



Submit as Exhibit VIII.C.5.a. designs for the proposed Gaming Facility as follow:

1. a site plan for the Project Site, including any off-site ancillary property to be used by Applicant in connection with the Gaming Facility.
2. full build out floor plans by building and floor including front- and back-of-the-house areas with major function/activity/use and approximate square footage thereof denoted. For repetitive activities like a hotel tower, a typical floor plan may be provided where floors are materially similar.
3. building elevations and perspectives (showing heights, relative scale and relationship to adjacent existing or proposed buildings and areas).
4. cross-sections sufficient to illustrate the interrelation of principal building program components (e.g. of a hotel room tower, if any, to circulation areas, the hotel lobby and/or gaming floor).
5. proposed hardscape, landscape and landscape treatments including any off-site improvements required to implement the proposal.
6. exterior lighting design.
7. plans for parking structures, if any. For parking structure floors, a typical floor plan may be provided where floors are materially similar.

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8. **surface parking and Project Site traffic circulation plan, including denotation of pick-up/drop-off areas for hotel and casino patrons, buses and valet parking and of parking areas for employees, patrons, valet-parked vehicles and buses if separate parking areas are to be provided.**
9. **high-quality, color perspective renderings of the exterior of the proposed Gaming Facility showing general massing and context of the overall building program layout from each of the principal exterior approaches.**
10. **at least one high-quality, color perspective rendering of the exterior of the proposed Gaming Facility at night showing the effect of the proposed exterior lighting design.**
11. **high-quality, color perspective renderings of significant interior spaces providing general orientation and a sense of layout including, for example, the main entrance lobby, gaming floor, convention lobby/ballroom and principal circulation space(s).**
12. **Project Site access plan indicating adjacent properties and buildings, streets, automobile and pedestrian access and site circulation, parking, building footprints, service areas, vegetation, tour bus drop-off facilities and other related infrastructure and access to and egress from all major traffic arterials and freeways identifying those off-site improvements required to implement the proposal.**

Please do not provide any physical models.

Site plan for the Project Site, including any off-site ancillary property to be used by Applicant in connection with the Gaming Facility.

There is no change to the Project Site (Master Plan for Adelaar) under Alternative #1, other than the extent of footprint of the Montreign Resort Casino building proper, and extent of the surface parking area.

Montreign does not anticipate using any off-site ancillary property in connection with the Gaming Facility.

Full build out floor plans by building and floor including front-and back-of-the-house areas with major function/activity/use and approximate square footage thereof denoted. For repetitive activities like a hotel tower, a typical floor plan may be provided where floors are materially similar.

As in the Base Application response to this Exhibit, the Project Site contains several buildings which are in various stages of design in the planning process. Montreign's construction documents for Alternative #1 are approximately 80% complete. Montreign may need to request a site plan amendment for Alternative #1. We do not anticipate any approval issues, as the original Site Plan approvals were for a project equivalent to Alternative #1. The changes reflected in the Minor Site Plan Amendment would essentially be 'reversed' to accommodate Alternative #1.

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As a result of its advanced status, there are volumes of design and construction documentation available for review for Alternative #1. For the purposes of this Exhibit, we have attached as Attachment VIII.C.5.a.-1-ALT-1 full and partial floor plans of Alternative #1, illustrating the key project and program components. We have also provided three (3) hard copies of progress construction documents for Montreign, separately bound and labeled as “Montreign Construction Documents – Alternative #1” as well as electronic copies of the Montreign Alternative #1 Construction Documents.

Page 1 of Attachment VIII.C.5.a.-1-ALT-1 illustrates the ground floor of Montreign Alternative #1, defining the casino floor and front-and back-of-the-house areas with major function, activity and use, and approximate square footage. Page 2 of Attachment VIII.C.5.a.-1-ALT-1 illustrates a typical floor plan which is repeated on seven (7) floors of the hotel, and page 3 shows the penthouse floor. Attachment VIII.C.5.a.-2-ALT-1 shows a building Program Summary for Montreign outlining all major uses and floor areas, which corresponds to the aforementioned floor plans. The Program Summary is more fully defined in the Montreign Alternative #1 Construction Documents.

There is no change to the status of design or the full build out floor plans by building and floor including front-and back-of-the-house areas with major function/activity/use and approximate square footage thereof denoted for the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

Building elevations and perspectives (showing heights, relative scale and relationship to adjacent existing or proposed buildings and areas).

Montreign will not be as tall a building under Alternative #1, because the hotel will only have 238 hotel rooms. The hotel portion of the tower is eight (8) stories tall, sitting over a one floor Spa and Pool area (9 stories total). Attachment VIII.C.5.a.-1-ALT-1, Page 5 thru 8, illustrate building perspectives for Montreign Alternative #1, showing building heights and scale.

There is no change to the building elevations and perspectives for the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

Cross-sections sufficient to illustrate the interrelation of principal building program components. (e.g. of a hotel room tower, if any, to circulation areas, the hotel lobby and/or gaming floor).

Even under Alternative #1, Montreign will still likely be the tallest structure on the Project Site at over 200 feet. The hotel portion of the tower is eight (8) stories tall, sitting over a one floor Spa and Pool area (9 stories overall). Based on change in grade, the overall facility will be twelve (12) stories. Attachment VIII.C.5.a.-3-ALT-1, depict cross-sections illustrating the interrelation of Montreign’s principal building program components including the casino floor, hotel and hotel lobby, parking garage and the M Centre.

There is no change to the cross-sections illustrating the interrelation of principal building program components for Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

Proposed hardscape, landscape and landscape treatments including any off-site improvements required to implement the proposal.

Alternative #1 will continue to follow the standards developed for Adelaar, with a particular focus on screening the larger surface parking areas necessary for this portion of the property, and accentuating

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the entry drive with a growing focus of color and scale to the plantings envisioned for the areas closest to building entries. There will be a larger buffer between the resort boulevard and the parking areas, as a result of the reduced surface parking area. The plantings are reflective of the activity in the immediate site area, with taller and more visual plantings at parking areas, and more colorful and personal scaled plantings at walkways, pathways and entries. These focal points will be supplemented by irrigation, make use of sustainable water practices where practical and support the perennial plant types utilized.

As in the Base Application, plantings are installed in formal settings where applicable, such as along the entry drive, and are informal or natural in other areas of the property. This format allows plants to re-establish the natural setting of the property as growth takes hold over time.

Attachment VIII.C.5.a.-4-ALT-1 illustrates the proposed hardscape, landscape and landscape treatments for Montreign.

There is no change to proposed hardscape, landscape and landscape treatments including any off-site improvements the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

Exterior lighting design.

The exterior lighting design for Montreign Alternative #1 was developed to accentuate building features which occur on the interior by marking their presence a bit on the exterior. There are features at the main entrance, in the lobby and casino central bar which have taller ceiling openings, and lighting is allowed to wash out through tall light monitors over the roof or up the building elevation at these features. Lighting technology allows the design to highlight architectural entry features such as canopies and columns with precision of shape and color to allow maximum theming flexibility for an upscale guest experience.

Attachment VIII.C.5.a.-5-ALT-1 depicts progress drawings for Montreign's Alternative #1 site lighting and shows the exterior lighting program proposed.

As in the Base Application, parking lot lighting will be designed to a minimum footcandle average of three (3) footcandles utilizing LED pole and bollard type luminaries. Special illumination levels for security camera systems will be considered if required for safety and based on evaluation in field conditions.

There is no change to the exterior lighting design for the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

Plans for parking structures, if any. For parking structure floors, a typical floor plan may be provided where floors are materially similar.

Attachment VIII.C.5.a.-1-ALT-1 illustrate the floor plans for Montreign's Alternative #1 parking structure. As in the Base Application, the garage is located directly below Montreign's gaming floor, and built into the side of the sloping site on which Montreign is located. In Alternative #1, the parking structure is three (3) stories, and houses 1,220 vehicles in fully covered parking. There is both ADA accessible parking and accessible van parking as required by State Codes, and direct access to Montreign's main lobby by elevator. The parking garage has almost 50% of its exterior open, but the garage utilizes supplemental mechanical ventilation to control fresh air and exhaust as required. While the parking garage is the only parking structure currently planned, additional surface parking will be available on the Project Site as noted below.

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Surface parking and Project Site traffic circulation plan, including denotation of pick-up/drop-off areas for hotel and casino patrons, buses and valet parking and of parking areas for employees, patrons, valet-parked vehicles and buses if separate parking areas are to be provided.

As noted above, there is no change to proposed hardscape, on the Project Site under Alternative #1, except as noted below for Montreign.

Attachment VIII.C.5.a.-7-ALT-1, Page 1, depicts the Montreign Site, and illustrates the surface parking lots to be constructed under Alternative #1. This shows the surface parking areas adjacent to the main entry to Montreign to be constructed which results in a total surface parking capacity of 916 spaces for guest parking. The employee lot off of Thompsonville Road has a capacity of 385 employee parking spaces.

No other parking and traffic circulation changes are changed as a result of Alternative #1.

High-quality, color perspective renderings of the exterior of the proposed Gaming Facility showing general massing and context of the overall building program layout from each of the principal exterior approaches.

Attachment VIII.C.5.a.-1-ALT-1, pages 5 thru 8, depicts Montreign's perspective renderings, illustrating general massing and context of the overall building program as viewed from each of the principal exterior approaches in daylight.

There is no change to renderings of the exterior or general massing and context for the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

At least one high-quality, color perspective rendering of the exterior of the proposed Gaming Facility at night showing the effect of the proposed exterior lighting design.

Attachment VIII.C.5.a.-1-ALT-1, pages 6 thru 8, depicts a perspective rendering of Alternative #1 at dusk, illustrating the effect of the proposed exterior site lighting design and the general scale of the buildings.

There is no change to renderings of the exterior or lighting for the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1.

High-quality, color perspective renderings of significant interior spaces providing general orientation and a sense of layout including, for example, the main entrance lobby, gaming floor, convention lobby/ballroom and principal circulation space(s).

Attachment VIII.C.5.a.-8-ALT-1 depicts renderings of Montreign's Alternative #1 interior perspectives, finishes, interior elevations and significant interior spaces, such as the main entrance lobby, hotel rooms and floors, restaurants and other amenities, which represent a montage of interior sketches, vignettes, elevations and details which help characterize the spaces proposed for the interior of Montreign and its variety of materials.

There is no change to status of design or interior renderings of the interior of the Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, or Infrastructure Improvements under Alternative #1

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Project Site access plan indicating adjacent properties and buildings, streets, automobile and pedestrian access and site circulation, parking, building footprints, service areas, vegetation, tour bus drop-off facilities and other related infrastructure and access to and egress from all major traffic arterials and freeways identifying those off-site improvements required to implement the proposal.

There is no change to site access, adjacencies, circulation, parking, building footprint, or access to arterial roadways under Alternative #1, other than those elements described above for the Montreign Resort Casino site.

Finally, Attachments VIII.C.5.a.-13 and Attachments VIII.C.5.a.-15 illustrate numerous infrastructure and other features of the Project Site access plan, and provide additional context concerning access to and egress from major traffic arteries and freeways.

Physical models.

Montreign has not supplied any physical models with its Application, and will not have one for Montreign Alternative #1.