

Exhibit VIII.C.7.a - Hotel Mohegan Sun at The Concord

a. Submit as Exhibit VIII. C.7.a. a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build-out and for each phase, if applicable.

Physical Description

The Hotel will be nine-stories plus underbuilding Service and Casino levels. The Hotel spaces are to be located predominately in the Hotel Tower with some support spaces in the main Casino Building. The design of the Hotel Tower allows for future construction of up to 500 additional rooms on top of the Phase I hotel. The Service Level, which will be accessible from the Service Level of the Casino building, will contain a fitness room with restrooms, back-of-house office suites, employee restrooms, telecom room, storage rooms, fire pump room, electrical room, and emergency generator room. The Casino Level will be accessible from the Casino Level of the Casino building, and will contain the Hotel promenade, Hotel lobby, meeting rooms, a pantry, group sales offices, and a lottery office. The lottery office will be accessed directly from the Casino building. A Catwalk Level above will provide transfer between fire egress stairs and access to a storage room at that level.

The typical 2nd through 8th Floors will contain guestrooms on either side of a central corridor. In addition, each floor will contain ice machine, linen, mechanical, and electrical rooms. The guestroom mix per floor will be 12 guestrooms with double queen beds, 21 guestrooms with king beds, and three two-module king bed suites. Several rooms will have connecting doors. The total guestroom matrix is shown below:

The Hotel is to meet the requirements of the ADA Accessible and Usable Building Facilities with New York State Amendments.. One king room on each floor will be fully accessible, and one double room on the 2nd, 3rd, and 4th Floors will be fully accessible with a roll in shower.

The 9th Floor will contain mechanical equipment. The Lower Roof Level will contain an elevator controllers room and storage. Corridor walls will be one hour rated partitions, consisting of one layer of 5/8" type X gypsum board on one side of 3 5/8" metal studs and two layers on the other, insulated with sound attenuation blanket. An STC rating of 52 is to be provided, which is adequate. Demising walls will be one hour rated partitions, consisting of one layer of 5/8" type X gypsum board on each side of 3 5/8" metal studs, insulated with sound attenuation blanket. An STC rating of 55 is to be provided.

The Casino Level hotel lobby and guest elevator lobby ceilings will be 8" wood plank on a gypsum board with downlights. The elevator lobby walls will have a stone finish. Meeting rooms will have gypsum board ceilings with wood wall covering and 2" wood battens. Lighting will be provided by downlights and chandeliers. Meeting room walls will have a wood or stone finish. Floors in public areas will typically be carpeted. The fitness room will have rubber flooring, and a painted gypsum board ceiling with downlights and fabric lamp shade pendants. Ceilings in back-of-house office areas will typically be acoustical ceiling tile with fluorescent lights. Floors will be carpeted and walls will be finished with wall covering. Common corridors will have gypsum board ceilings with areas of 2" wood battens and rectangular ceiling pendant lights. Walls will be finished with wall covering, with wood battens at guestroom entryways. Wall sconces will be provided. Corridor floors will be carpeted. Upper level elevator lobbies will have tile plank floors and walls.

Guestrooms will have gypsum board ceilings with a gloss painted finish. Areas of ceiling along the window wall will be finished with 2" wood battens and will have downlights. Swivel arm wall sconces will be provided above beds. Bathrooms will have recessed downlights, and wall sconces above the vanities. Walls will be finished with wall covering, except shower surrounds will be tile plank. Bathrooms will have stone topped vanities.