



EXHIBIT VIII.C.5.c

DESIGNS AND LAYOUT

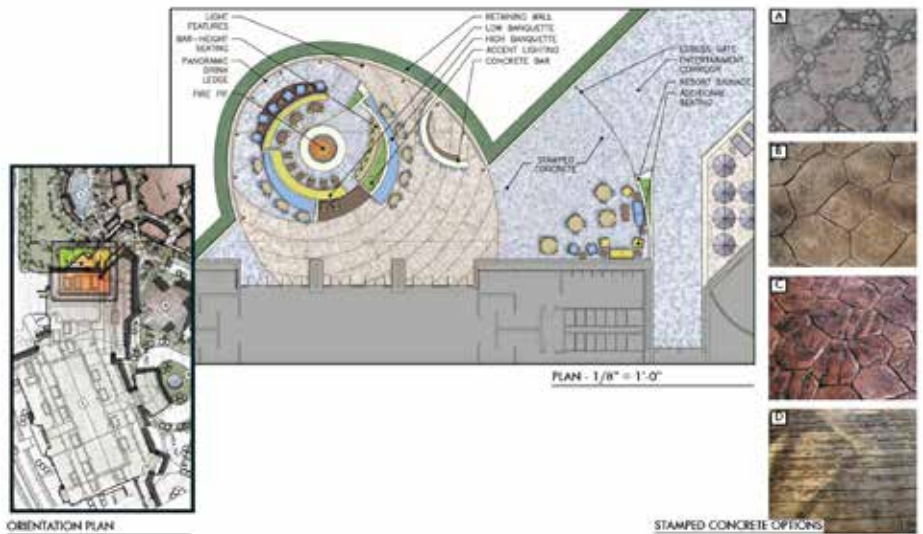
Description of Materials

Submit as Exhibit VIII.C.5.c. a description of the types of materials, finishes and furnishings that are proposed and how those complement or interrelate with the chosen style or theme.

Montreign Resort Casino

The finishes throughout Montreign Resort Casino are a blend of natural materials such as stone and wood and contemporary finishes of glass and metals. The relationship between these seemingly contrasting materials supports the contemporary and modern designs of our exterior and interior spaces and relationships. This overall facility design for Montreign moves the hospitality and tourism industries of the Catskills region into the 21st Century, providing a state-of-the-art facility to expand and energize the Catskills' tourism and entertainment portfolio. The furnishings for Montreign have been selected to focus on comfort and durability, and to ensure that guests are able to fully enjoy their stay and are enticed to return. Hotel

TERRACE PLAN



rooms will have club chairs with luxurious materials and plush bedding. The spa will provide treatment rooms which ensure relaxation through the use of calming colors and materials, as well as luxurious amenities such as private saunas and steam rooms.

Attachment VIII.C.5.a.-20 to Exhibit VIII.C.5.a. provides images of interiors, interior finish material boards and interior sketches for Montreign's various gaming areas and amenities, which illustrate the overall character of the interior spaces of the facility and provide further background as to Montreign's materials, finishes and furnishings, and how they complement and interrelate with Montreign's chosen theme.



Adelaar

The Adelaar Commercial Design Guidelines ("CDG"), attached as Attachment VIII.C.5.b.-1 to Exhibit VIII.C.5.b., are intended to provide guidance for all development and construction – new buildings, building additions, site work and landscaping – at Adelaar, as well as any subsequent changes or alterations to previously approved plans or existing structures.

Adelaar plans to 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 will help to distinguish the resort as a fresh interpretation of its surrounding environment. The CDG provides additional details concerning Adelaar's materials, finishes and furnishings, and how they complement and interrelate with Adelaar's chosen theme.