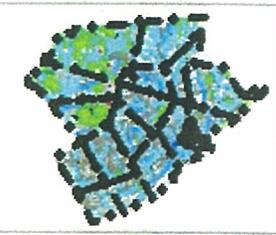
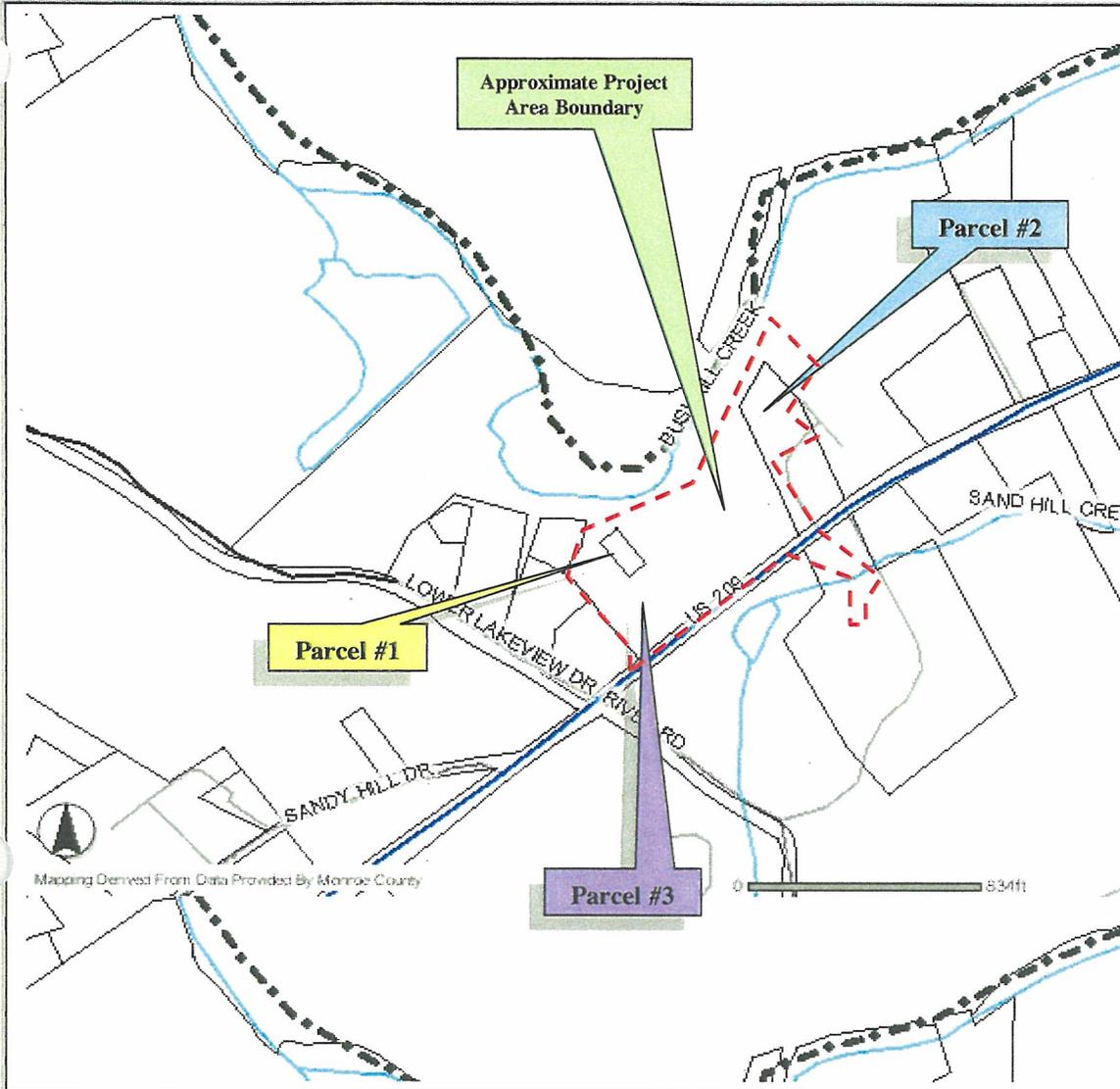


APPENDIX E

TAX MAP

Fernwood Hotel & Casino (Tax Parcel Map)



Legend

- Legend
- numbnd
 - parcel2005a_co
 - padotmuni
 - Dams
 - Intermittent Drainage
 - Interstate Interchange Ramps
 - Interstate Rest Area Ramps
 - Interstate Road
 - Major River Basin
 - Major River Basin Trib (60+ sqm)
 - Other Roads
 - PA Traffic Routes
 - PA Traffic Route Ramps
 - State Route Ramps
 - State Routes
 - Swamp Area Outline
 - Township Roads
 - Tributaries (0 - 20 sqm)
 - Tributaries (20 - 60 sqm)
 - U.S. Traffic Route Ramps
 - U.S. Traffic Routes
 - Project Area Boundary

Tax Parcel Information for Affected Parcels

	Parcel ID No.	Owner	Deed Book & Page	Deed Date	Acres
1.	09-7354-00-04-4308	Hara Corporation	2094:3198	2001/04/11	0.38
2.	09-7354-00-14-3113	Hara Corporation	2166:8920	2003/09/10	13.79
3.	09-7354-00-13-7435	Hara Corporation	2166:8920	2003/09/10	158.73

APPENDIX E

Tax Map

Fernwood Hotel & Casino
Middle Smithfield Township,
Monroe County, PA



104 Rt. 611, Suite 1
Bartonsville, PA 18321
(570) 629-7140
www.hrg-inc.com

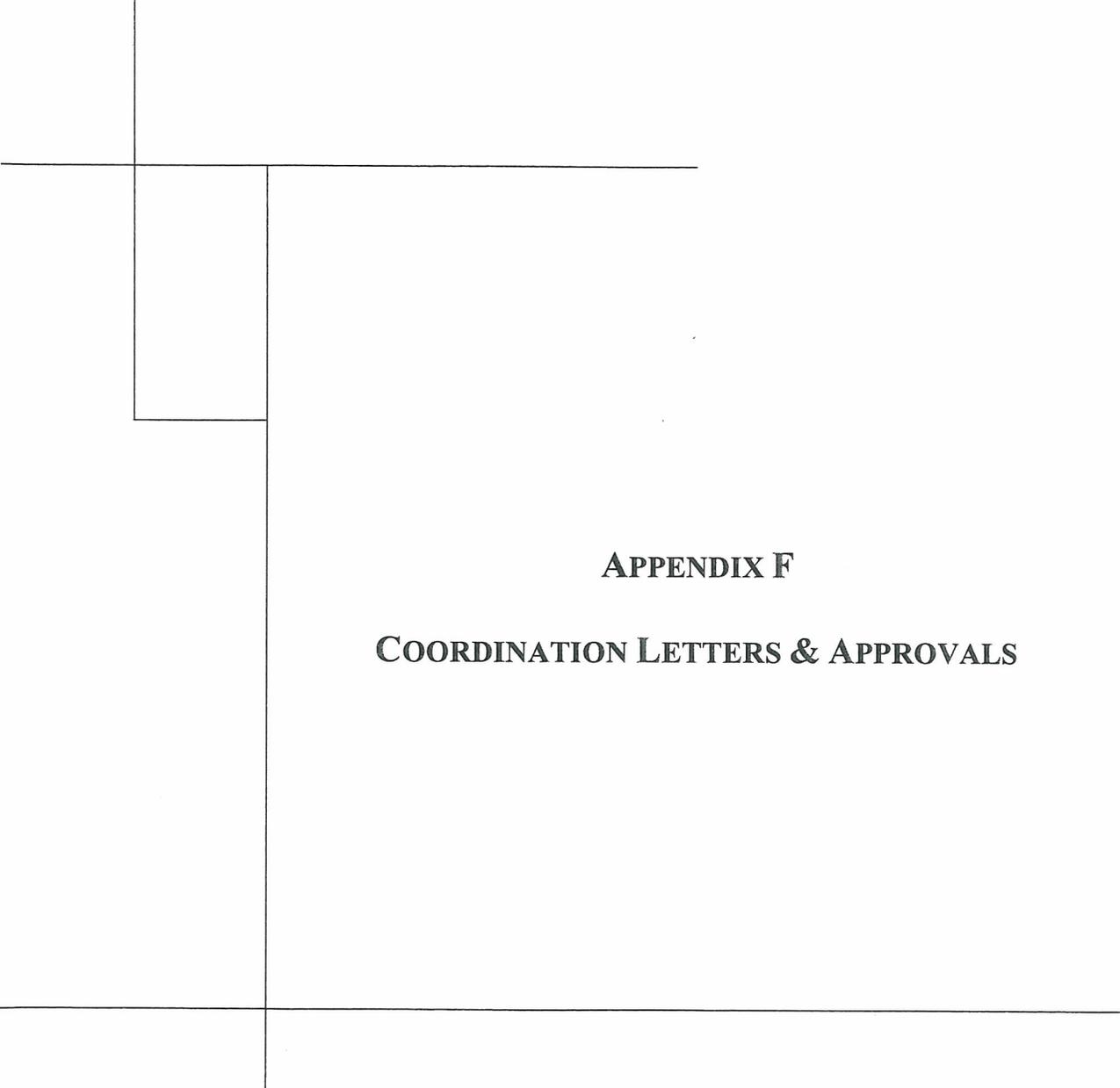
DESIGN
EJW

DRAWN
EJW

SCALE
N/A

PROJECT
2773.065

SHEET: 1 OF: 1 DATE: June 2007



APPENDIX F
COORDINATION LETTERS & APPROVALS

**F. X. Browne, Inc.***Engineers • Planners • Scientists*

February 10, 2003

Ms. Debbie Kulick, Chairman
Middle Smithfield Township Planning Commission
25 Municipal Drive
East Stroudsburg, PA 18301

**RE: Resorts USA, Inc. Parking Lot Expansion
Land Development Plan
FXB Project No. PA 1296-05-001-65**

Dear Ms. Kulick:

By letter dated December 13, 2002, we received the following information for the above referenced project:

1. Plan set of 11 sheets for parking lot expansion project as prepared by Herbert, Rowland, and Grubic, Inc., dated December 13, 2002, modified 1/30/03.
2. Stormwater Management and Erosion and Sedimentation Control Report Addendum.

We offer the following comments for your consideration:

1. The township solicitor should review the deeds and the agreement between PP&L and HaRa Corporation.
2. A note should be added to the plan prohibiting mature trees from being removed in the existing drainage swale for the installation of the erosion control mat.
3. Approval of the erosion and sedimentation pollution control plan and an issuance of an NPDES permit is required.
4. All plan certifications need to be signed prior to approval by the board of supervisors.

F. X. Browne, Inc.

Dear Ms. Kulick:

RE: Resorts USA, Inc. Parking Lot Expansion

February 10, 2003

Page 2

We can recommend the plan for approval upon resolution of the above comments by the applicant. If you have any questions, please feel free to contact me.

Sincerely,

F. X. BROWNE, INC.

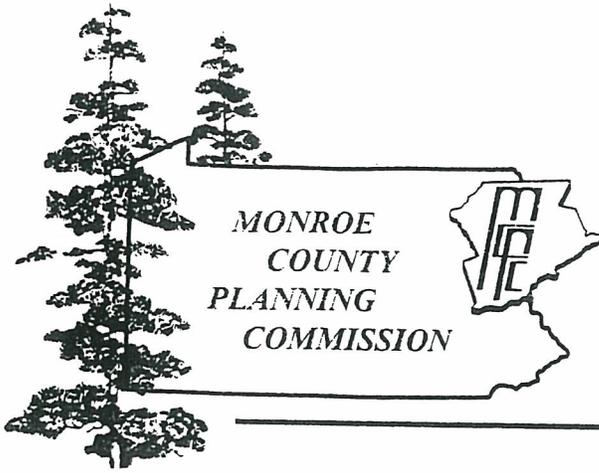


By:

Fred I. Courtright, P.E., P.L.S.

FIC/JGH/jh

cc: Herbert, Rowland, and Grubic, Inc.
Richard Deetz, Esq.
Tim McManus, Esq.



TO: John Woodling, Planning Director

FROM: Stacy Ogur, Planner *SO*

DATE: January 6, 2003

SUBJECT: Resorts USA, Inc., Land Development Plan
Middle Smithfield Township

ADMINISTRATIVE CENTER
1 QUAKER PLAZA, ROOM 106
STROUDSBURG, PA 18360-2169
TELEPHONE: 570-420-3562
FAX: 570-420-3564
mcpc@co.monroe.pa.us

This 6.1-acre site is located on the northerly and southerly side of State Route 209 approximately 1,000 feet east of its intersection with River Road. This plan proposes to reconstruct the existing parking lots to replace existing parking spaces that will be lost due to an impending PENNDOT roadway improvement project on State Route 209. A total of 504 new parking spaces will be located north of Route 209 in an open space between the existing hotel and the Green House suites. An additional 105 parking spaces will be constructed on the south side of Route 209 south of Sand Hill Creek and north of the existing PPL substation.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The proposed project is generally consistent with the Monroe County Comprehensive Plan, June 1999 with respect to retention and expansion of an existing Monroe County business. The proposed project should also result in improved safety for pedestrians.
2. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991.
3. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
4. Due to the nature of this project, fiscal impact and trip generation could not be determined.

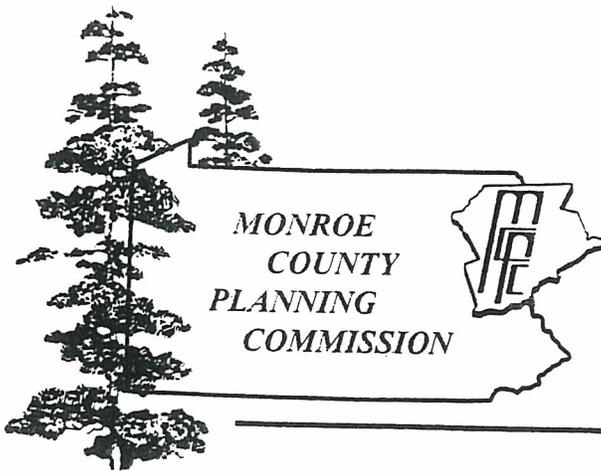
Page 2

Resorts USA, Inc., Land Development Plan
Middle Smithfield Township

5. The recommendation made by Charles H. Niclaus, P.E. of Niclaus Engineering Corporation in his review dated January 13, 2003 is concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments, compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



MONROE
COUNTY
PLANNING
COMMISSION

January 13, 2003

Sherry Predmore, Secretary
Middle Smithfield Township Board of Supervisors
25 Municipal Drive
East Stroudsburg, PA 18301

ADMINISTRATIVE CENTER
1 QUAKER PLAZA, ROOM 106
STROUDSBURG, PA 18360-2169
TELEPHONE: 570-420-3562
FAX: 570-420-3564
mcpc@co.monroe.pa.us

Re: Resorts USA, Inc.
Land Development Plan
Middle Smithfield Township

Dear Ms. Predmore:

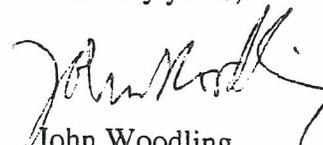
The above cited plan was reviewed by Charles H. Niclaus, P.E. of Niclaus Engineering Corporation and Stacy Ogur, Planner, on behalf of the Monroe County Planning Commission. You will find their comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 11, 2003 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,


John Woodling
Planning Director

JW/pr
cc: Middle Smithfield Township Planning Commission
HRG Engineering

January 13, 2003

Monroe County Planning Commission
Administrative Center
1 Quaker Plaza, Room 106
Stroudsburg, Pennsylvania 18360

Att: Mr. John Woodling
Planning Director

RE: **LAND DEVELOPMENT PLAN**
Resorts USA Parking Lot Expansion
Middle Smithfield Township, Monroe County, PA
NEC Project File No.: MCPC 0201/12-13-02

Dear Mr. Woodling:

We have reviewed the Land Development Plan (11 sheets) for the parking lot expansion project at Fernwood/ Resorts USA in Middle Smithfield Township as prepared by Herbert, Rowland & Grubic, Inc. (dated December 13, 2002). Stormwater calculations were provided as prepared by Herbert, Rowland & Grubic, Inc. and are dated December, 2002.

The Land Development Plan proposes 609 parking spaces (which replace parking on and along the Route 209 right-of-way) and stormwater conveyance facilities on a tract with an undisclosed total acreage (6.1 acres disturbed) located on both sides of US Route 209 (SR 209) at the main building of Fernwood Resort. Water and sewer services are not proposed.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments:

1. **Stormwater Management**

- A. The site lies within the Bushkill Creek Watershed. Consequently, the plan must meet the Township SALDO Stormwater Management Plan requirements. The plan utilizes stormwater conveyance facilities to discharge flows into existing waterways.
- B. The Stormwater Plan assumes "No Detention" status without any review of downstream flow analysis to justify the lack of a "Release Rate" area.
- C. The Township Engineer must review and approve the Stormwater Design. A detailed review of the calculations was not provided to avoid duplication of services.

C:\NEC-1\2003\M C P C\Review Letters-2003\Resorts USA Review.doc

2. *Sewage Disposal and Water Systems*

- A. The project only proposes a change in parking locations. There are no sewer and water components of the project.

3. *Road and Lot Layout Suitability*

- A. The plan commendably proposes the relocation of parking places from the Route 209 right-of-way onto Resorts USA property.
- B. Metes and Bounds for at least the lot lines adjacent to the improvements should be shown. Sheet 1, Note 2 refers to boundary survey work, but none is shown.
- C. The existing driveway on the east side of Route 209 has insufficient width for two-way traffic between Route 209 and the new parking lot proposed.

4. *Traffic Impacts*

- A. The number of trips generated by the proposed 609 parking lot can not be analyzed without knowing the existing number of parking spaces eliminated. There are no additional uses noted as proposed.
- B. A Highway Occupancy Permit is needed for the proposed access. Note 8 may address this, but it is illegible and a copy of the permit has not been provided. Improvement details in the right-of-way are not shown.
- C. A one-way, do not enter sign should be provided where one direction access is shown behind the main building near the Emergency Generator.

5. *Zoning and Surrounding Use Compatibility*

- A. The proposed parking lots are located in the "C-1" Commercial Zoning District of Middle Smithfield Township and are accessory to a permitted use.
- B. The proposed relocation of parking spaces would be compatible to surrounding uses and actually be a great safety improvement.
- C. Note 5 incorrectly states that the required number of parking spaces is not applicable. The existing parking spaces are likely required for the existing uses and the net increase or decrease in parking spaces should be noted as such.

6. *Environmental Concerns*

- A. An approved Monroe County Conservation District Erosion & Sedimentation Control Plan will be required for this project.
- B. A NPDES Stormwater Permit is required for this project, as it disturbs more than one acre. Volume control for the 2 year storm is not provided per Section E of the Permit Form.
- C. Water quality design should be enhanced. Sumps in the inlets would help.
- D. Considering the site contains A soils, some infiltration design is recommended for groundwater recharge.
- E. Stormwater flows are increased down existing steep slope areas adjacent to the receiving streams. It should be demonstrated that erosion will not occur or worsen. A significant part of the existing rip-rap at one of those areas is removed also.
- F. Note 18 should be modified, or contain certification that there are no proposed improvements located within the minimum wetlands setbacks either.

7. *Other Concerns*

- A. There is a utility pole in the proposed driveway on the west side of Route 209. The relocated pole alignment should be shown with consideration given to the proposed lighting pole locations on sheet 7 that are in direct conflict.
- B. Pennsylvania One Call Serial Number information should be added.
- C. Coordination/approval from PP&L is necessary for new improvements in the PP&L right-of-way, especially lighting poles.

We recommend approval of the Land Development Plan provided the above comments are satisfactorily addressed and the requirements of the Middle Smithfield Township Ordinances are met.

Please feel free to contact this office should any questions arise.

Sincerely,

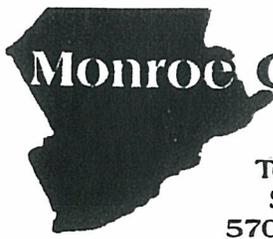
NICLAUS ENGINEERING CORPORATION



Charles H. Niclaus, P.E.
President

CN:en

C:\NEC-1\2003\M C P C\Review Letters-2003\Resorts USA Review.doc



Monroe County Conservation District

8050 RUNNING VALLEY ROAD, STROUDSBURG, PA 18360

Technical
Section
570-629-3060

website: mcconservation.org
email: monroecd@ptd.net
fax: 570-629-3063

Environmental
Education
570-629-3061

ACKNOWLEDGEMENT

OF RECEIPT OF COMPLETE APPLICATION NPDES PERMIT FOR DISCHARGE OF STORM WATER FROM CONSTRUCTION ACTIVITIES

March 10, 2003

TO: Resorts USA, Inc.
c/o John W. Briggs
P.O. Box 447
Bushkill, PA 18324

SITE: Resorts USA Site Development Plan
Middle Smithfield Township, Monroe County, PA
Special Protection Waters

Dear Mr. Briggs:

Your application for an NPDES Permit was received on March 7, 2003 by the Monroe County Conservation District.

The application was checked for completeness and all necessary items were found to be included. It has been assigned Individual Permit Number PAS10S009-R-2. For general permit applications, notification will be published in the Pennsylvania Bulletin. For individual permit applications, a thirty day comment period follows from the date the application is published.

The Erosion and Sediment Pollution Control (E&S) Plan will be reviewed and studied for adequacy of protection and compliance with the Department of Environmental Protection's rules and regulations by District staff and/or by agency technical representatives cooperating with the District. The Conservation District Board of Directors and staff may discuss the results of the District review at their next meeting.

When the review of the E&S Plan reveals deficiencies, you will be notified by a review letter. Revised plans will be required for review before the application processing can continue. For individual NPDES permit applications, upon approval of the E&S Plan, the Conservation District will forward its recommendation for permit issuance to the Soil and Waterways Section, Northeast Regional Office.

For individual permit applications, you will be notified by the Field Operations Regional Office concerning other permits or approvals necessary or the proposed activity.

Inquiries regarding the status of the application should be directed to the Monroe County Conservation District, telephone (570) 629-3060.

Sincerely,



Orianna Roth Richards
Resource Conservationist

cc: Middle Smithfield Township Supervisors
HRG, c/o Jeff Swartz
File (5)



Monroe County Conservation District

8050 RUNNING VALLEY ROAD, STROUDSBURG, PA 18360

Technical
Section
570-629-3060

website: mcconservation.org
email: monroecd@ptd.net
fax: 570-629-3063

Environmental
Education
570-629-3061

June 5, 2003

Resorts USA, Inc.
c/o John W. Briggs
P.O. Box 447
Bushkill, PA 18324

STROUDSBURG
PA 18360

Re: Individual NPDES Permit Application PAS10S009-R-2 Status Report
Erosion and Sediment Pollution Control Plan - Review III
Resorts USA, Inc. Fernwood Parking Lot Expansions Bog Turtle Area/
Special Protection Waters
Middle Smithfield Township, Monroe County, PA

Dear Mr. Briggs:

This letter is to provide you with notification that the Monroe County Conservation District has completed its review of the above application for an Individual NPDES Permit for Discharges of Stormwater from Construction activities. Two copies of the application along with the supporting documentation which you have provided has been forwarded to the Department of Environmental Protection (DEP), Northeast Regional Office which is responsible for issuance of the permit.

It should be understood that while the Erosion and Sediment Pollution Control Plan is adequate, earth disturbance may not be initiated on site until the NPDES Permit is issued by the DEP to the applicant.

The Conservation District reviews the Erosion and Sediment Pollution Control Plan solely to determine whether it is adequate to satisfy the requirements of 25 Pa Code Chapter 102.1 et. seq., the erosion control regulations of the Department of Environmental Protection (DEP). By a determination that the plan is adequate to meet those requirements, neither the Conservation District nor the County assumes any responsibility for the implementation of the plan or the proper construction and operation of the facilities contained in the plan.

The design, structure integrity, and installation of the control measures are the responsibility of the landowner and/or earthmover. Before any construction or earth disturbance may begin, the appropriate and necessary local, state and federal permits must be secured from the agency having specific permitting authority.

DEP's Regional Soils and Waterways Section will conduct a final technical review of the application. Permit issuance may be coordinated with other Department permits or approvals. Inquiries regarding the status of permit issuance should be directed to DEP staff at 570-826-5485.

Sincerely,



Carl J. Meyer
Resource Conservationist

CJM/ms

cc: Middle Smithfield Township Supervisors
Middle Smithfield Township Planning Commission
Monroe County Planning Commission
DEP Soils & Waterways Mgmt. Section
c/o Joseph D'Onofrio
Herbert, Rowland & Grubic, Inc.
c/o Jeffrey Swartz
1273 N. 9th St.
Stroudsburg, PA 18360
File (5)



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

April 3, 2003

Jeffrey J. Swartz, E.I.T.
Herbert, Rowland & Grubic, Inc.
1273 North Ninth Street
Stroudsburg, PA 18360

Re: File No. ER 92-2010-089-J
DEP NPDES & Small Projects Permit:
Resorts USA, Inc. Parking Relocation
Middle Smithfield Twp., Monroe Co.

Dear Mr. Swartz:

The Bureau for Historic Preservation has reviewed the above named project under the authority of the Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988). This review includes comments on the project's potential effect on both historic and archaeological resources.

Thank you for submitting the additional information concerning the above referenced project.

In our opinion no evaluation of historic structures will be necessary for this project area.

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt W. Carr".

Kurt W. Carr, Chief
Division of Archaeology &
Protection

Cc: DEP, Northeast Regional Office

KWC/tmw



102 Route 611, Suite 3
Bartonsville, PA 18321
(570) 629-7140
FAX (570) 629-7190

October 24, 2005

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, Pennsylvania 17120-0093

Via certified mail: 7004 2510 0001 8393 9747

Re: Resorts USA, Inc. Property – Middle Smithfield
Township, Monroe County, Pennsylvania – Cultural
Resource Notification Form

Dear Pennsylvania Historical and Museum Commission:

On behalf of our client, Resorts USA, Inc. (Resorts), Herbert, Rowland & Grubic, Inc. (HRG) is submitting the attached Cultural Resource Notification form for the evaluation of a 9.23 acre parcel of land owned by Resorts and located in, Middle Smithfield Township, Monroe County, Pennsylvania. HRG has been retained by Resorts for the completion of an Environmental Impact Study (EIS) for the referenced property.

As part of the EIS process, and as required by the Pennsylvania Department of Environmental Protection (PA DEP), HRG is submitting this formal notification to the Pennsylvania Historical and Museum Commission (PHMC), and all required documentation. Please review the attached documents to determine the cultural/historical significance of the structures located within the subject project area.

Please feel free to contact me at (570) 629-7140 if you have any questions regarding the enclosed notification form and/or attachments.

Very truly yours,

Herbert, Rowland & Grubic, Inc.

Edward J. Werkheiser
Air Quality/Environmental Specialist

EJW/jd

X:\272773\2773052\Ph-2\corres\PHMC Notification Letter

Enclosures

c: Mr. John Briggs, Resorts USA, Inc.
Christopher P. McDermott, P.E., HRG, Inc.

pocono@hrg-inc.com ■ www.hrg-inc.com

Harrisburg ■ Lancaster ■ State College ■ Gettysburg ■ Pittsburgh ■ Stroudsburg ■ West Chester ■ Hermitage ■ Lewisburg



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

November 16, 2005

Chris McDermott, PE
Herbert, Rowland & Grubic, Inc.
102 Rout 611 Suite 3
Bartonsville, PA 18321

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

Re: File No. ER 92-2010-089-K
DEP, NPDES Permit Application,
Resorts USA Inc. Property, Middle
Smithfield Twp., Monroe Co.

Dear Mr. McDermott:

The Bureau for Historic Preservation has reviewed the above named project under the authority of the Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988). This review includes comments on the project's potential effect on both historic and archaeological resources.

**A HIGH PROBABILITY EXISTS THAT ARCHAEOLOGICAL RESOURCES
MAY OCCUR WITHIN THE PROPOSED PERMIT AREA**

Based on an evaluation by our staff, there is a high probability that significant archaeological sites are located in this project area and could be adversely affected by project activities. Although there are no recorded archaeological sites within the project boundaries, the soil type, topographic setting, slope direction, and distance to water of the project area are similar to the settings of known archaeological sites in the vicinity. A Phase I archaeological survey of the project area to locate potentially significant archaeological resources is recommended but not required.

If a survey is not conducted and you encounter archaeological resources during construction, you must stop the project, notify the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation and the Department of Environmental Resources and allow the Bureau for Historic Preservation 60 days to conduct a survey to determine the significance of the archaeological resources. If the Bureau determines that the resources are significant, you must submit a mitigation plan to protect the significant resources on the site. We will review the plan within 30 days.

Page 2
November 16, 2005
Mr. Edward J. Werkheiser

Your request does not include sufficient information. We are unable to proceed with our review for historic structures until the information on the attached form is provided.

FOR YOUR INFORMATION

The Pennsylvania Historical and Museum Commission will keep the Determination Notice and the materials you submitted in its files. Please attach this letter to your copy of the Notice and materials then submit the entire package of materials to DEP.

If this project will require any federal permits or will receive federal funding, the federal agency, under the National Historic Preservation Act of 1966, may require the appropriate surveys to be conducted. We suggest that you consider conducting the survey early in the development or planning process to avoid delays in the future. Guidelines and instructions for conducting Phase I surveys are available from our office upon request.

Thank you for notifying us of your proposed activity.

If you need further information regarding archaeological survey please contact Steve McDougal at (717) 772-0923. If you need further information concerning historic structures please consult Ann Safley at (717) 787-9121.

Sincerely,



Douglas C. McLearn, Chief
Division of Archaeology &
Protection

Attachment

CC: DEP, Northeast Region
DCM/lmm



102 Route 611, Suite
Bartonsville, PA 1832
(570) 629-714
FAX (570) 629-719

December 1, 2005

Douglas C. McLearen, Chief
Division of Archaeology & Protection
Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, Pennsylvania 17120-0093

Via certified mail: 7004 2510 0001 8393 9754

Re: Additional Information Request
File No. ER 92-2010-089-K
Resorts USA, Inc., Middle Smithfield Twp.,
Monroe County

Dear Mr. McLearen:

On behalf of our client, Resorts USA, Inc. and your correspondence dated November 16, 2005 (attached) Herbert, Rowland & Grubic, Inc. (HRG) is submitting the requested additional information for the Pennsylvania Historical and Museum Commission's (PHMC) review of the above referenced project.

Due to some project revisions made since the original October 25, 2005 submittal, the structure identified to the west of Winona Falls Road is no longer considered to be within the project area boundary. The enclosed additional requested information addresses all applicable structures located within the "current" project area boundary that are greater than 50-years old.

Please feel free to contact me at (570) 629-7140 if you have any questions regarding the enclosed information.

Very truly yours,

Herbert, Rowland & Grubic, Inc.



Edward J. Werkheiser
Air Quality/Environmental Specialist

EJW/jd
X:\27\2773\2773052\Ph-2\correc\PHMC Additional Info Letter
Enclosures

c: Mr. John Briggs, Resorts USA, Inc.
Christopher P. McDermott, P.E., HRG, Inc.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

January 26, 2006

Edward J. Werkheiser
Herbert, Rowland, & Grubic, Inc.
102 Route 611, Suite 3
Bartonsville, PA 18321

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

Re: ER 92-2010-089-L
DEP: Evaluation of Ahnert Properties, Resort
USA Inc. Property, Middle Smithfield Twp.,
Monroe Co.

Dear Mr. Werkheiser:

The Bureau for Historic Preservation has reviewed the above named project under the authority of the Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988). This review includes comments on the project's potential effect on both historic and archaeological resources.

It is the opinion of the State Historic Preservation Officer that the following properties are not eligible for listing in the National Register of Historic Places:

Henry A. Ahnert Residence
Margaret Ahnert Residence
Henry & Loretta Ahnert Residence

Therefore, based on the available information, there are no National Register eligible or listed historic structures in the area of this proposed project. Please refer to our letter dated November 16, 2005, stating that there is a high probability that archaeological resources exist in the project area.

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

Andrea MacDonald, Chief
Division of Preservation Services

AMacD/ras



- | | | |
|---------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> HARRISBURG | <input type="checkbox"/> LANCASTER | <input type="checkbox"/> STATE COLLEGE |
| <input type="checkbox"/> GETTYSBURG | <input type="checkbox"/> PITTSBURGH | <input checked="" type="checkbox"/> STROUDSBURG |
| <input type="checkbox"/> WEST CHESTER | <input type="checkbox"/> HERMITAGE | <input type="checkbox"/> LEWISBURG |

MEMO TO Fernwood Hotel & Casino
Environmental Impact Evaluation

INTERVIEW LOG

DATE: May 17, 2007

PERSON: Mr. Bill Adams – Waste Management of PA

TELEPHONE: (215) 651-9186

JOB NUMBER: 2773.065

FROM: Ed Werkheiser – HRG, Inc.

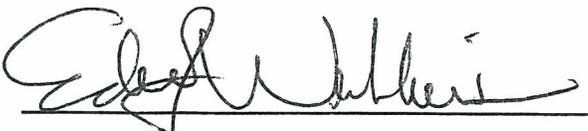
SUBJECT: Phone Interview with Mr. Adams

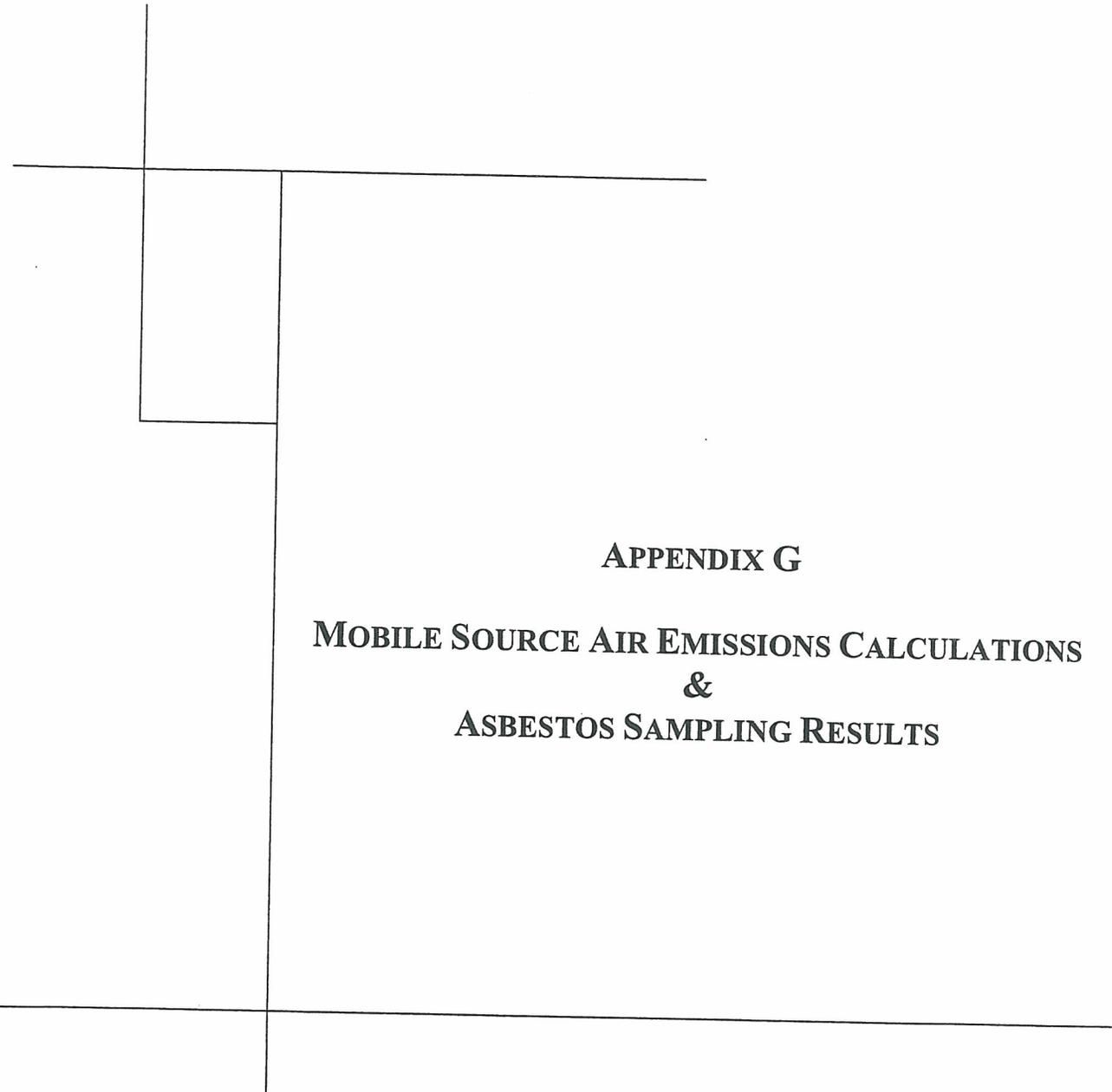
Waste Management – Grand Central Sanitary

Landfill – Acceptance of additional waste.

I spoke with Mr. Bill Adams of Waste Management Inc. regarding the Grand Central Sanitary Landfill's ability to accept an additional volume of waste from the Fernwood Hotel & Resort as a result of an increased number of patrons after the renovation and redevelopment activities (new casino facility). The Grand Central Sanitary Landfill is located in Plainfield Township, Northampton County, PA and is the current disposal site for the resort's municipal waste. I informed Mr. Adams that there is a potential increase in volume of 1 additional ton of waste per/day as a result of the new casino activities. Mr. Adams said that an additional 1-ton would not be a problem and that the landfill would be able to accommodate the increase in volume. However, an additional on-site container may be required to handle the increase in volume and an adjustment in the contract might be necessary. He noted that this is routine and that the municipal waste service should not be a concern.

End of Interview Records

SIGNED: 
Edward J. Werkheiser – HRG, Inc.



APPENDIX G

**MOBILE SOURCE AIR EMISSIONS CALCULATIONS
&
ASBESTOS SAMPLING RESULTS**

APPENDIX G - Mobile Source Emissions Calculations¹

Winter Conditions (121 Days)

Pollutant	Emission Factor in grams/minute	Duration of Vehicle Idle Time (minutes)	Daily Emissions Increase (grams) x 850 vehicles	Winter Period Increase in Tons (121 days)
VOC	0.352	10	2,992	0.40
CO	6.19	10	52,615	7.02
NOx	0.103	10	876	0.12
PM ₁₀	0.044	10	374	0.05

Note: Winter/Summer emission factors were based upon 121 winter days and 244 summer days in a typical 365 day calendar year and an estimated vehicle idling time of 10 minutes during a winter day and 5 minutes during a summer day.

Summer Conditions (244 Days)

Pollutant	Emission Factor in grams/minute	Duration of Vehicle Idle Time (minutes)	Daily Emissions Increase (grams) x 850 vehicles	Winter Period Increase in Tons (121 days)
VOC	0.269	5	1,143	0.15
CO	3.82	5	16,235	4.37
NOx	0.079	5	336	0.09
PM ₁₀	0.044	5	187	0.05

Total Annual Emissions Increases

Pollutant	Net Annual Increase in Tons
VOC	0.55
CO	11.38
NOx	0.21
PM ₁₀	0.10

¹ Emissions calculations are based on an 850 additional trip per day increase of light duty gasoline fueled vehicles and their associated mobile source emission factors provided by the U.S. Environmental Protection Agency (EPA) in EPA Document No. EPA420-F-98-014, titled "Emission Facts – Idling Vehicle Emissions". A copy of the document and emission factors are attached as part of this APPENDIX.



Emission Facts

Idling Vehicle Emissions

There are situations in which estimates of emissions from idling vehicles are needed. As with driving emissions, idle emissions are affected by a number of parameters. For analyses not requiring detailed specific emission estimates tailored to local conditions, this summary of idle emission factors can be used to obtain first-order approximations of emissions under idle conditions (e.g., drive-thru lanes).

Introduction

The following tables present idle emission factors, in grams per hour (g/hr) and grams per minute (g/min) of idle time, for volatile organic compounds (VOC), carbon monoxide (CO), and oxides of nitrogen (NO_x). Idle emissions of particulate matter (PM₁₀) are provided for heavy-duty diesel vehicles only; PM₁₀ emissions from gasoline-fueled vehicles are negligible, especially when the elimination of lead in gasoline and reductions of sulfur content are accounted for. Emission factors are provided for both summer and winter conditions for VOC, CO, and NO_x. These idle emission factors are from the MOBILE5b highway vehicle emission factor model (VOC, CO, NO_x) and the PART5 model (PM₁₀ for heavy-duty diesel vehicles only). These emission factors are national averages for all vehicles in the in-use fleet as of January 1, 1998 (winter) or July 1, 1998 (summer). PM₁₀ idle emission factors for heavy-duty diesels are as of January 1, 1998.

Acronyms:

- CO: Carbon monoxide
- GVW: Gross vehicle weight
- NO_x: Oxides of Nitrogen (mostly NO and NO₂)
- PM₁₀: Particulate matter, diameter ≤ 10 microns
- psi: Pounds per square inch
- RVP: Reid vapor pressure, a common method of expressing the volatility (tendency to evaporate) of gasoline; RVP is vapor pressure measured at 100°F (38°C).
- VOC: Volatile organic compounds (for vehicles, this refers to exhaust emissions from incomplete combustion of gasoline, which is composed of a blend of hydrocarbon compounds)

Definitions of Vehicle Types:

- LDGV: Light-duty gasoline-fueled vehicles, up to 6000 lb Gross Vehicle Weight (GVW) (gasoline-fueled passenger cars)
- LDGT: Light-duty gasoline-fueled trucks, up to 8500 lb GVW (includes pick-up trucks, minivans, passenger vans, sport-utility vehicles, etc.)
- HDGV: Heavy-duty gasoline-fueled vehicles, 8501+ lb GVW (gas heavy-duty trucks)
- LDDV: Light-duty diesel vehicles, up to 6000 lb GVW (passenger cars with diesel engines)
- LDDT: Light-duty diesel trucks, up to 8500 lb GVW (light trucks with diesel engines)
- HDDV: Heavy-duty diesel vehicles, 8501+ lb GVW (diesel heavy-duty trucks)
- MC: Motorcycles (only those certified for highway use; all gasoline-fueled)

Winter Conditions (30°F, 13.0 psi RVP gasoline)

Pollutant	Units	LDGV	LDGT	HDGV	LDDV	LDDT	HDDV	MC
VOC	g/hr	21.1	30.7	44.6	3.63	4.79	12.6	20.1
	g/min	0.352	0.512	0.734	0.061	0.080	0.211	0.335
CO	g/hr	371	487	682	10.1	11.5	94.6	388
	g/min	6.19	8.12	11.4	0.168	0.191	1.58	6.47
NO _x	g/hr	6.16	7.47	11.8	6.66	6.89	56.7	2.51
	g/min	0.103	0.125	0.196	0.111	0.115	0.945	0.042

Summer Conditions (75°F, 9.0 psi RVP Gasoline)

Pollutant	Units	LDGV	LDGT	HDGV	LDDV	LDDT	HDDV	MC
VOC	g/hr	16.1	24.1	35.8	3.53	4.63	12.5	19.4
	g/min	0.269	0.401	0.597	0.059	0.077	0.208	0.324
CO	g/hr	229	339	738	9.97	11.2	94.0	435
	g/min	3.82	5.65	12.3	0.166	0.187	1.57	7.26
NO _x	g/hr	4.72	5.71	10.2	6.50	6.67	55.0	1.69
	g/min	0.079	0.095	0.170	0.108	0.111	0.917	0.028

Particulate Matter Emissions

The only vehicle category for which EPA has idle PM₁₀ emission factors is heavy-duty diesels. Particulate emissions are also observed to be relatively insensitive to temperature, and so "winter" and "summer" emission factors for idle PM₁₀ are the same.

Engine Size	Emissions
Light/Medium HDDVs (8501-33,000 lb GVW)	2.62 g/hr (0.044 g/min)
Heavy HDDVs (33,001+ lb GVW)	2.57 g/hr (0.043 g/min)
HDD buses (all buses, urban and inter-city travel)	2.52 g/hr (0.042 g/min)
Average of all heavy-duty diesel engines	2.59 g/hr (0.043 g/min)

For More Information

Additional documents on emissions from mobile sources are available electronically from the EPA Internet server at:

<http://www.epa.gov/OMSWWW>

Document information is also available by writing to:

U.S. Environmental Protection Agency
Office of Mobile Sources
2565 Plymouth Road
Ann Arbor, MI 48105

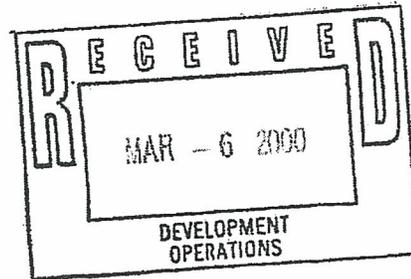
RJ Lee Group, Inc.

350 Hochberg Road
Monroeville, PA 15146
Tel: (724) 325-1776
Fax: (724) 733-1799

The Materials Characterization Specialists

March 3, 2000

Mr. Herb Bachmann
Resorts USA, INC
PO Box 447
Bushkill, PA 18324



RE: PLM Standard Analysis for Sample as Shown on Test Report
Job Number AOH003435
Customer Purchase Order Number: NA

Dear Mr. Bachmann:

Enclosed are the results obtained from the asbestos identification for the above referenced sample. Analysis of the sample was made using the polarizing light microscope (PLM) and dispersion staining objective in accordance with guidelines set forth in the EPA Method for the Determination of Asbestos in Bulk Building Materials, U.S. EPA/600/R-93/116 (7/93 Edition).

RJ Lee Group, Inc. is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for selected test methods for airborne asbestos fiber analysis (TEM) and asbestos fiber analysis (PLM). RJ Lee Group's Monroeville laboratory is accredited by the American Industrial Hygiene Association for asbestos, silica and metals.

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee will be assessed for the return of any samples.

If you have any questions on this report or if we can be of further assistance, please feel free to call me.

Sincerely yours,

A handwritten signature in cursive script that reads "William H. Powers". Below the signature, the initials "WHP" are written.

William H. Powers
Manager, Bulk Materials Analysis

WHP/djh
Enclosure

Test Report

PLM Analysis Results
Project AOH003435

Sample Number / Sample Appearance	Client Sample Number 2567813BHPL	Chrysotile Amosite Crocidolite	Tremolite Actinolite Cellulose	Mineral Wool Glass	Fibers Fibers Fibers	Other Fibers Fibers	NonFibrous Material Material	Run Date 3/2/0
White Fibrous Insulation	SAMPLE #1 STAIRW	-	-	-	95 %	-	5 %	RFW
NFM: Binder								
Homogeneous								

-----Asbestos----- Nonasbestos-----

Samples received on: Wednesday, March 1, 2000

RJ Lee Group, Inc.
Headquarters

350 Hochberg Road
Monroeville, PA 15146

Page: 1 of 1

Authorized Signature: *Robert F. Wellman*
Robert F. Wellman, Microscopist
Friday, March 3, 2000

Date: _____

Phone: (724) 325-1776
Fax: (724) 733-1799

A0H003435

RJ Lee Group, Inc.

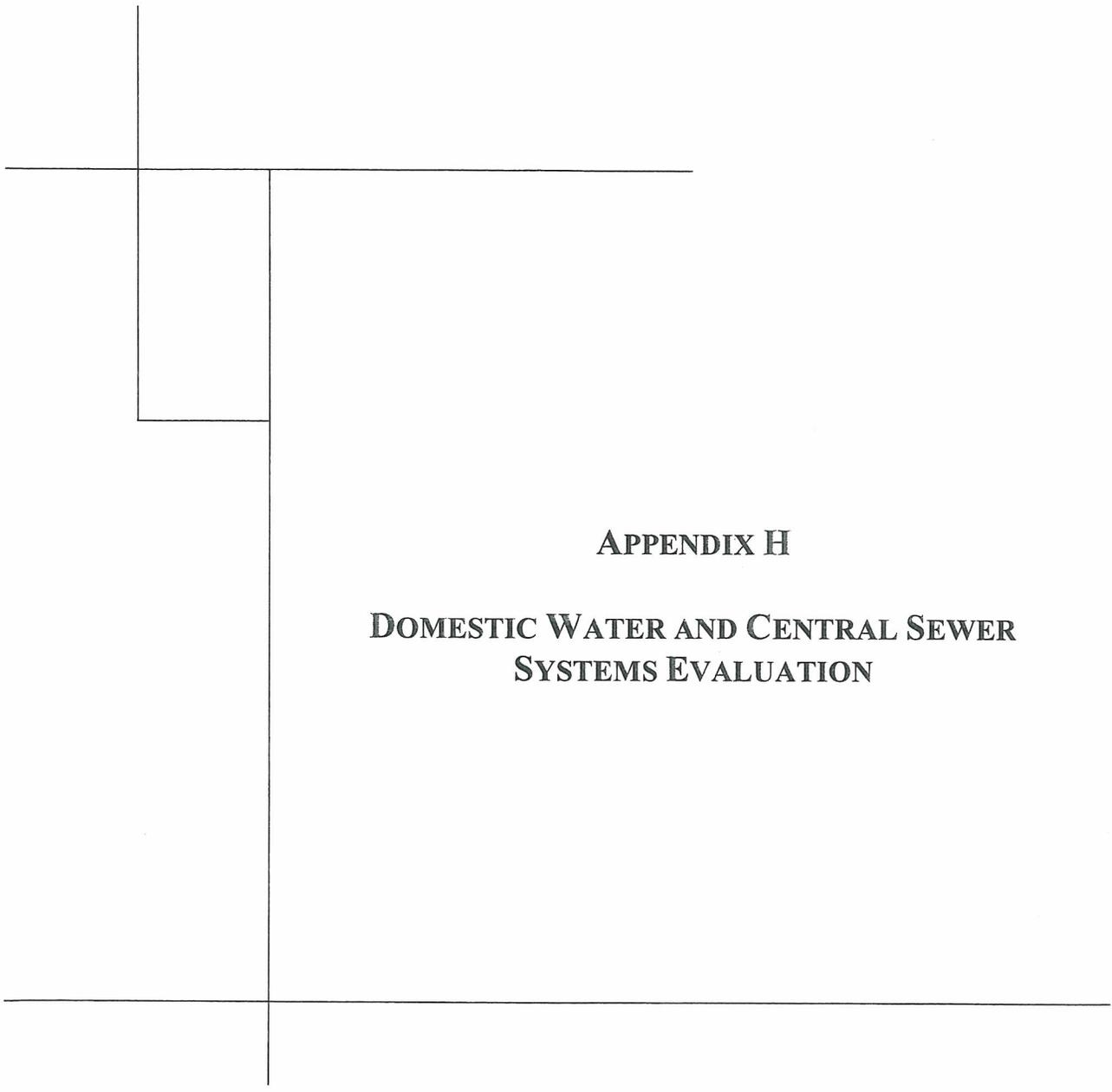
Request for Laboratory Services

Project No. _____ of _____ Batch No. _____ Client No. _____		Date Logged In _____ By _____ Title _____ Dept. _____	
Name: HERB BACHMANN Company: RESORTS USA, INC. Street Address: PO BOX 447 City, State, Zip: BUSHKILL, PA 18324 Phone No.: 570 588 6661 X1850 Fax No.: 570 588 1547		Client Job No. _____ Title: DIR. OF CONST. Dept.: _____ Street Address: _____ City, State, Zip: _____ Phone No.: _____ Fax No.: _____	
Date & Time Results Requested: 3/3/00 (standard TA assumed if left blank; do not use vague terms like ASAP)		Rush Charge Authorized <input checked="" type="checkbox"/>	
Special Instructions (method, limit of detection, etc.) BULL SAMPLE ANALYSIS		(complete if applicable) Drinking Water? <input type="checkbox"/>	
Preservation: FOR ASBESTOS		State in which collected: _____	
Client Sample Identification: _____ SAMPLE #1, STRAWAY PO HORSEKEEPING @ EVERS CENTER		Matrix / Media: _____ Date Sampled: 2/29/00 Sampling Time (min): _____ Area / Volume (specify units): _____	
Report To: _____		Analyses Requested: _____ (Listed on "X" in the box below to indicate request)	
No. of Containers: _____ PH: _____ Temperature: _____ Preservatives: _____		For Lab Use Only	
Date/Time: _____ Received by: DANCE HOFFMAN		Date/Time: 3/1/00	
Sample Condition Upon Receipt: _____ Acceptable <input type="checkbox"/> Other (explain on reverse) <input type="checkbox"/>		Date/Time: _____	
Received at Lab by: _____ Sample Condition Upon Receipt: _____ Acceptable <input type="checkbox"/> Other (explain on reverse) <input type="checkbox"/>		Date/Time: _____	

Please return analyzed form to one of the following RJ Lee Group Labs:

350 Juchberg Road Arlington, PA 15146 (724) 325-4776 Voice (724) 733-1799 Fax	530 Alcazar Street San Leandro, CA 94577 (510) 567-0163 Voice (510) 567-0186 Fax	10903 Ballester Way Alhambra, VA 20109 (703) 468-7800 Voice (703) 468-7769 Fax	14760 Bloomfield, #106 Houston, TX 77079 (281) 354-0561 Voice (281) 354-0565 Fax
--	---	---	---

Comments (attach on back of sheet, if necessary).



APPENDIX H

**DOMESTIC WATER AND CENTRAL SEWER
SYSTEMS EVALUATION**

APPENDIX H
Domestic Water & Central Sewer System Evaluations

Evaluation of Resorts USA, Inc.'s existing community water system capacity with the projected increased demands of the new proposed facility.

The following report and supporting calculations was prepared to evaluate the capacities of Resort USA, Inc.'s current community water system and determine if the projected increased demands will place the current system at risk. The results of the evaluation determined that the existing system will be able to support the proposed increased demands associated with the operation of the new facility.

Existing Water System Evaluation

The Fernwood complex is supplied with water from three metered wells (wells #3, #6, and #9) and holds a PA Department of Environmental Protection (PA DEP) Public Water Supply Operations Permit – No. 2450134. The total water production for all three wells in 2006 was 69,164,200 gallons. Storage is provided in two above ground reservoirs. The Golf Course Reservoir has a 120,000 gallon capacity and Treetops Reservoir has 390,000 gallon capacity for a total storage capacity of 510,000 gallons. All of the wells and both storage tanks are interconnected. There are no meters on the individual buildings. Information for this report was taken from the 2006 Annual Water Supply Data Report prepared for the Pennsylvania Department of Environmental Protection (PA DEP).

Domestic Consumption

Existing and Proposed Consumption

There are no meters on the system except for at the wells. The water used at the existing and proposed facilities was estimated using DEP guidelines and accepted industry practices. The net increase in demand is shown below, combined with the existing demand on the total water system:

Net increase in demand due to casino development	Avg Daily	26,284 GPD
	Max Daily	39,427 GPD
Total system demand with casino development	Avg Daily	265,702 GPD
	Max Daily	398,553 GPD

The Water Supply Safe Yield is 794,880 gpd, which exceeds the maximum daily demand of 398,553 gpd. The available storage of 510,000 gallons exceeds the average daily demand of 265,702 gpd. The conclusion is that the existing wells and storage are adequate for the domestic supply of the new facility.

Fire Demand

The fire demand analysis was conducted in accordance with the International Fire Code, information provided from the architect, and assuming new facilities are Type IB or IIB construction, fire separations are used between the major areas with difference occupancy, and facilities are sprinklered. The restaurant and bars require 1,750 gpm and the casino requires 2,000 gpm fire flow. It is assumed that the local fire official having jurisdiction will allow the code approved reduction in these areas to 1,500 gpm, which allows the fire flow to be 1,500 gpm for the building. The fire flow is required for a two hour period, resulting in a required fire demand storage capacity of 180,000 gallons.

System Storage

Available Storage	510,000 gals
Required Storage	
Domestic	265,702
Fire Demand	<u>180,000</u>
Total	455,702 gals

Existing water storage is adequate to support fire flow. The distribution system may have to be upgraded to get the required flows to the building. This analysis does not include analysis or modeling of the existing system. A fire flow test needs to be conducted to verify adequacy of the distribution system.

HRG makes the following recommendations for the water system as a result of this study:

- Add another high production well to the system. The reason is, as per the 2006 production data, well #9 is supplying 77 percent of the current water usage. The other two wells are supplying near their capacity. If Well #9 was not in service, the combined yield of Wells #3 and #6 could not provide adequate water to serve the system. Adding another high production well will provide redundancy in the system.
- Perform a fire flow test on the existing system to determine the available flows through the existing distribution system.
- A registered mechanical or fire protection engineer be engaged to complete a full analysis and design of the fire suppression system.

As the project becomes more defined, HRG would be pleased to assist in any of these matters.

CURRENT FACILITY*

Facility	Type of Unit	No of Units	Gpd/Unit Demand	Average Annual Daily Flow AADF (gpd)	Max Day gpd*	Max Hour gpd**	Max Hour gpm
Corporate Facility	Employee	578	15	8,670	13,005	21,675	15.1
Fernwood Hotel	Rooms	125	120	15,000	22,500	37,500	26.0
Existing Restaurant	Patrons	768	12	9,216	13,824	23,040	16.0
Events Center	Attendee	600	5	3,000	4,500	7,500	5.2
Swimming Pool	Person	60	10	600	900	1,500	1.0
Maint. Facility	Employee	27	35	945	1,418	2,363	1.6
Green Houses	Rooms	32	120	3,840	5,760	9,600	6.7
Northwoods	Rooms	50	120	6,000	9,000	15,000	10.4
TOTAL				47,271	70,907	118,178	82

*Using DEP Reg's, not historical data
Storage Req't 1 Day Domestic Supply:

47,271

PROPOSED FACILITY

Facility	Type of Unit	No of Units	Gpd/Unit Demand	Average Annual Daily Flow AADF (gpd)	Max Day gpd*	Max Hour gpd**	Max Hour gpm
Corporate Facility	Employee	578	15	8,670	13,005	21,675	15.1
Fernwood Hotel	Rooms	125	120	15,000	22,500	37,500	26.0
Existing Restaurant	Patrons	768	12	9,216	13,824	23,040	16.0
Green Houses	Rooms	32	120	3,840	5,760	9,600	6.7
Northwoods	Rooms	50	120	6,000	9,000	15,000	10.4
Swimming Pool	Person	120	10	1,200	1,800	3,000	2.1
Maintenance Facilities	Employee	45	35	1,575	2,363	3,938	2.7
Casino	Patrons & Employees	1,500	15.00	22,500	33,750	56,250	39.1
Restrooms	Each	6	800	4,800	7,200	12,000	8.3
Retail (250 Gall/1000 SF)	SF	916	0.25	229	344	573	0.4
Dock/Warehouse/Receiving	Employee	15	35	525	788	1,313	0.9
TOTAL				73,555	110,333	183,888	128

Additional Demand Due to Casino Development	26,284
Total Water Demand without Casino Development*	239,418
Total Avg Daily Demand	<u>265,702</u> GPD

The average daily demand is less than the available storage.

Available Storage	510,000 Gallons
Required Domestic Storage	<u>265,702</u>
Storage Available for Fire Flow	244,298 Gallons
Required Storage for Fire Flow	180,000 Gallons

Conclusion: The existing water system and storage is adequate to serve the facility provided the distribution system is adequate.

*Based on Annual Water Supply Data, and including future development of Tree Tops and Fairway Villas.

2006 ANNUAL WATER SUPPLY DATA

Current use includes three wells and two storage facilities

WELL DATA

	WELL 3	WELL 6	WELL 9
WUDSID	39776	42419	42421
TOTAL GALLONS/YR	14,486,400	1,092,800	53,585,000
AVERAGE DAY USE	11,883	27,320	146,808
PEAK DAY USE (GPD)	17,825	40,980	220,212
TURBO METER MODEL	W350	W160	W1000
PUMP CAPACITY (GPM)	100	60	390
BORE SIZE (IN)	10	8	12
WELL DEPTH (FT)	195	185	101
LATITUDE (D/M/S)	41°4'23"	41°4'27"	41°4'52"
LONGITUDE	75°1'38"	75°1'30"	75°1'47"
% OF TOTAL PRODUCTION	21%	2%	77%
MONTHLY PEAK	834,200.00	205800	7285000

TOTAL SYSTEM

2006 TOTAL (GPY)	69,164,200
2006 AVG DAILY (GPD)	189,491
2006 PEAK DAILY (GPD)	284,236

STORAGE TANK DATA

	TANK 1	TANK 2	TOTAL GAL
	42423	42425	
STORAGE TANK CAPACITY (GAL)	120,000	390,000	510,000
STORAGE TANK LOCATION	GC HOLE #8	TREETOPS	

DOMESTIC WATER COMPARISON

TOTAL DEMAND EXISTING SYSTEM*

2006 TOTAL (GPY)	69,164,200
2006 AVG DAILY (GPD)	189,491
2006 PEAK DAILY (GPD)	284,236

* From Annual Water Supply Report

EXISTING FACILITIES*

		<u>% OF TOTAL SYSTEM</u>
AVG DAILY (GPD)	47,271	24.9%
MAX DAILY (GPD)	70,907	24.9%

* Time Shares & Condos not included

PROPOSED FACILITY

AVG DAILY (GPD)	73,555	38.8%
MAX DAILY (GPD)	110,333	38.8%

NET INCREASE IN DEMAND

AVG DAILY (GPD)	26,284
MAX DAILY(GPD)	39,427

TOTAL DEMAND PROPOSED SYSTEM INCLUDING TIMESHARE/CONDO WITH BUILDOUT

AVG DAILY (GPD)	265,702	Less than Available Storage OK
MAX DAILY(GPD)	398,553	Less than GPD Safe Yield OK

Available Domestic Storage: 510,000 >AVG DAILY, OK
Available for Fire Suppression: 244,298 GPD

TOTAL SUPPLY AVAILABLE EXISTING SYSTEM*

	<u>GPY</u>	
WELL 9	561,600	
WELL 6	89,280	
WELL 3	144,000	
TOTAL	794,880	GPY SAFE YIELD >>MAX DAILY

*Taken from DEP's Drinking Water Reporting System Database

PEAK MONTHLY DATA

2006 Well Data

	Well 3	Well 6	Well 9	Monthly Totals
Jan	640,000	-	4,838,000	5,478,000
Feb	637,100	-	4,662,000	5,299,100
Mar	1,042,400	-	4,094,000	5,136,400
Apr	546,300	-	5,734,000	6,280,300
May	260,100	-	5,207,000	5,467,100
Jun	1,675,100	100	3,111,000	4,786,200
Jul	1,680,700	566,800	4,931,000	7,178,500
Aug	1,581,700	-	6,125,000	7,706,700
Sep	3,695,000	-	1,391,000	5,086,000
Oct	845,200	125,200	5,038,000	6,008,400
Nov	1,519,600	296,000	3,414,000	5,229,600
Dec	363,200	104,700	5,040,000	5,507,900
	14,486,400	1,092,800	53,585,000	

Peak Monthly Flow

TOTAL DEMAND EXISTING SYSTEM*

2006 TOTAL (GPY)	69,164,200
2006 AVG DAILY (GPD)	189,491
2006 PEAK DAILY (GPD)	284,236

* From Annual Water Supply Report

Future Development

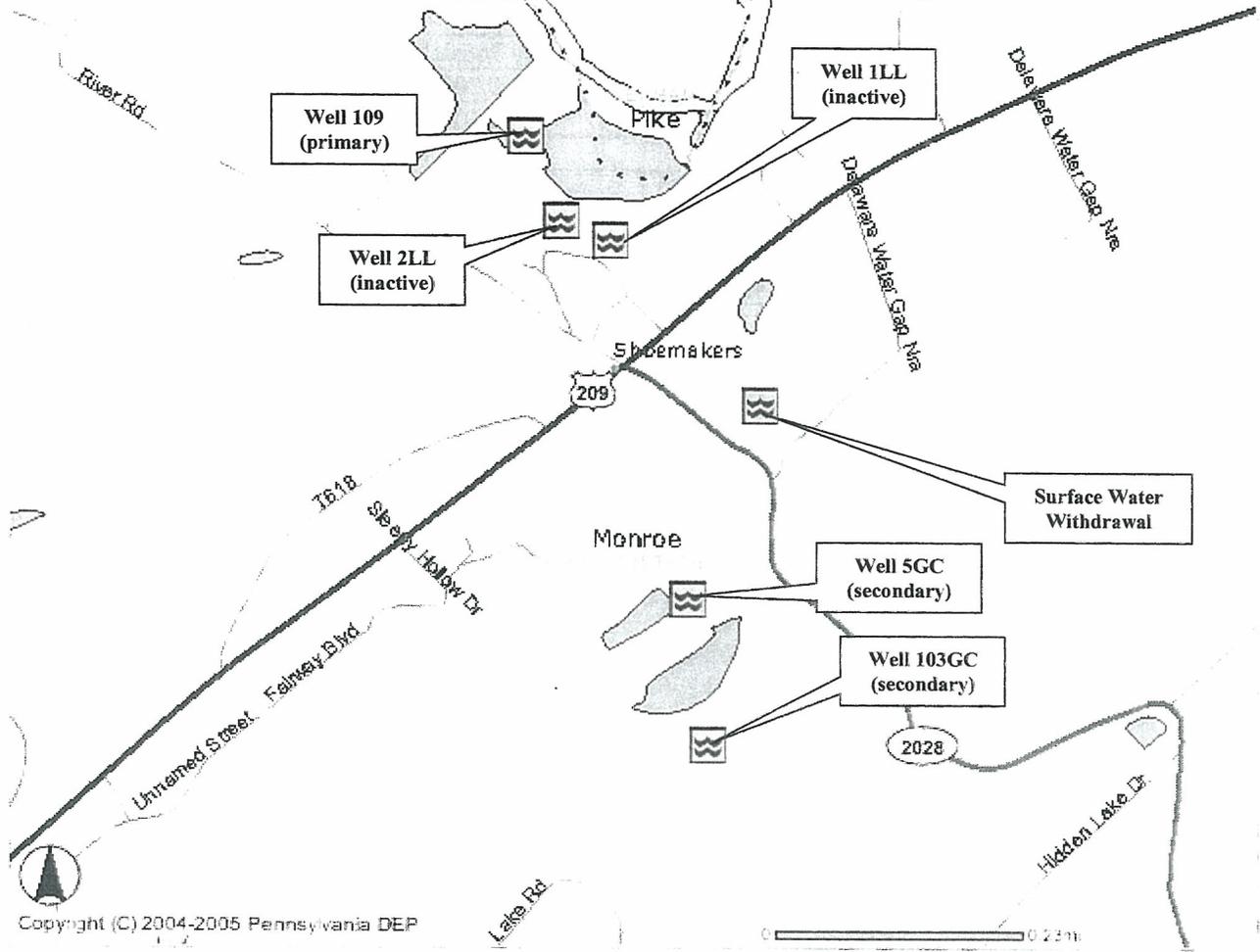
Condos Planned, Not Yet Constructed	Number of Units to be Built	GPD per Unit	Increase In Average Daily GPD
	284	200	56,800

TOTAL DEMAND EXISTING SYSTEM WITH FUTURE DEVELOPMENT

TOTAL SYSTEM AVERAGE DAILY	189,491
ADD FUTURE AVERAGE DAILY	56,800
TOTAL SYSTEM AVERAGE DAILY W/O CASINO	<u>246,291</u> GPD

Groundwater Resources

Water Supply / Groundwater Resources Map



Legend

- | | |
|--------------------------|-------------------------|
| NHD Areas | NHD Waterbodies |
| County Boundaries | Minor Civil Divisions |
| Active Railroads | Unpaved Roads |
| Ramps | Local Roads |
| Major Roads | State Routes |
| US Routes | Interstates |
| Discharge | Ground Water Withdrawal |
| Interconnection | Storage |
| Surface Water Withdrawal | Water Allocation |

Evaluation of Resorts USA, Inc.'s existing central sewer system capacity with the projected increased volumes of the new proposed facility.

The following report and supporting calculations was prepared to evaluate the available sewage/waste water capacities allocated to Resorts USA, Inc. by the Middle Smithfield Township Municipal Authority and determine if the projected increased volumes of flow will be greater than their reserve. The results of the evaluation determined that the allocated reserve of 400,000 gallons/day by the Middle Smithfield Township Municipal Authority is adequate to support the proposed increased flows associated with the operation of the new facility.

Wastewater System Analysis

Fernwood Resort and the timeshares and condominiums related to Resorts USA are served by the Middle Smithfield Township Municipal Authority (MSTMA). Resorts USA allocation at MSTMA is 400,000 gallons per day. This analysis takes into account the new casino development as well as the timeshares and condominiums that have not yet been constructed. Information had been previously provided regarding the current sewage generation that is not in agreement with estimates prepared according to PA DEP and accepted engineering practice. Sewage flows were examined using both figures for current use.

Net Sewage Demand for Casino Facility

HRG projects that the net increase in sewage flows from the casino development is 33,221 GPD.

Future Build-out of Timeshares/Condos

HRG records indicate Resorts USA has 881 units approved for construction. Of this number, 597 units have been built. The sewage flows from the already built units are included in the existing use. There are 284 units to be developed. Resorts USA needs an additional 56,800 gpd, based on 200gpd/unit, for build-out of their approved timeshares and condos in Tree Tops and Fairway Villas. It should be noted that previously, an EDU in MSTMA as 285 gpd. This has been revised to 200 gpd per EDU.

Previously Estimated Current Use

There is varying information regarding the current sewage flow from the Resort's facilities. Previous documentation indicated their current use is 309,225 gpd. It is not known how this figure was determined. It is assumed that it was a calculated estimate, as Resorts does not maintain any sewage flow meters. HRG has prepared an estimate of flows based on current uses and sewage flows promulgated by PA DEP. The previous figure (309,225 gpd) differs substantially from the estimated sewer flows (164,000) using PA DEP criteria, and from the estimated water production. This number could be in error, or it could have been adjusted to account for inflow and infiltration problems with Resorts USA's existing collection system at the time of the estimate. Resorts USA has indicated that major portions of the collection and conveyance system will be replaced with this project. To be conservative we have projected future flows using both the previous estimate and our current estimate of current (baseline) flows.

PROJECTED SEWAGE USE BASED ON PREVIOUS USE ESTIMATES

Current use at	309,225 GPD
Increase due to build-out of timeshares and condos	56,800 GPD
Net Increase in Sewage Flows	
Due to Casino Development	15,894 GPD
Total System Flows with Development	381,919 GPD

PROJECTED SEWAGE USE BASED ON HRG'S ESTIMATE

Current Use at Fernwood	44,381 GPD
Flows from existing time shares and condos	119,400 GPD
Flows from approved/not yet built time shares	56,800 GPD
Net Increase in Sewage Flows	
Due to Casino Development	15,894 GPD
Total System Flows with Development	236,475 GPD

COLLECTION AND CONVEYANCE SYSTEMS

Portions of the existing collection and conveyance systems have been in service for some time and are in need of normal repair and replacement as they approach the end of normal expected service period. Some are reportedly in poor condition and Resorts USA anticipates replacing major portions of them. For conveyance to the plant, the flows must adequately convey maximum hourly quantities. Although the Casino will be open 24 hours a day, a 24-hour operational time seems too conservative for this calculation. Therefore, a 16-hour operation is used in the calculations resulting in a maximum flow of 530 GPM.

Facility	Type of Unit	No of Units	Gpd/Unit Demand	Average Daily Flow (gpd)
Corporate Facility	Employee	578	15	8,670
Fernwood Hotel	Rooms	125	120	15,000
Existing Restaurant	Patrons	768	12	9,216
Events Center	Attendee	600	5	3,000
Swimming Pool	Person	60	10	600
Maint. Facility	Employee	27	35	945
Green Houses	Rooms	32	120	3,840
Northwoods	Rooms	50	120	6,000
			TOTAL	47,271

*Using DEP Reg's, not historical data, Resorts timeshares and condos not included.

PROPOSED FACILITY

Facility	Type of Unit	No of Units	Gpd/Unit Demand	Average Daily Flow (gpd)
Corporate Facility	Employee	578	10	5,780
Fernwood Hotel	Rooms	125	120	15,000
Existing Restaurant	Patrons	768	12	9,216
Green Houses	Rooms	32	120	3,840
Northwoods	Rooms	50	120	6,000
Swimming Pool	Person	120	10	1,200
Maintenance Facilities	Employee	45	35	1,575
Casino	Patrons & Employees	1,500	10.00	15,000
Restrooms(1)	Each	6	800	4,800
Retail	SF	916	0.25	229
Dock/Warehouse/Receiving	Employee	15	35	525
			Subtotal gpd	63,165

*Based on historical data for similar facilities.

	63,165
	- 47,271
Net Increase in Sewage Demand gpd	15,894
EDU Net Increase Based on 200 gpd/EDU	79

TIME SHARES AND CONDOS

Facility	Type of Unit	No of Units	Gpd/Unit Demand	Average Daily Flow (gpd)
Exsting Time Shares/ Condos	Unit	597	200	119,400
Approved " ", Not Yet Built	Unit	284	200	56,800
			Subtotal gpd	176,200
				63,165
				+ 176,200
Total Sewage Requirement for Resorts with Casino gpd (2)				239,365
			EDU's Based on 200 GPD/EDU	120

(1) The restroom capacity was increased from 400 gpd to 800 gpd due to the size of some of the restrooms.

(2) By comparison, the capacity of the proposed facility would adequately serve a temporary facility.

