



Description of Proposed Hotel

The proposed hotel at the Gaming Facility will be a full service hotel with 100 luxury hotel rooms, an indoor/outdoor pool overlooking the Hudson River, a Rock Spa™, a Body Rock™ fitness center, meeting space, and business center.

The proposed room mix is comprised of (i) 86 single bay rooms of 400 square feet each, (ii) 12 two bay suites of 800 square feet each, and (iii) 2 premiere suites of 4 bays each of 1,200 square feet each.

The single bay rooms are currently contemplated to include 70% king beds with a variety of first class amenities including a full glass shower, tile floors in bathrooms, armoire and dressing area, flat screen televisions, and task and mood lighting. Each room is also planned to be appointed with photos and rock star memorabilia unique to the Hard Rock brand.

The two bay suites are anticipated to include a higher level of material finish on the carpet and seating fabrics and a whirlpool tub in addition to full glass showers. The seating area will be "living room" style with a wet bar, sofa and generous seating area, flat screen television, and perimeter seating.

The four bay suites will include two fully-appointed master bedrooms flanking the center two bays of a very gracious living and dining area including a wet bar.