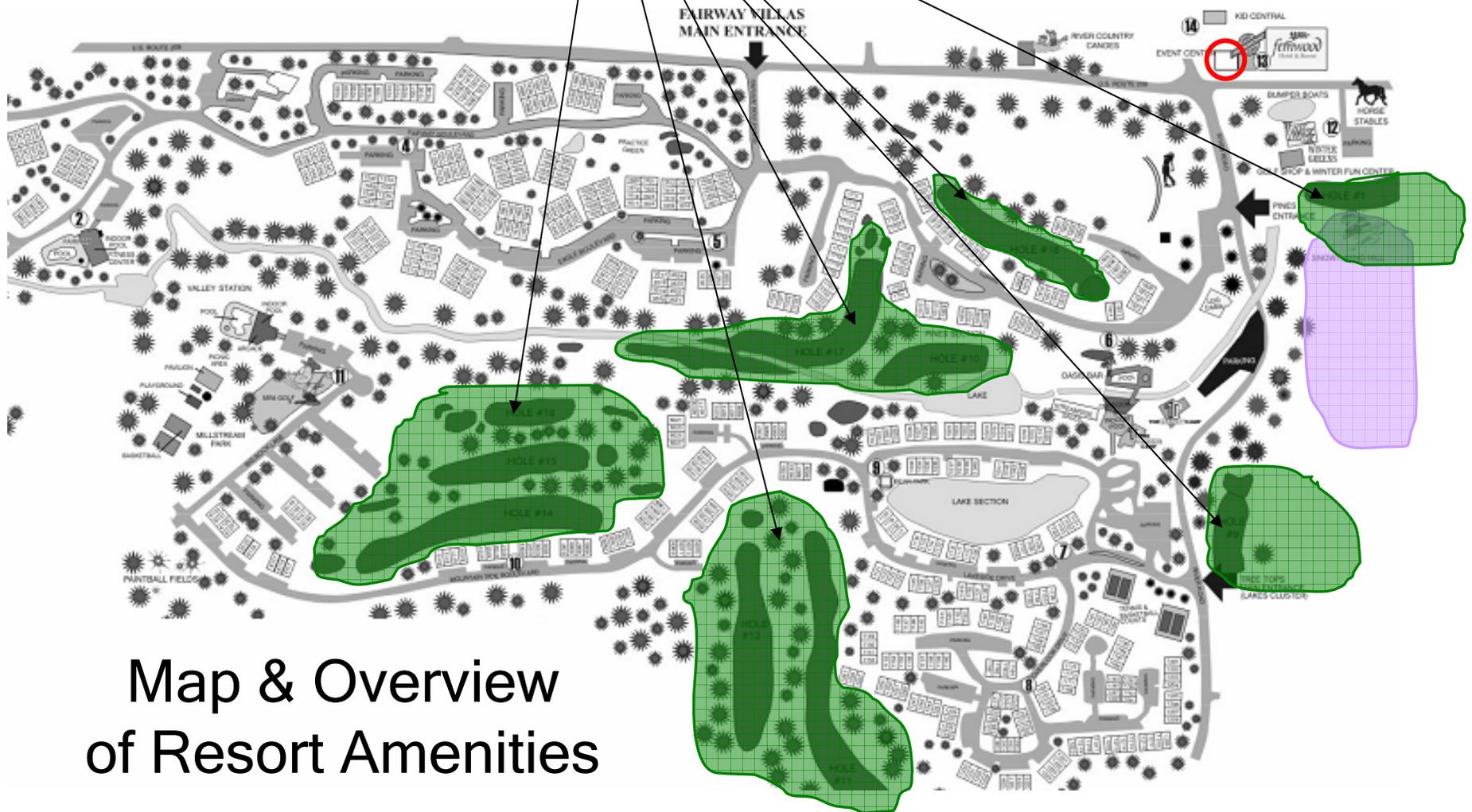
Map & Overview  
of Resort Amenities





Winter Fun Center/Snowtubing

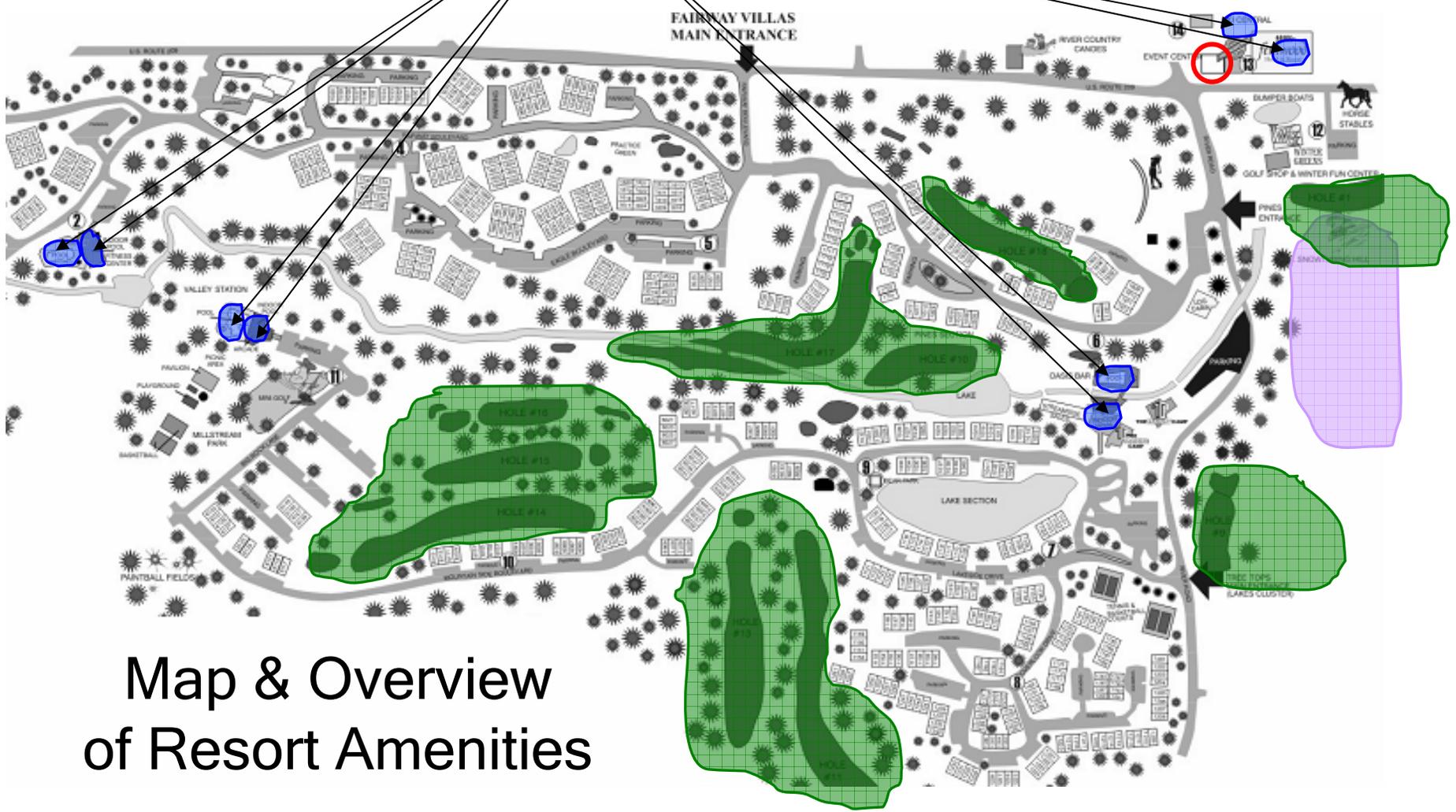
18-Hole Par-71 Golf Course



Map & Overview  
of Resort Amenities



Winter Fun Center/Snowtubing  
18-Hole Par-71 Golf Course  
8 Indoor & Outdoor Pools

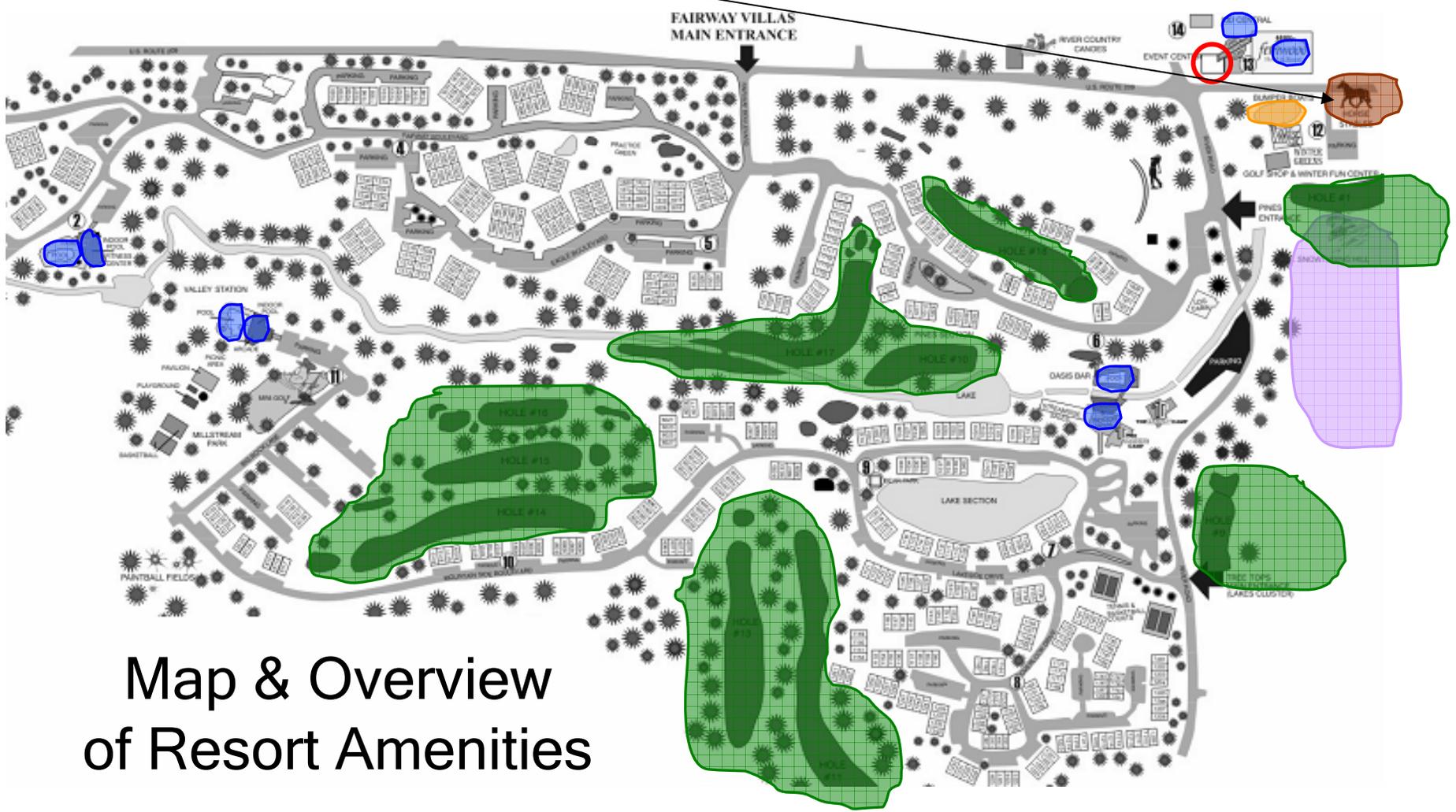


Map & Overview  
of Resort Amenities





- Winter Fun Center/Snowtubing
- 18-Hole Par-71 Golf Course
- 8 Indoor & Outdoor Pools
- Paddle/Bumper Boats
- Horseback Riding



Map & Overview of Resort Amenities



Winter Fun Center/Snowtubing

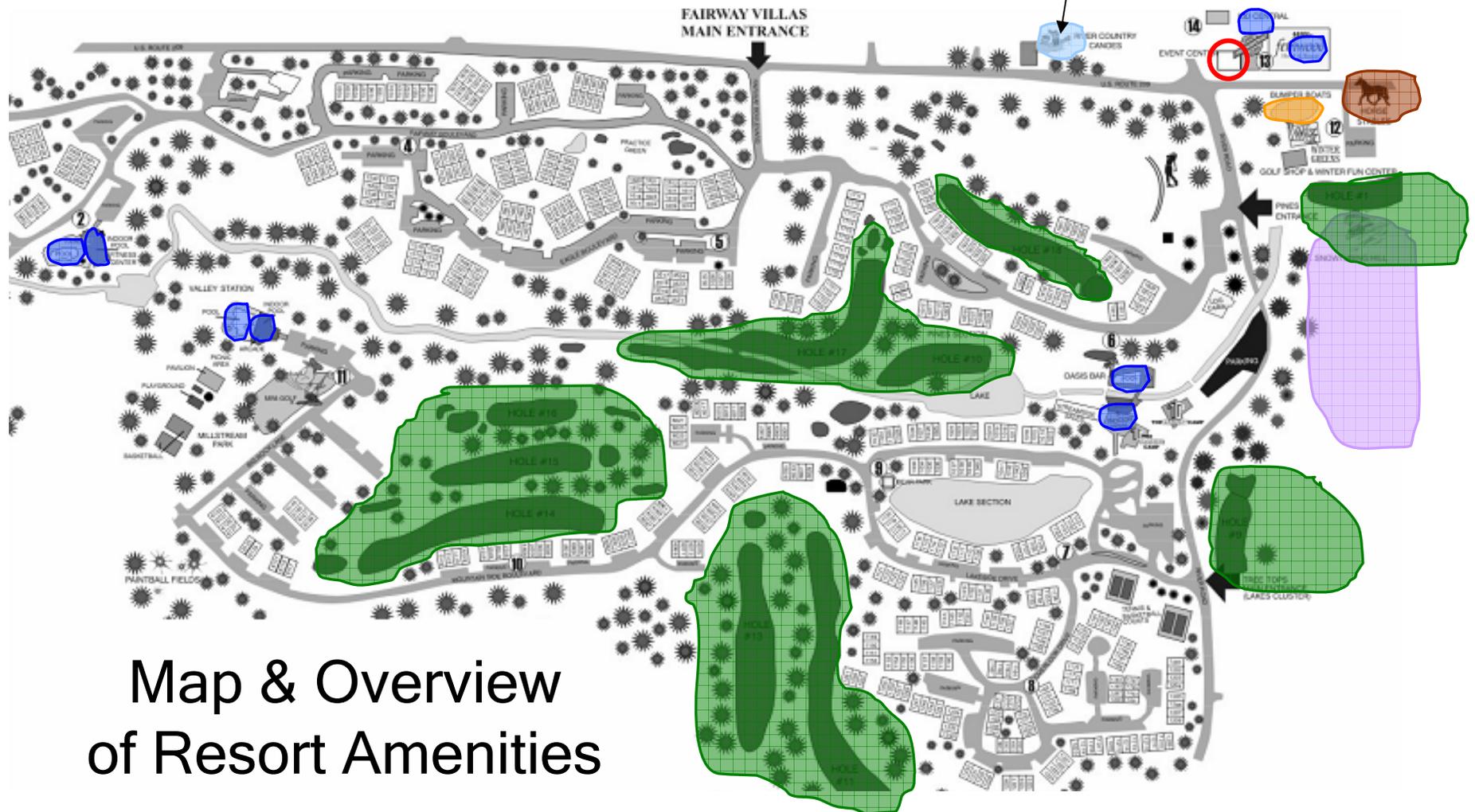
18-Hole Par-71 Golf Course

8 Indoor & Outdoor Pools

Paddle/Bumper Boats

Horseback Riding

Canoeing/Rafting

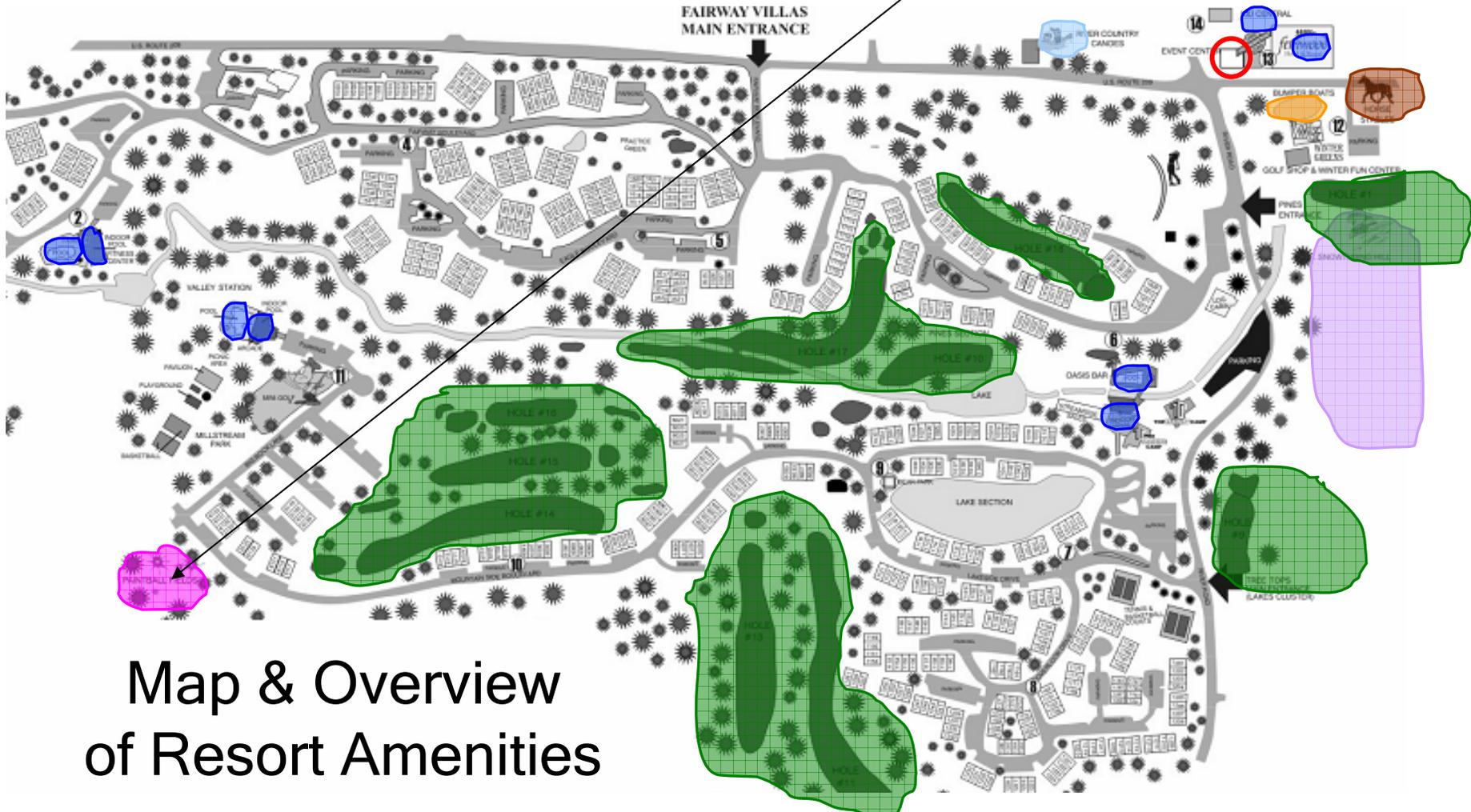


Map & Overview of Resort Amenities



- Winter Fun Center/Snowtubing
- 18-Hole Par-71 Golf Course
- 8 Indoor & Outdoor Pools
- Paddle/Bumper Boats
- Horseback Riding

- Canoeing/Rafting
- Paintball



Map & Overview of Resort Amenities



- Winter Fun Center/Snowtubing
- 18-Hole Par-71 Golf Course
- 8 Indoor & Outdoor Pools
- Paddle/Bumper Boats
- Horseback Riding

- Canoeing/Rafting
- Paintball
- Game Zone & Fitness Center

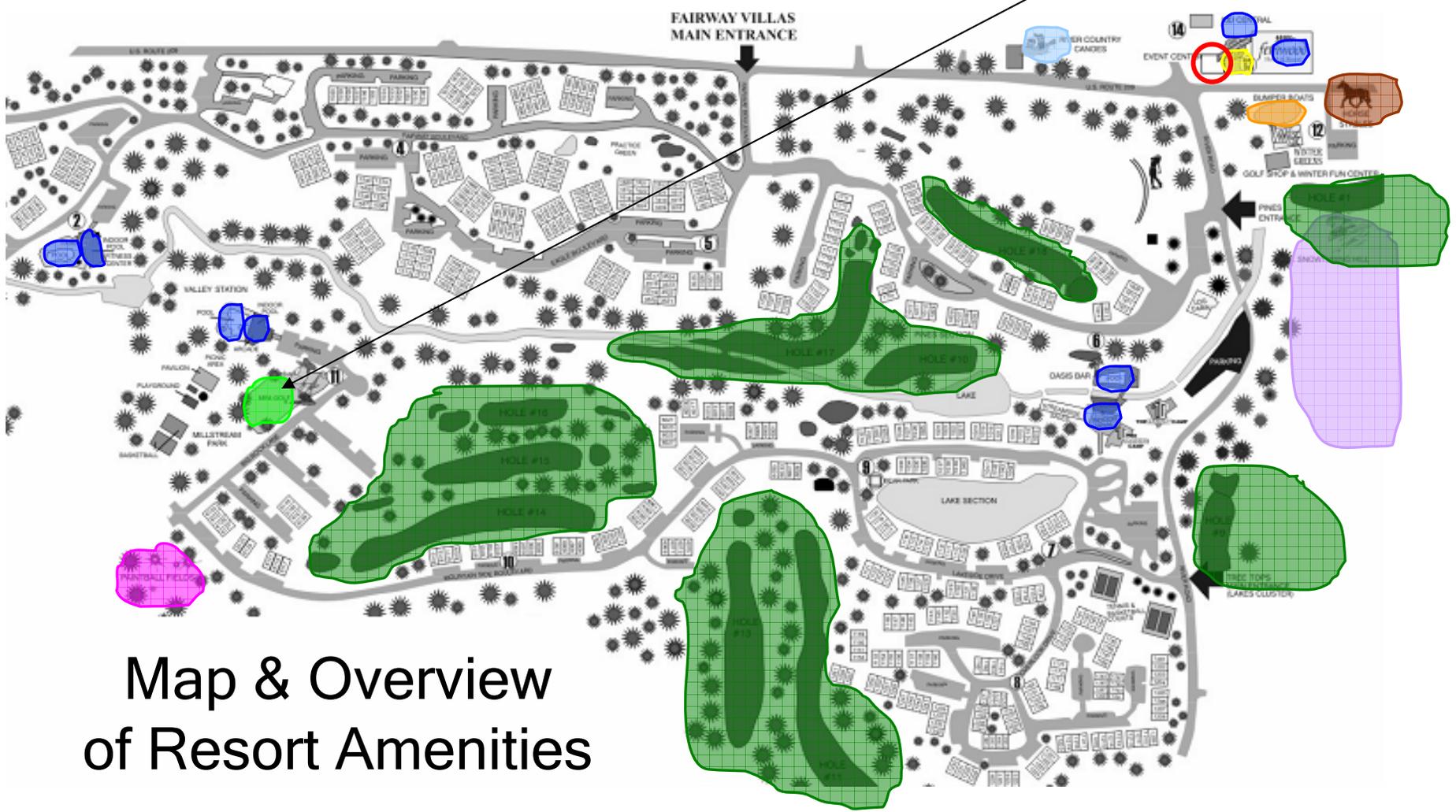


Map & Overview of Resort Amenities



- Winter Fun Center/Snowtubing
- 18-Hole Par-71 Golf Course
- 8 Indoor & Outdoor Pools
- Paddle/Bumper Boats
- Horseback Riding

- Canoeing/Rafting
- Paintball
- Game Zone & Fitness Center
- Miniature Golf

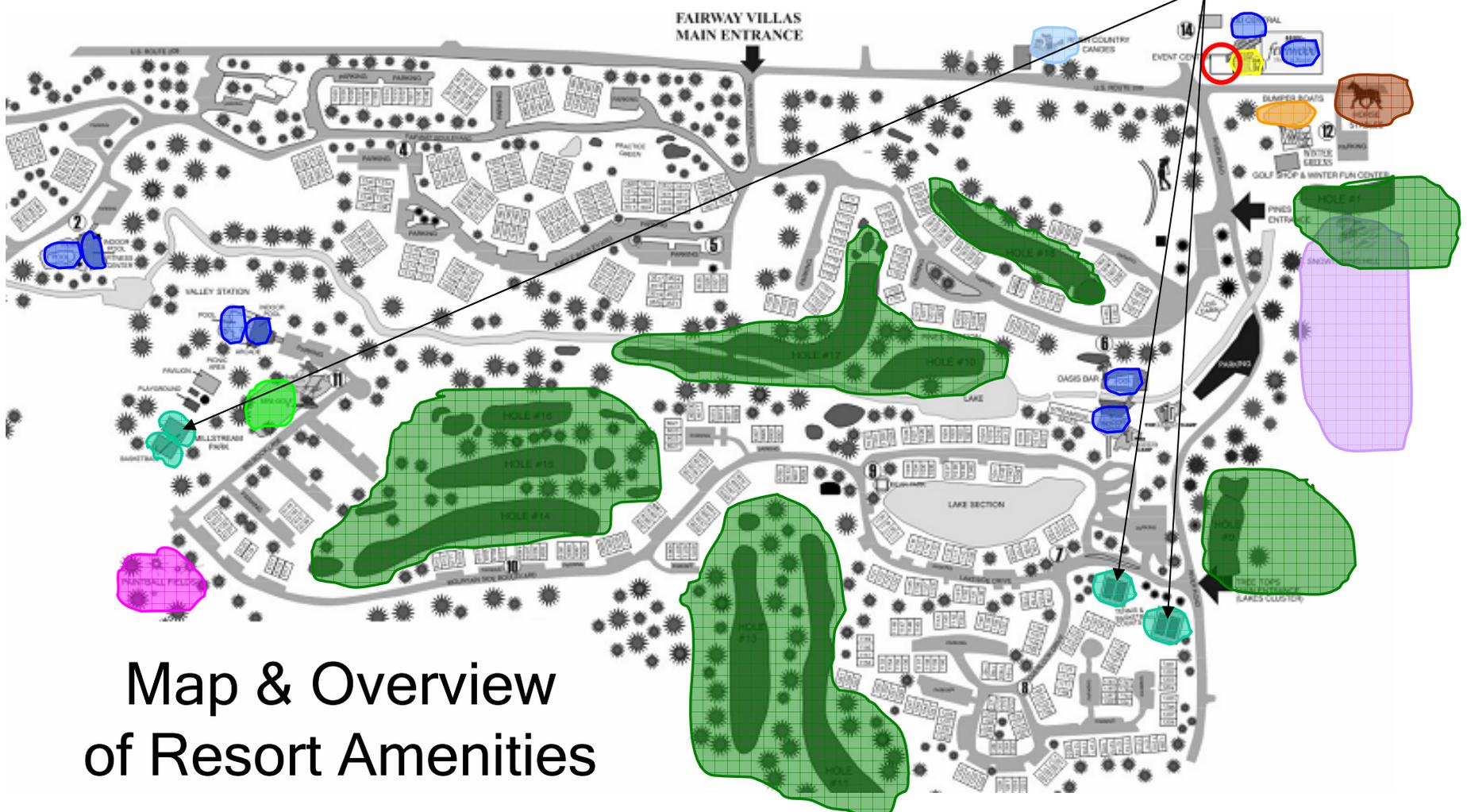


Map & Overview of Resort Amenities



- Winter Fun Center/Snowtubing
- 18-Hole Par-71 Golf Course
- 8 Indoor & Outdoor Pools
- Paddle/Bumper Boats
- Horseback Riding

- Canoeing/Rafting
- Paintball
- Game Zone & Fitness Center
- Miniature Golf
- Outdoor Tennis & Basketball



Map & Overview of Resort Amenities



## Guest Rooms Under Common Ownership

Fernwood Hotel & Resort meets the minimum room requirement under §1305(a)(1). It owns:

50 Woodside Hotel Rooms  
36 Greenhouse Hotel Rooms  
126 Southwood Hotel Rooms  
436 Tree Tops Right-to-Use Rooms

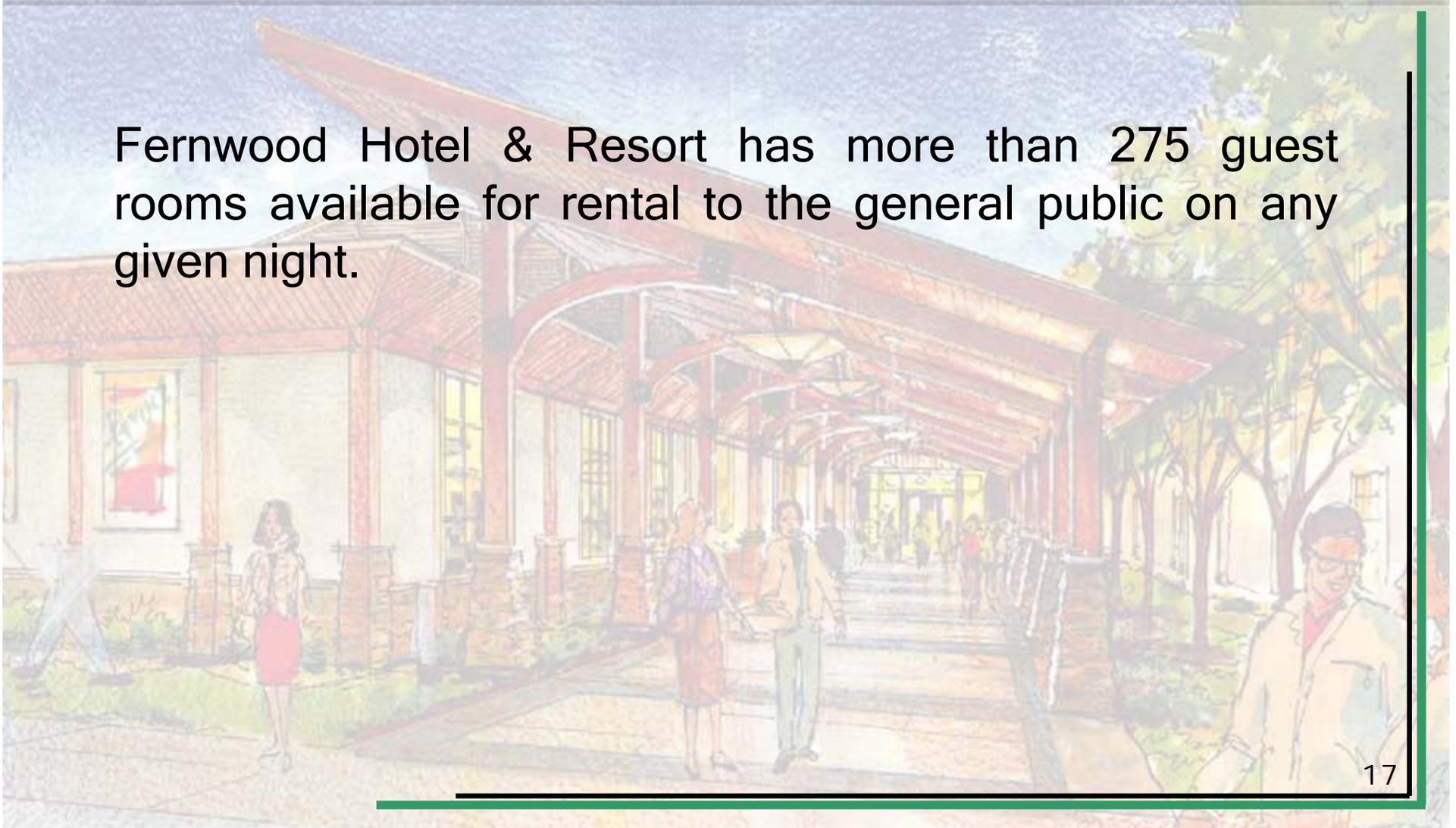
**648 Total Rentable Rooms\***

\* This does not include 246 deeded timeshare villas



## Guest Room Availability

Fernwood Hotel & Resort has more than 275 guest rooms available for rental to the general public on any given night.





## Resort Visitation

Average annual resort statistics are as follows:

- Overnight Guest Visits 540,000+
- Day Guest Visits 65,000+
- Average Length of Stay 3.8 days
- Average Daily Rate \$120.00



## Out of State Tourism Reach

90% of overnight visitors to Fernwood Hotel & Resort are from out of state.

Percentages of guests by home state are as follows:

- New York - 40%
- States other than NY, NJ or PA - 34%
- New Jersey - 16%
- Pennsylvania - 10%



# Ownership

Resorts Group, Inc.

Bushkill Group, Inc.

\*APPLICANT\*

(a wholly-owned subsidiary of Resorts Group, Inc.)

HaRa Corporation

HRP Corporation

Fernwood Hotel & Resort

The Villas at Fairway

The Villas at Tree Tops



## Restricted Access to Casino Floor

The Fernwood Resort & Casino will implement a system to ensure the following casino access restrictions under §1305(a)(1):

- must be a registered overnight guest of the resort or a patron of one or more of the amenities (having met the de minimus);
- must be at least 21 years of age;
- must not be self-excluded or a known problem gamer; and,
- non-casino employee access to be prohibited.

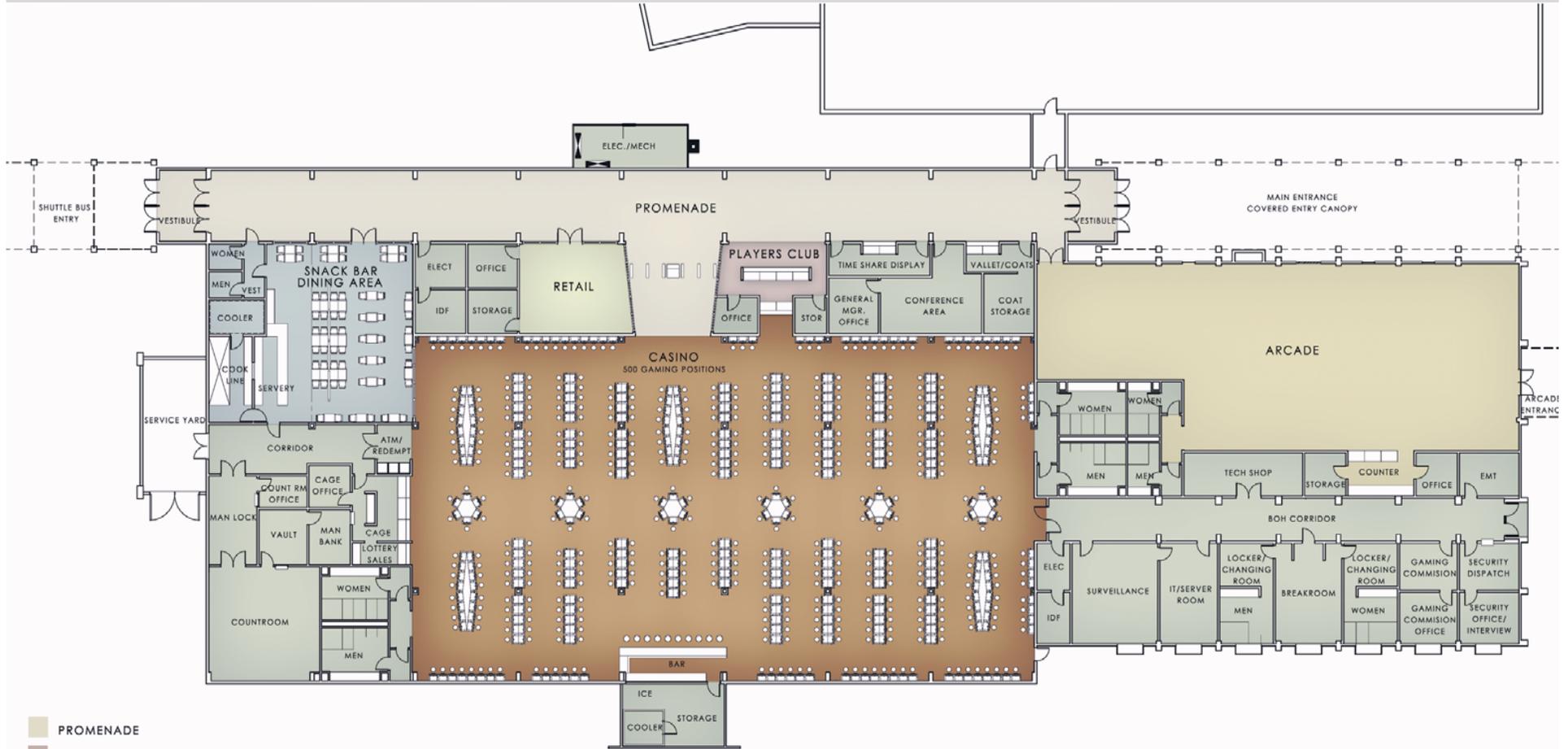


## Player Verification & Tracking

- Overnight guests will be registered through the resort's reservation system.
- Existing property-wide point-of-sale system will record all payments by patrons of the many resort amenities.
- Eligible overnight guests and patrons will then be directed to the Player Desk where they will be identified and receive access passes.
- Qualified players must enter the gaming floor through a single, controlled point of entry staffed at all times by security personnel who will again verify identity and age.
- Once on the floor, play can be tracked through use of the issued player cards.



# Casino Building Layout

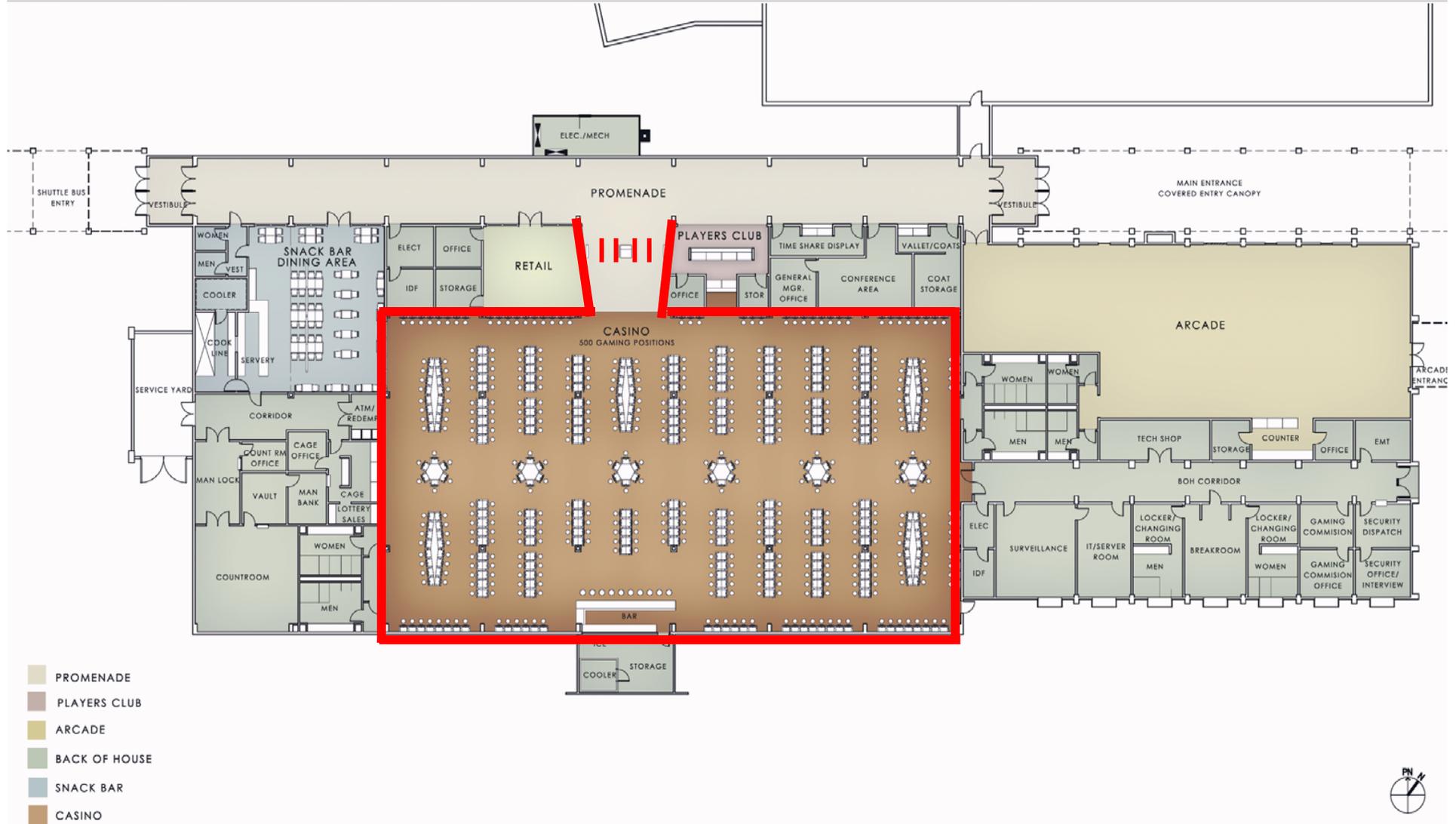


- PROMENADE
- PLAYERS CLUB
- ARCADE
- BACK OF HOUSE
- SNACK BAR
- CASINO



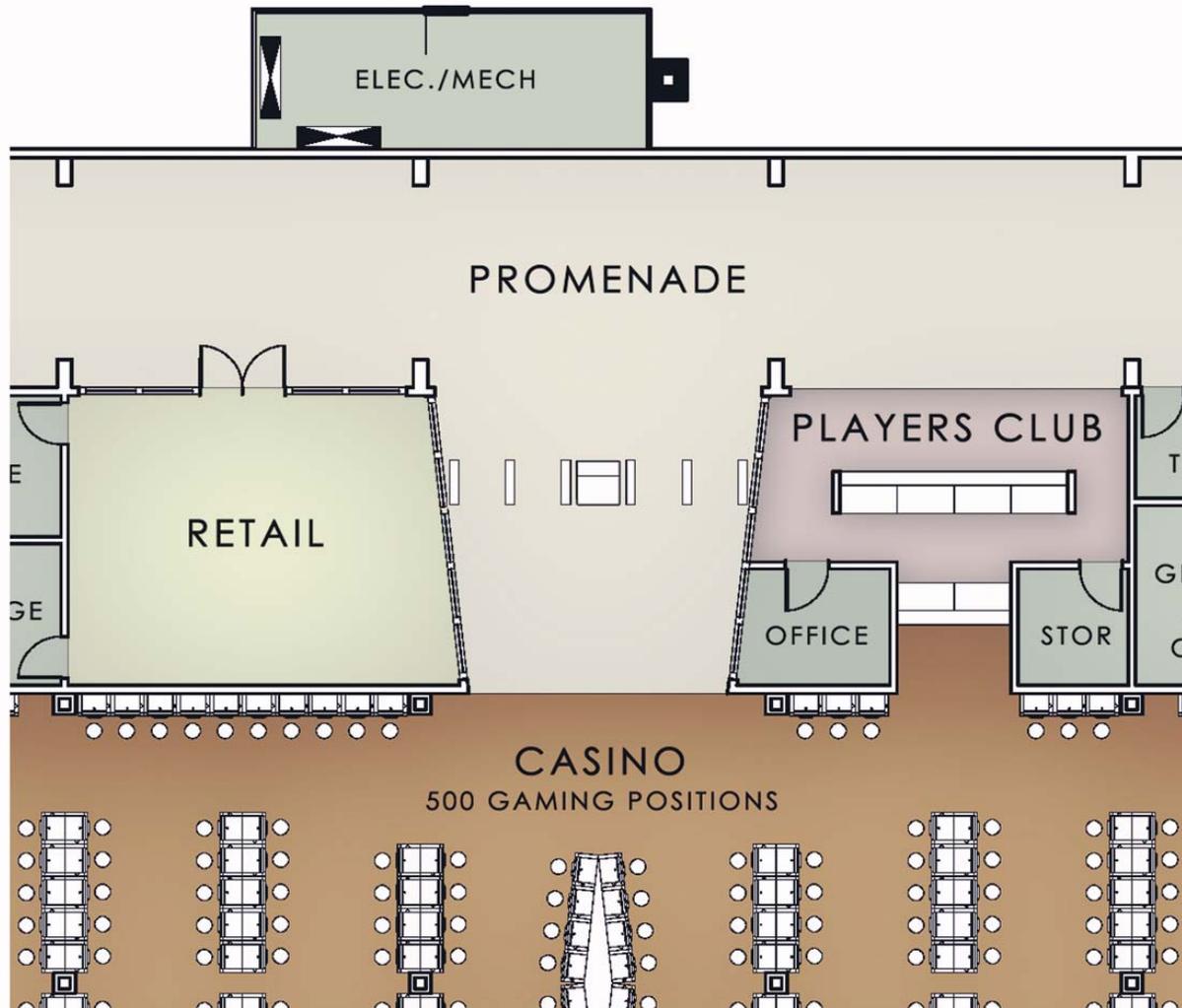


# Restricted Access to Casino Floor





# Controlled Point of Entry





# Promenade to Controlled Point of Entry





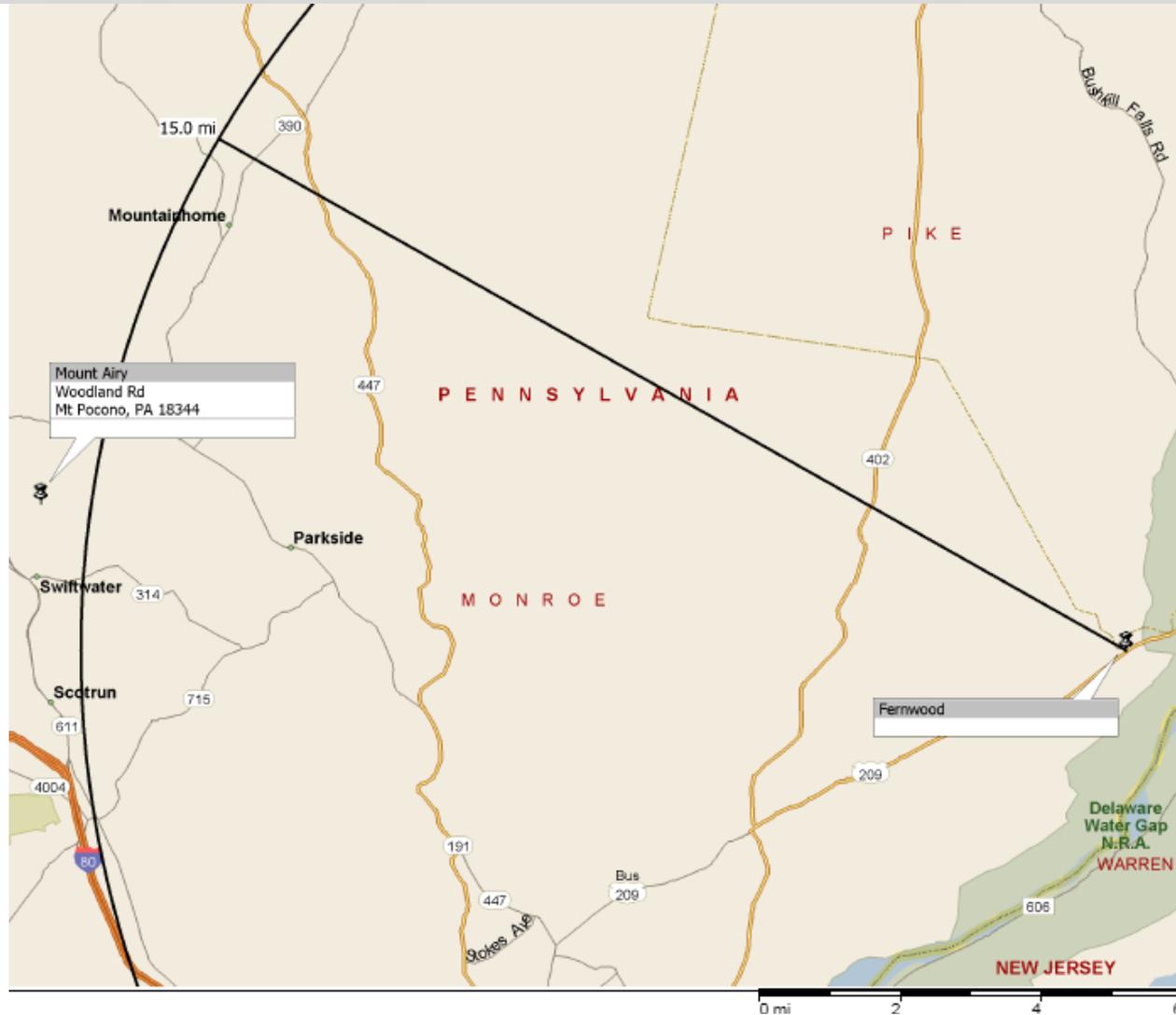
## Geographical Requirements

As required under §1305(b), the Fernwood Resort & Casino will not be located within fifteen (15) linear miles of another licensed facility, as defined in §1103 as “the physical land based location at which a licensed gaming entity is authorized to place and operate slot machines.”

Additionally, the casino will be located within an existing building that is already part of the Fernwood Resort complex. No rezoning, amendments to existing ordinances, or any extraordinary municipal approvals are required.

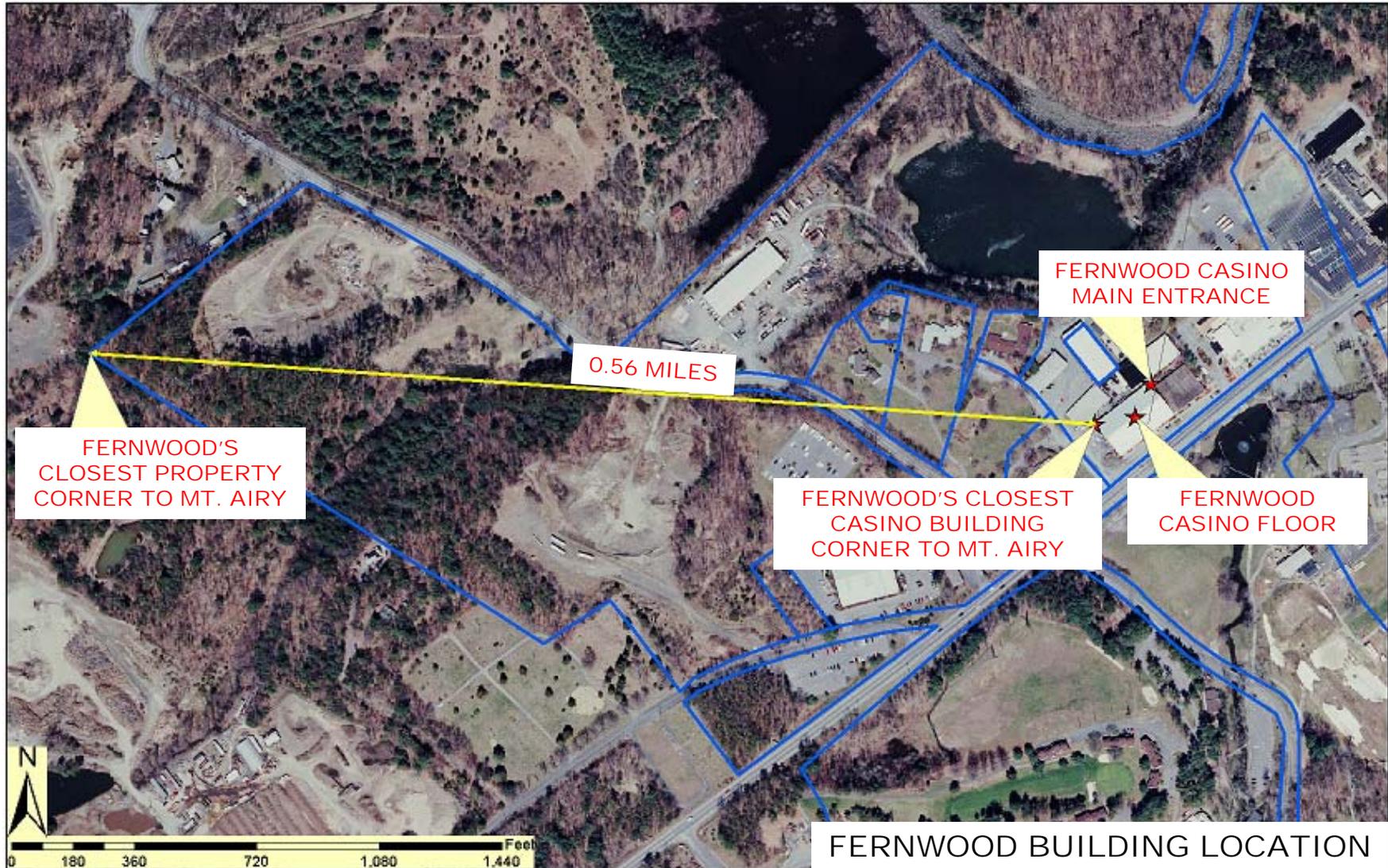


# Fernwood to Mount Airy PGCB Engineer's Proximity Report



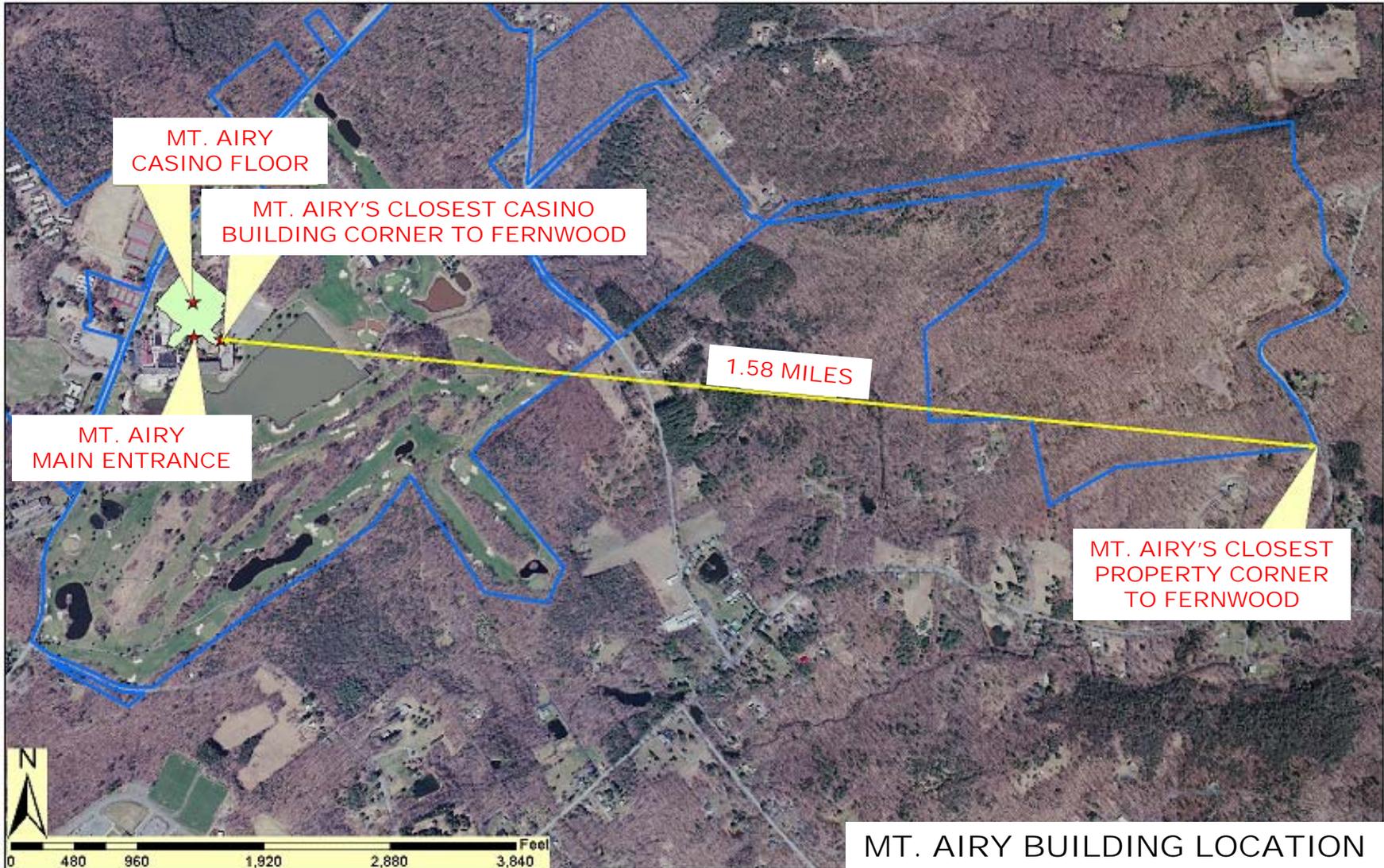


# Fernwood Property Line





# Mount Airy Property Line







## Other Linear Distances

Aside from Mount Airy, the distances to the closest license holders or applicants to Fernwood are:

- 31.15 miles - Split Rock Resort
- 36.38 miles - Sands Bethworks
- 43.49 miles - Mohegan Sun at Pocono Downs
- 70.77 miles - Valley Forge Convention Center



Fernwood Hotel & Resort is a well-established resort property and a recognized leader in four season resort experiences. The property offers easy access to a wide variety of year-round amenities in picturesque surroundings.

Fernwood Hotel & Resort meets all of the eligibility requirements as set forth under §1305 to be awarded a Pennsylvania Category 3 Gaming License.

