



**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.**

*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.*

## **Montreign Resort Casino**

Montreign Resort Casino will offer ten (10) different dining outlets to accommodate a broad spectrum of culinary options and within a broad spectrum of prices. Montreign will feature local products and beverages, and be able to accommodate guests with special food needs.

Montreign's ten (10) different dining options will range from a grab-n-go to casual restaurants to fine dining. These dining options are described below.

### **Bistecca Italian Steakhouse**

This fine dining restaurant will be managed by well-known celebrity chef Scott Conant. Chef Conant operates restaurants such as Scarpeta in Las Vegas, Miami and New York City, and has made appearances on the Food Channel. The setting of Bistecca



will be a rustic Italian theme and will include a private dining room featuring wine barrels. The dining areas will be complemented by a comfortable bar and lounge area with a piano vocalist on weekends with an atmosphere that will be relaxed to provide the perfect setting to enjoy a cocktail or a glass of wine away from the excitement and energy of the casino floor. Bistecca will feature high quality food including prime and Angus cut meats, fresh seafood, poultry and Italian classics. The upscale menu offerings will be augmented by tempting appetizers and delectable desserts. The wine list will be designed to support this menu, and feature wines from New York, California, France, Italy, Chile and Argentina, among others. A full array of cocktails and beers will be offered from Bistecca's bar.

Bistecca will seat approximately 180, including 20 in a private dining room. Total seating also includes a bar, which seats 18, and an additional 10 in the lounge area. The total area is 11,800 square feet, which includes 6,700 in the dining area and 5,100 in the kitchen.

### **Alchemy Sports and Entertainment Bar**



This high-energy restaurant and bar is designed to accommodate two distinct themes.

On weekdays, Alchemy will be a sports bar with over 25 high definition TVs featuring sporting events and other entertainment offerings and on weekend evenings at 9 PM, live local entertainers

will be featured ranging from rock and roll, to country to dueling pianos. The menu will be based on classic sports bar offerings with innovative new items as well. From wings to overstuffed sandwiches to hearty dinners, Alchemy will be able to satisfy any appetite.

Alchemy will have 180 total seats, with 155 lounge style seating and 25 seats at the bar. The total area is 7,500 square feet with 5,600 in the dining and bar area and 1,900 in the kitchen.

## 24-Hour Diner

This outlet is designed as a traditional diner with a modern flair. The Diner will feature all the traditional diner favorites including fabulous burgers, homemade meatloaf, turkey with all the trimmings and all the traditional sandwiches and salads, all with the portion size that make up a diner experience. The menu will feature breakfast 24-hours a day. The Diner will also feature an array of traditional diner desserts. The entrance of the Diner will feature a grab-n-go, G2G, described below. This restaurant's menu will also be featured as our in-room dining menu.



The Diner is a total of 7,200 square feet, and provides 138 Seats in a 4,400 square foot dining area, and features a traditional diner counter with 24 seats. The kitchen area is 2,800 square feet.

## M Food Court

This four (4) outlet food court will feature four (4) unique offerings. Montreign guests will be provided with a variety of high quality, valued-price menu offerings in comfortable surroundings.



With quick and friendly service, Montreign guests will be able to have a quick meal before continuing their day's plans. The four (4) outlets will feature a bakery and fresh made salad outlet, a grill featuring hamburgers, cheesesteaks, hot dogs and other grilled sandwiches, an Italian outlet featuring pizza by the slice and pie, pasta specialties and calzones, and a Mexican outlet featuring tacos,

quesadillas, burritos, enchiladas and other Mexican dishes. Montreign also plans to have an ice cream cart located in the M Food Court on certain days and at certain times based on seasonality and demand.

The M Food Court is 5,545 square feet and allows for 178 seats. The food court utilizes a shared support kitchen with other food venues, which is 10,175 square feet.

## G2G

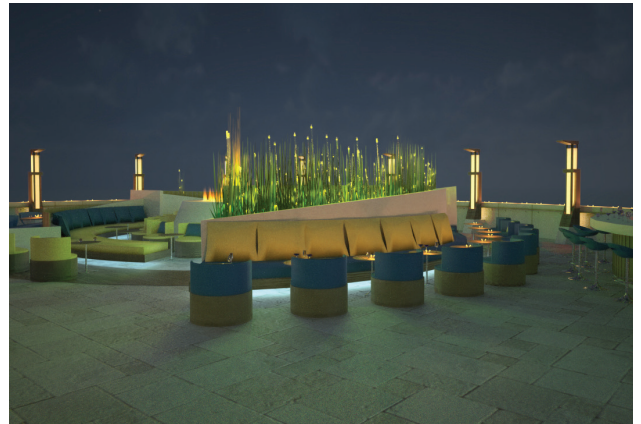
This grab-n-go option is for guests with limited time and those needing a quick bite to eat or food to take with them on their visits to other Catskills amenities or to eat on the trip home. G2G, located at the entrance of the Diner, will feature bakery items, pre-made sandwiches and non-alcoholic beverages. G2G is the ideal outlet for someone wanting to purchase some of our delicious desserts to take home.

G2G has no seating area, and utilizes a shared support kitchen with the Diner, which is approximately 2,800 square feet.

### **Firefly**

This seasonal restaurant and bar outlet will feature an outdoor setting with views of the pristine surroundings to allow Montreign guests and the public to appreciate the beauty of Montreign’s setting in the Catskills. Firefly will be open on selected days and times based on seasonality and weather. In order to provide guests with the ability to patronize Firefly during colder seasons, propane heaters will extend the season into parts of the spring and autumn months. Firefly will feature a brick oven with a limited menu to include pizza, flatbread pizzas and calzones, and provide Montreign guests and the public an opportunity to enjoy their favorite beverage in the beautiful surroundings of the Catskills.

There will be 70 seats in the Firefly lounge area, 10 of which are at the bar, all contained within 6,500 square feet.



### **Noodle Bar**

The 20 seat Noodle Bar restaurant is a traditional counter dining venue with a visible cooking line immediately in front of the seated guest. The atmosphere is closely related to the gaming floor, as it is immediately adjacent to the specialized table gaming area appealing to the Asian market. The entire space is only 750 square feet, but is also adjacent to the kitchen supporting Biscatta Italian Steakhouse, and will be able to take advantage of some dual support services.



### **Entertainment Village**

Within walking distance of the Montreign casino floor will be a pedestrian-friendly Entertainment Village that extends the Gaming Facility experience to a more public domain. The 200,000 square foot Entertainment Village will become the social hub of the non-casino program at the bustling resort core, and serve as a gathering place for family and friends. The public realm of the Entertainment Village is programmed to allow and designed to enable a variety of community activities. People spaces are connected by a network of pedestrian and shared-surface streets with wider streets facilitating vehicular traffic while more narrow street sections are designed to enhance a leisurely-paced walkable retail experience. Streets and squares leverage retail and amenity opportunities by leading guests through a navigable sequence of public spaces, linking the casino with the market square, the cinema and the natural setting provided by the Catskills.

In addition to its numerous entertainment and retail offerings, as described below, the Entertainment Village at Adelaar will offer eight (8) to ten (10) restaurant options, spread throughout the Entertainment Village. The restaurants combined will have over approximately 30,000 square feet, with a planned patron capacity total of 750. These different dining options will offer a variety of choices for Adelaar and Montreign guests, ranging from ice cream and frozen yogurt, to pizza, pasta and gelato. These dining options are described below.



### **Legit Pizza, Pasta and Gelato**

Local lawyer, restaurateur and hotelier, Steve Vegliante, has inked a deal to lease 5,000 square feet to build his newest dining concept, Legit Pizza, Pasta and Gelato. As a lifelong resident of Sullivan County and Supervisor of the neighboring Town of Fallsburg, Mr. Vegliante has a long history in the food business, including running his own eatery while earning his law degree from Hofstra University. Legit Pizza, Pasta and Gelato will be hand-crafted, featuring real food with locally-sourced ingredients from regional farms.

### **CineBowl & Grille**

In addition to its movie theatre and bowling alley, the 60,000 square foot CineBowl & Grille, operated by Frank Entertainment, will feature a Sports Bar Grille with a high energy bar and patio with outdoor dining.

In addition to Legit Pizza, Pasta and Gelato and the CineBowl & Grille, the following dining options are also planned for the Entertainment Village:

- Num Pang Sandwich Shop (1,500 square feet)
- Earl of Sandwich (2,000 square feet)
- Corso Café (2,000 square feet)
- Auntie Anne's, Cinnabon, Carvel (1,000 square feet)
- Frozen Yogurt (1,000 square feet)
- Other dining (10,000 square feet)

Although the lease agreements for many of the restaurants, as well as retail and entertainment offerings, are still being negotiated, Attachment VIII.C.10.a.-1. describes the proposed layout of these offerings for the Entertainment Village, as well as proposed tenants for and the square footage of each amenity, which are subject to change.

*Proposed retail spaces, including the approximate number, square footage and types of retail shops and how such retail development will serve the general community.*

## **Montreign Resort Casino**

Montreign will have one (1) retail outlet.

### **Misc**

Misc is an approximately 900 square foot hotel/logo/gift shop supporting Montreign's hotel and casino operations.

The remainder of the Gaming Facility's retail outlets will be located in the Entertainment Village. Montreign's Me. Card rewards points program will permit Montreign's casino guests to redeem the points that they have earned for slot and table play, and if permitted by the Commission, reward points for enjoying hotel, dining, entertainment and spa experiences at Montreign, at the retail outlets located in the Entertainment Village. The Me. Card rewards points redemption program will be extended to hospitality, retail and entertainment outlets located outside of Adelaar as well, so the region's business community will also benefit from Montreign's and Adelaar's retail offerings.

## **Entertainment Village**

In addition to its dining and entertainment offerings, the Entertainment Village will offer eight (8) to twelve (12) resort style retail options, spread out over approximately 40,000 square feet. These different retail options will offer a variety of choices for Adelaar and Montreign guests, ranging from local produce to designer fashion. Subject to additional leasing agreements, these retail options currently include:

- Catskill Marketplace (local produce and products) (20,000 square feet)
- YRB (urban fashion) (10,000 square feet)
- It's Sugar (candy) (1,500 square feet)
- Life in the Catskills (local merchandise) (3,000 square feet)
- Flip Flop Store (flip flops and sandals) (500 square feet)
- Other retail (22,000 square feet)

These retail options will provide a one-stop shop for not only Montreign and Adelaar visitors, but also residents of Sullivan County and the surrounding areas, providing a new infusion of retail and economic development that the region has been waiting for. Similarly, they will provide new and exciting venues for local purveyors and suppliers in the region to sell their products, share their crafts and access a much broader market.



*Proposed lounges and bars, including the approximate number, square footage and patron capacity and types.*

## **Montreign Resort Casino**

As included in restaurant descriptions above, Bistecca, Alchemy and Firefly will include lounges and bars. Additionally, Montreign will offer two (2) gaming-centric lounge and bar offerings for a total of five (5).

### **Raine**

This casino bar will have fifty (50) seats including thirty (30) seats at the bar and twenty (20) loose seating in 2,000 square feet and will feature a stage for live entertainment and several high definition TVs to show sporting events and other entertainment offerings. Located in the center of Montreign's gaming floor, Raine will be a high energy outlet that complements the excitement and energy of the casino.



### **V.I.Me.**

This V.I.P. Players' Lounge, located in the high limit area of the casino and adjacent to the Asian gaming pit, will provide Montreign's premium gaming guests with a relaxed setting to take a break from the action. V.I.Me.'s bar seats eight (8) and the lounge seats twenty (20), all within 1,650 square feet. V.I.Me. will feature a full menu of alcoholic and non-alcoholic beverages, and will offer a variety of light foods and snacks such as hot and cold appetizers, finger sandwiches, cheese plates, fruits and desserts.

## **Entertainment Village**

As included in the restaurant descriptions above, the CineBowl & Grille will include a Sports Bar Grille with a high energy bar and patio with outdoor dining. Additionally, the Entertainment Village will offer at least three (3) entertainment options that will include lounges or bars, for a total of four (4). These offerings include:

- The Beer Authority (6,000 square feet)
- Gotham Comedy Club (8,500 square feet)
- Additional restaurant, bar and nightclub (10,000 square feet)

The Gotham Comedy Club is one of the top venues for stand-up comedy in New York City. Several movies and television shows have been filmed at the Gotham Comedy Club with performers including Jerry Seinfeld, Dave Chappelle, Lewis Black and many others. Live at Gotham is a stand-up comedy television show that has been airing on Comedy Central since 2006. Gotham's plan for Adelaar is to capitalize on the comedic legacy of the Catskills where many of the great comedians of the past century honed their skills. The 8,500 square foot Gotham Comedy Club will feature live performance comedy and magic featuring national, regional and local acts. Gotham will also assist in procuring and

displaying exhibit materials and operating a Catskills Comedy Museum in conjunction with their Club. Similar to their New York City club, Gotham plans to open six days a week, offer comedy classes for youths and adults, and would like to film on site as well.

*Proposed recreation facilities.*

**Montreign Resort Casino**

As described in Exhibit VIII.C.7.e., Montreign will offer an indoor pool, spa and exercise room. However, the highlight of Adelaar’s recreational amenities will be the Monster Golf Course upgraded and redesigned by Rees Jones. Montreign believes the launch of the Monster Golf Course will be an integral part of the marketing efforts of Montreign and Adelaar. The Monster Golf Course will attract golfers of every skill level and ability, and will assist Montreign in bringing visitors from outside the Region and reinvigorate the Catskills conference market.



The Monster Golf Course is situated between the Casino, Entertainment Village and Indoor Waterpark Lodge on 230 acres. The 7,600 yard course has delighted and humbled Catskills golfers since opening over 50 years ago. With an estimated renovation of the old course and construction of a new clubhouse, total costs for the course will top \$15 million.

As a frequent host of the U.S. Open and the birthplace of the PGA of America, golf in New York State is more than just an enjoyable pastime—it is a key industry contributing to the vitality of the economy. Adelaar takes advantage of golf’s appeal with a world-class 18-hole golf course redesigned by one of the most prominent golf course architects, Rees Jones. Rees has designed over 170 golf courses in his career and has earned the nickname “The Open Doctor” for his redesign of courses in preparation for major championships. Rees Jones has begun studies to reconstruct the fabled “Monster,” creating

a playable golf course that will enable guests to participate in a wide variety of activities at the Gaming Facility all in one day.

The new golf clubhouse will be designed by Hart Howerton, the master planners for Adelaar and designers of 7 of America’s Top 10 Golf Communities according to Travel + Leisure Golf Magazine. Their vision of the clubhouse will be blended with the landscape, and compliment the destination gaming experience and provide a high deal of service for casino patrons. The entire Monster Golf Course and clubhouse renovation and construction will be financed by EPR and leased in its entirety to Empire, who will manage the course for the benefit of the Gaming Facility.



## Adelaar

When fully built, Adelaar's recreational activities are expected to include designated areas and trails for

**BOATING, CANOEING,  
CROSS COUNTRY  
SKIING, FISHING, GOLF,  
HIKING, HUNTING, KAYAKING, MOUNTAIN  
BIKING, OFF-ROAD ADVENTURES, PAINTBALL,  
RAFTING, RIVER TUBING, RUNNING,  
TUBING AND SLEDDING.**



Furthermore, at the Indoor Waterpark Lodge, Adelaar's recreation facilities will include a 80,000 square foot indoor waterpark. Though it will be expanded annually, outdoor amenities at the Indoor Waterpark Lodge will include a 40,000 square foot outdoor water park, a revamped Concord Ski Hill with a learn-to-ski school, a modern snow tubing facility, a "mountain coaster" or alpine slide, zip-lines and a ropes and team-building course. Walking and hiking trails will be created to connect the indoor waterpark resort to the adventure park, Monster Golf Course, Montreign Resort Casino and the Entertainment Village. The outdoor adventure park activities will provide a greater resort experience for all visitors to Adelaar in addition to guests staying at Montreign Resort Casino or the Indoor Waterpark Lodge.

Attachment VIII.C.10.a.-2 illustrates the breadth of activities and amenities that will be offered at Adelaar and Montreign, as well as nearby recreational activities for Montreign and Adelaar guests to enjoy. Further, Attachment VIII.C.10.a.-3 illustrates the various trails, paths and bike lanes available for Montreign and Adelaar guests to travel throughout the Adelaar comprehensive master planned resort community and to enjoy all that it has to offer.

### *Other proposed and related facilities or amenities.*

Montreign Resort Casino will include a full-service spa and salon that will cater to Montreign's hotel guests and will be open to the general public as well. In addition, as discussed above, Adelaar will include 200,000 square feet of space including a 60,000 square foot CineBowl & Grille plus twenty (20) other venues in which guests and the general public may shop and dine. The Monster Golf Course, Entertainment Village and waterpark augment



Montreign as part of the Gaming Facility, and this development permits other businesses to profit from the development of Montreign.

The 60,000 square foot CineBowl & Grille within the Entertainment Village will include eight (8) state-of-the-art movie auditoriums, and sixteen (16) boutique bowling lanes. Further, a 20,000 square foot indoor Catskill Marketplace will be a curated micro-version of the French Market in New Orleans or La Boqueria in Barcelona. The Marketplace will contain shops, boutiques, stalls and kiosks, featuring local\* foods, wines, spirits and beverages, as well as hand-crafted goods that celebrate the products, works and arts of purveyors from the Catskills and Upstate New York, as well as instructional how-to classes. In seasonal months, the Marketplace will expand into the plaza doubling its size to resemble Smorgasbord in Brooklyn or Greenmarket in Union Square.

The Entertainment Village will also feature a 5,000 square foot New Horizons day care facility to serve children of Montreign's employees, and a 10,000 square foot Kid's Quest play and learn center for Adelaar's younger guests.

*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.*

### **Bistecca Italian Steakhouse**

Bistecca will be operated by Chef Conant ([www.chefconant.com](http://www.chefconant.com)) pursuant to a letter of intent with Montreign, attached as Exhibit VIII.C.10.a.-4.



### **Gotham Comedy Club**

Gotham Comedy Club will be operated by Gotham Comedy Club pursuant to the letter of intent between EPT Concord II, LLC and Gotham Comedy Club.

### **Catskill Marketplace**

Catskill Marketplace will be operated by Ark Restaurant Group pursuant to the letter of intent between EPT Concord II, LLC and Ark Restaurant Group.

### **Legit Pizza, Pasta and Gelato**

Legit Pizza, Pasta and Gelato will be operated by Steve Vegliante pursuant to the letter of intent between EPT Concord II, LLC and Steve Vegliante.

### **CineBowl & Grille**

CineBowl & Grille will be operated by Frank Entertainment Companies pursuant to the letter of intent between EPT Concord II, LLC and Frank Entertainment Companies.

The letters of intent referenced above concerning Gotham Comedy Club, the Catskill Marketplace, Legit Pizza, Pasta and Gelato, and CineBowl & Grille are included as Attachment VIII.C.2.b.-3 to Exhibit VIII.C.2.b. As noted above, many of the lease agreements for the restaurant, retail and entertainment offerings within the Entertainment Village are still being negotiated by EPR, and letters of intent are not yet available. Further, while it is anticipated that the water park at Adelaar will be operated by Waterpark

Ventures Management Services, LLC, agreements concerning the same are still being negotiated. The Gaming Facility's New Horizons and Kid's Quest will be operated by a third party and agreements concerning the same are still being negotiated. These agreements will be provided once they are available or upon request by the Commission. Finally, the Blumenfeld Development Group, Ltd. will serve as the property manager of the Entertainment Village, and a letter of intent between Blumenfeld and EPR is attached as Attachment VIII.C.10.a.-5.