

EXHIBIT VIII.C.10.a – Proposed Restaurant/Retail/Lounges/Bars/Recreation/etc.

Submit as Exhibit VIII.C.10.a. a description of:

1. the proposed restaurants, including the approximate number, square footage and patron capacity, types and themes and the identity of any restaurateurs the Applicant anticipates will operate the restaurants.
2. the proposed retail spaces, including the approximate number, square footage and types of retail shops and how such retail development will serve the general community.
3. the proposed lounges and bars, including the approximate number, square footage and patron capacity and types.
4. any proposed recreation facilities.
5. any other proposed and related facilities or amenities.

If any of the above amenities are not proposed to be operated by the Applicant or the Manager, indicate the names of the proposed operators and provide copies of any contracts, agreements or understandings between the Applicant and/or the Manager and such operator.

Signature Restaurant – The flagship restaurant of the Capital View Casino & Resort will be operated by Mazzone Hospitality, the team behind some of the finest dining options in New York: Angelo’s 677 Prime, Angelo’s Tavolo, Prime at Saratoga National. The restaurant will become a destination dining spot for area residents and visitors alike. The 4,400 square-foot full-service venue will serve breakfast, lunch, dinner and a late-night menu. The farm-to-table offerings will take advantage of the proximity of local growers and utilize the hand-tended vegetable and herb gardens on the property. Local wines, craft beers and New York distilled spirits will be featured in a bar/lounge located at the entry to the restaurant, with café seating that opens onto the internal plaza.

Casual Dining – For more casual fare and a wide variety of menu offerings, we are creating a full-service restaurant serving breakfast, lunch, dinner and a late-night menu. Accessed from both the casino and the main entry lobby, this destination will serve guests from the hotel or non-gaming clientele without having to go through gaming spaces. This 120 seat restaurant is 3,600 square feet.

The Marketplace – Fast and fun offerings are served up in our market-style food court. Three different outlets with a broad variety of favorites – from pizza, to coffee, to pulled-pork, to deli choices to ice cream and pastries...there will be something for everyone. Customers will be able to carry their items with them or seat in the 100 seat dining area, also open onto the Dutch-inspired community plaza.

The Shoppes – With such a variety of fine retail establishments easily accessible to guests along Route 4, the resort will provide minimal retail space, however we do provide several local boutique shop opportunities such as a clothing shop featuring the Capital View brand, local wines shop, or cigars of distinction. Space allocated for shops is 500 square feet. The Resort Spa in the hotel will also include a small boutique retail area.

Capital View Lounge – This 2,300 square foot gathering spot, a signature penthouse lounge with a wrap-around terrace atop the hotel, will provide spectacular views of downtown Albany – and an intimate spot where friends meet, romances begin, occasions are celebrated and of course...deals are struck.

Casino Feature Bar – In the heart of the casino will be a high energy feature bar, with bare seating for approximately 40, with another 80 lounge seats around the perimeter. This venue serves as a casino center, sports bar, entertainment lounge and pub - all in one. The atmosphere within the area will adapt throughout the day in response to the variety of clientele groups anticipated. Patrons can catch a ball game on the pub’s multiple screens, listen to live music later in the evening, or just unwind, visit, and share a glass and a conversation with friends. The 4,200 square foot entertainment bar also opens to the internal community plaza, shared with the steakhouse, market place and the casino.

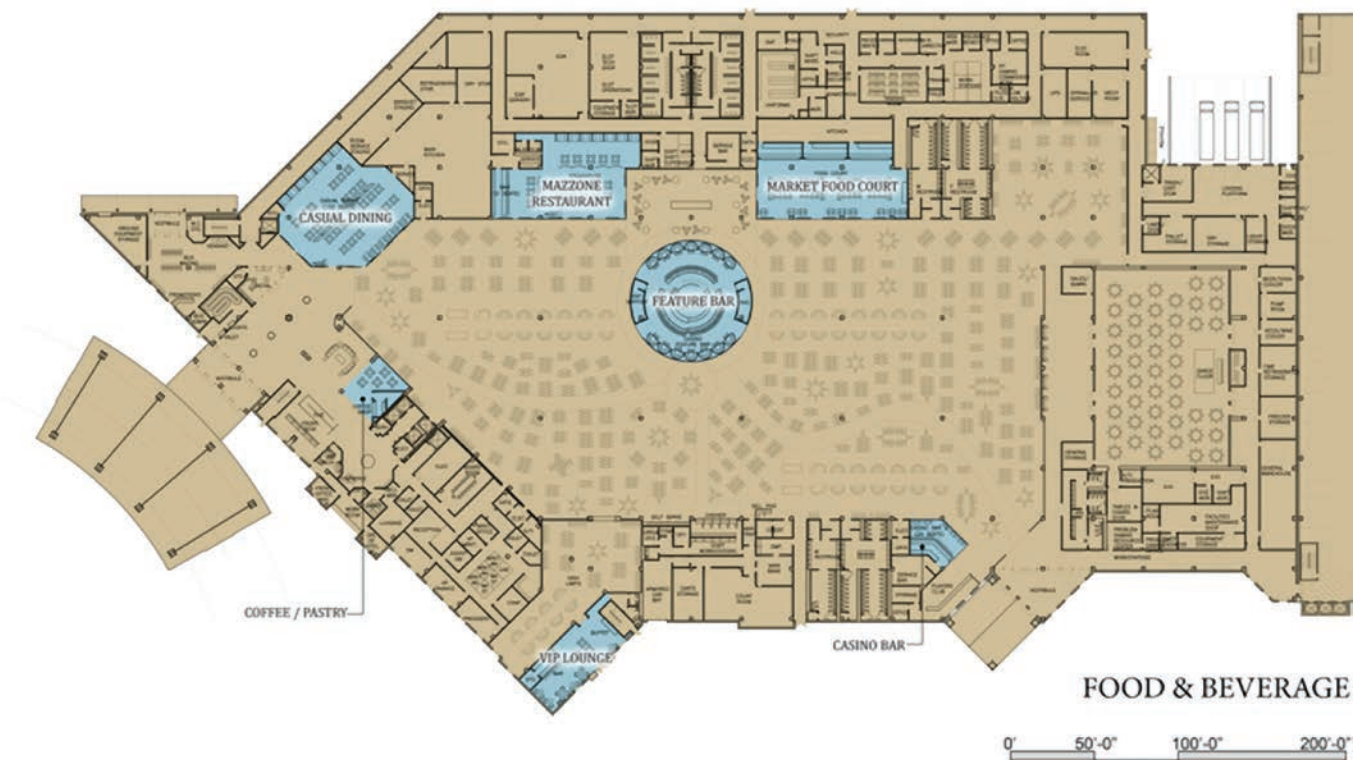
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The Diagram below identifies the food, beverage, and retail areas illustrated in blue.



The Spa – A full-service spa with a water motif that evokes the rivers and canals of Amsterdam will be accessible to hotel guests and to destination visitors alike. The spa will provide treatment rooms for individual or couples massage; a whirlpool, sauna and steam room; changing rooms; meditation rooms; and a boutique retail area stocked with wellness products. (See Exhibit VIII.C.7.e for a more detailed description of this area)

Fitness Center – The resort will include a fitness center equipped with state-of-the-art exercise machines reserved for the exclusive use of hotel and casino guests. Outdoors, a looped walking trail through the gardens, ponds and wetlands on the grounds will provide an experience both recreational and educational, with notable flora marked by discrete signs. (See Exhibit VIII.C.7.e for a more detailed description of this area)