

Exhibit VIII.C.11 (Quality of Amenities):

Submit as Exhibit VIII.C.11. a statement as to how the hotels, hotel rooms, restaurants and other amenities that are part of the proposed Gaming Facility will compare in quality to other area hotels, restaurants and amenities as well as those included and offered in other competitive gaming facilities.

With respect to hotel rooms, restaurants, bars and lounges, retail and other offerings, Rush Street Gaming (“RSG”) and its affiliates have a strong track record of developing and operating very popular, high quality amenities in their gaming facilities which contribute to the success of the projects. In most circumstances, the quality of RSG restaurants and other amenities are far superior to their competition and help distinguish RSG affiliated properties in their respective marketplaces. See Exhibit VIII.A.15.a for pictures of RSG amenities.

The Hudson Valley Casino & Resort will have a two pronged approach to its business positioning. Although the casino resort’s unique design, service and amenities will attract gaming guests, the property’s offerings will appeal to a diverse array of customers including leisure and business/conference travelers.

RSG will offer a large range of amenities and services which cater to multiple guest price points as well as revenue drivers. The Hudson Valley Casino & Resort will offer a restaurant program that varies from a high quality steakhouse to a large volume marketplace, thereby catering to many different customer demographics. The property will provide beverage amenities including a sports bar and grill with a live entertainment stage.

Hudson Valley Casino & Resort typical guestroom and suite design will incorporate high quality brand standards and will become renowned for its style, comfort and sense of home. A significant conference component will be part of the program including an events center and multiple meetings rooms. The ample meetings space will allow it to grow the market for both MICE (Meetings, Incentive, Convention and Events) and business travelers.

The Day Spa will provide simple elegance with an overwhelming sense of peace and healing so its hotel guests and locals can enjoy massage and therapeutic treatments, facials, and nail and hair services. A fitness center will be programmed so hotel guests can include workouts with the latest free weights and aerobic equipment. The resort will have a pool area that features comfortable seating and is heated year round. The Hudson Valley Casino & Resort will offer a collection of retail boutiques, logo-ware and sundry stores to further differentiate the shopping experience available in the region.

Refer to Exhibit VIII.C.7.a for additional detail on the quality of the hotel and hotel rooms and how they will be differentiated from the competitors in the market.