

## Narrative Statement

The 16,638 square foot, single story, existing facility will include a restaurant and satellite wagering facility with simulcast horse racing for the purpose of pari-mutual wagering including historical horse racing (the "Hampton OTB Facility"). Colonial Downs Group, LLC, will work diligently to ensure that the Hampton OTB Facility is efficient, safe, and enjoyable for every guest. The layout of the building will be designed in a manner that will ensure a secured operation with controlled ingress and egress of both guests and employees.

The Hampton OTB Facility will be open from 8:00 am to 2:00 am corresponding with the state liquor sales in compliance with applicable Virginia Alcoholic Beverage Control Act laws and regulations, with the potential for twenty-four hour operations depending on market demand. The Hampton OTB Facility will include a three meal restaurant serving American Bistro menu type items. The existing kitchen will be utilized for the restaurant. There will not be live music at the facility. The Hampton OTB Facility will have approximately 1,200,000 annual visitors. Furthermore, approximately 200 full-time and part-time individuals will be employed at the Hampton OTB Facility.

The Hampton OTB Facility will feature ample parking comprised of a large surface parking lot located in front of the Hampton OTB Facility, along with several hundred parking spaces in the common parking lot located adjacent to the Hampton OTB Facility. The parking spaces within these parking lots are available for use by the Hampton OTB Facility and will provide the patrons with ample parking. The parking lots will be well-lit to ensure a safe and pleasurable environment at all times.

The site offers superior public access with Power Plant Parkway (a four-lane road) providing access to and from the Hampton OTB Facility. The Power Plant at Hampton Roads consists of various businesses, including three big box retail businesses (Bass Pro Shops, BJ's Wholesale Club and Lowes). The Hampton OTB Facility's impact on vehicular traffic and parking should be minimal as there is sufficient roadway and parking within the Power Plant at Hampton Roads center to handle the increased demand.

The Hampton OTB facility is tied to the reopening of Colonial Downs in New Kent County, Virginia, in a statewide effort to return horse racing to the Commonwealth of Virginia, with the Hampton OTB facility being a priority location.

Colonial Downs Group, LLC, as the operating tenant, is working closely with the landlord, Hampton Roads Associates, L.L.C. (The Cordish Companies), in connection with the renovation, development and future expansion of the Hampton OTB facility. The future expansion would include the addition of an approximately 24,000 square foot, single story, building, which would be located on an adjacent one acre parcel. Once the addition is completed, the full facility will be approximately 40,000 square feet, in a single story.

Colonial Downs Group, LLC, consists of five board members, all committed to operating the Hampton OTB Facility. The leadership group has strong ties to organizations that help improve the quality of life throughout the region.