



EXHIBIT VIII.C.5.b.

DESIGNS AND LAYOUT

Overall Architectural and Building Plan

Submit as Exhibit VIII.C.5.b. a narrative description of the basis of the overall architectural and building plan, any unique or defining exterior and interior themes or characteristics and prevailing style. Describe how various aspects of the proposed plans are designed to interrelate and principal decisions as to the layout of the building program, consolidation or segregation of major functions/ activities/uses and configuration of the building program to meet any constraints or opportunities presented by the Project Site. Describe how the programmatic and architectural decisions contribute to an overall superior customer experience or address unique challenges or opportunities of the proposed Gaming Facility and Project Site.

The programmatic and architectural decisions embodied in the design of Montreign Resort Casino and Adelaar not only take advantage of opportunities presented by the Project Site, but they will help Montreign Resort Casino and Adelaar deliver an overall customer experience that is superior to typical gaming facilities. The Gaming Facility has the ingredients needed to thrive and a measured, disciplined land use and development model that will ensure its success. There is simply no other planned resort development that can compete with the unique and thrilling experiences that will define the Adelaar lifestyle.

There is a mutually beneficial relationship between Montreign Resort Casino and the other entertainment elements within Adelaar, such as the Entertainment Village's cinema, retail,



and food and beverage options. Adelaar's various components, including the Montreign Resort Casino, the Indoor Waterpark Lodge, the Entertainment Village and the redesigned and restored Monster Golf Course, will all work together to provide a critical mass of superior entertainment experiences that will attract visitors from the New York metropolitan area, and keep them coming back for more.

The development and design of the high-quality range of venues and amenities within the Gaming Facility, innovatively arranged for visual access to the rural Catskills setting, capitalizes on the value generation potential created through its interrelated and complementary components. The strategic management of this opportunity, and land asset that is Adelaar, creates the type of special products that command aspirational prices while maintaining the long-term integrity of the plan and the Adelaar environment.

Montreign Resort Casino

Montreign Resort Casino has been designed to allow its guests to experience the casual elegance reminiscent of that found in resort properties from the height of the Catskills' significance, while also allowing these guests to experience a 21st century destination gaming resort.



With a primary goal of sustainable design, and a tireless commitment to patron comforts, Montreign will perform as a 4-star and 4-diamond quality resort entertainment facility. Montreign provides multiple venues for entertainment and relaxation, as well as for business meetings and small conferences. This occurs in a setting which provides both excitement through its variety of casino gaming experiences, advanced technology, a high level of quality finishes, and relaxation through numerous amenities such as the spa, salon, pool and fine dining experiences complete with broad menu variety and indoor and outdoor terrace settings. Montreign offers leisure and relaxation in natural surroundings with prime vistas of the western Catskills, as well as the redesigned and restored Monster Golf Course.

Montreign's exterior design has been developed to blend in with its rural and woodland surroundings, and to compliment the architecture of Adelaar and the Catskills region. Building forms mimic the facility logo at its peak, and provide a subtle change to the local skyline by the use of reflective glazing, which allows the building to almost disappear in reflected sky! Parking is situated under the main floor level, and tucked into the hillside, resulting in a relatively small developed footprint which minimizes the site disturbance and disruption to the natural terrain, and preserves wetlands, wildlife and vegetation. The interior design combines a familiar and comfortable resort experience, with a lively active entertainment experience on and off the casino floor. Through the blend of gaming excitement, fine dining options, spa relaxation and multiple entertainment opportunities both on property and regionally, the facility promises to fulfill the historic Catskill experience for regional resort entertainment.

The building program for Montreign was championed by seasoned gaming and resort executives and an experienced design team, resulting in market appropriate space allocation, adjacencies and inter-relationships. The design and floor plan development is a direct result of the project's program development,

and also a result of the benefits offered by the sloping site in how the program components, garage, casino podium and hotel stack up along the hillside to provide continuity and ultimate efficiency. All aspects of the casino floor layout, placement of amenities and circulation for staff and guests have been implemented in the design and planning based on market parameters, operational security and efficiency.

Adelaar

Architecture at Adelaar is designed to be evocative of the Catskills vernacular, including its iconic historic resorts and hotels, large lodges, round barns, octagon houses and farmhouses. These building types are valuable legacies of Sullivan County’s rich history as not only a vacation destination, but also as an agricultural and early industrial community. Architectural designs at Adelaar will thoughtfully consider and translate the fundamental principles of these building forms, their façade compositions and material applications in distinctly modern proposals that serve the resort’s contemporary uses.

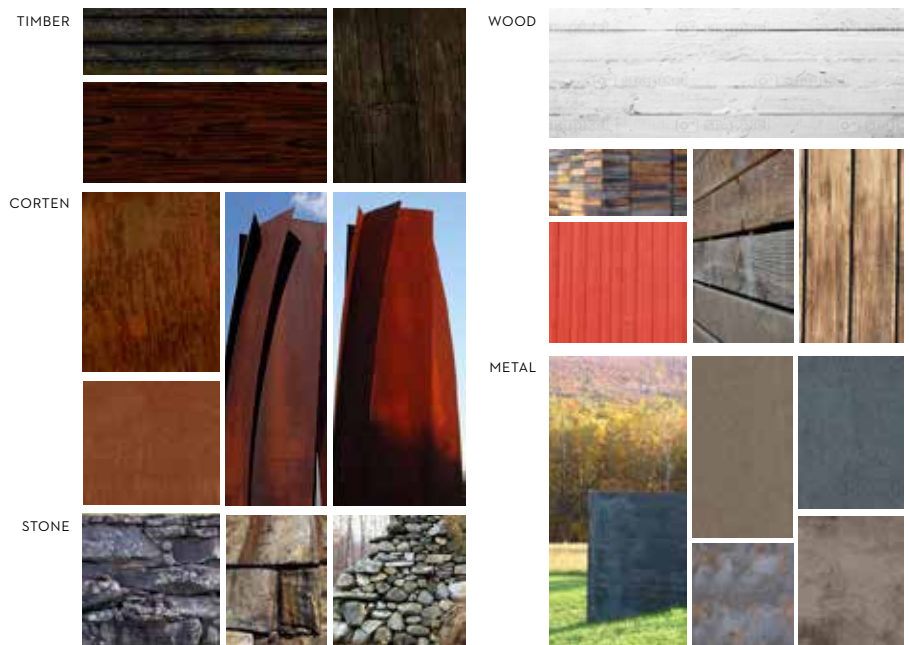
Adelaar will reference the color, texture, form and application of materials commonly found in the Catskills and Sullivan County, namely, wood and stone. At the same time, contemporary details, glazing and innovative material design can help to distinguish the resort as a fresh interpretation of its surrounding environment. The natural environment will have a dominant role in the Adelaar experience. Further, the landscape of the public realm will be rich and well detailed, parks and open spaces will be varied and ecological opportunities will be realized and taken advantage of.

Adelaar experiences a dynamic pattern of changing conditions throughout the year. Commercial buildings and landscapes will be designed with this in mind, and turn seasonal challenges into design opportunities. Successful designs will consider the architectural and landscape design of commercial areas comprehensively, providing flexible and comfortable indoor and outdoor spaces throughout the year.

The responsible use of resources is a key element of Adelaar’s approach. Sustainable building systems, site development, materials and construction techniques are encouraged in all design and development. A cooperative approach among

Adelaar’s future tenants and owners will be required for those systems that cross parcel boundaries, such as storm water management, as well as other features that collectively serve the resort environment. Diversity of design and individual expression is encouraged, provided that the overall result creates a visually and spatially harmonious destination. In addition to the seasonal considerations mentioned above, buildings are to be designed with both daytime and evening use in mind.

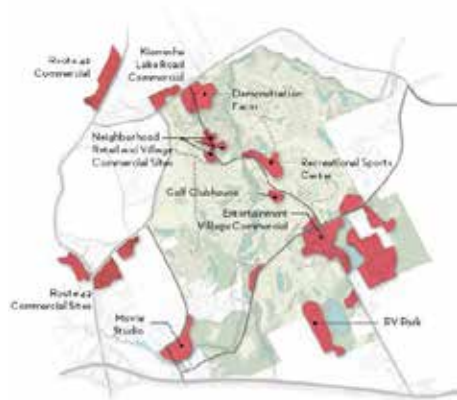
Commercial buildings are to be well-proportioned and have



The signage and lighting material palette, set against the diverse textures of the EPT Concord Resort landscape, should enhance the overall experience of the resort for visitors and guests.

elements that are pedestrian-scaled. Sidewalks, streets and plazas will be designed in concert with ground floor commercial uses, and variations in height, form and materials within and across commercial buildings will prioritize creating memorable and intimate experiences for residents and visitors of all ages.

The overall framework is derived from the land itself. Kiamesha Creek and its tributaries are the green “infrastructure” whose edges create the form of distinct neighborhoods and villages. Each neighborhood or village has unique characteristics framed and enhanced by topography, views, natural landscape and access. The program and general layout of each neighborhood or village has been sited to take advantage of its specific location. Each neighborhood or village is to have a cohesive character and complementary series of uses that combine to form the unique set of experiences that will comprise Adelaar.



Commercial Program



Casino Resort Program



Hospitality Program



Golf, Recreation, and Civic Program

Finally, Adelaar’s Commercial Design Guidelines, attached as Attachment VIII.C.5.b.-1, provide additional background on and descriptions of the basis for the overall architectural and building plan of Adelaar, as well as its defining themes and styles, and also the interrelation of and principal decisions regarding the layout of the building program; the consolidation or segregation of major functions, activities and uses; and the configuration of the building program to meet any constraints or opportunities presented by Adelaar.