



**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. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined.**

**Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant's or the Manager's branding and customer loyalty or patronage programs.**

### **Montreign Resort Casino**

#### **Description of the Hotel Facility:**

Montreign Resort Casino has been designed to provide its guests with an exceptional experience of casual elegance. Montreign will offer multiple venues for entertainment and relaxation, as well as business meetings and small conferences, in a setting that provides excitement through its advanced technology, gaming offerings and entertainment options. This is complimented by a high level of quality finish and amenities such as the spa, pool and dining terraces. The location, nestled in the heart of Sullivan County, offers many opportunities for recreation and leisure activities with prime vistas of the western Catskills and the sweeping grounds of the Monster Golf Course.

The exterior design of Montreign has been developed to blend in with its rural and woodland surroundings, and to compliment the architecture of the Adelaar comprehensive master planned resort community and the Catskills region as a whole. Parking is situated under the main floor level, and tucked into the hillside, resulting in a relatively small developed footprint, minimizing the site disturbance and disruption of the natural terrain, wetlands, wildlife and vegetation. The interior design combines a familiar and comfortable resort experience, with a lively, active and engaging 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.

Montreign's 18-story hotel tower will feature 391 luxury rooms planned to meet the 4-star and 4-diamond standards of Forbes and AAA, respectively. Montreign's rooms and suites are spacious and will provide a luxurious setting for the vast array of guests that we will attract. Each floor will feature two (2) corner king suites and the top floor will be comprised primarily of suites ranging in size from a bay and half to four bays. The specific number of rooms by type and square footage are as follows:

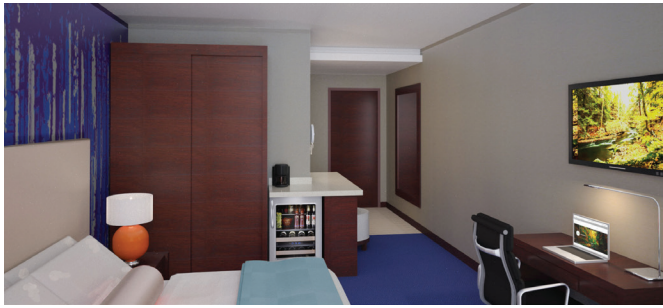
**289 regular king rooms, 380 square feet**  
**65 regular queen rooms, 380 square feet**  
**27 bay and half suites, 600 square feet**  
**9 two bay suites, 820 square feet**  
**1 four bay suite, 1,800 square feet**



The penthouse floor allows the room mix to be sold as either two or three bay suites in two room locations, and four two-bay suites can also be sold with an adjoining conference/dining room. The mix allows standard rooms to be sold on this floor, or used as adjoining rooms.

Attachment VIII.C.7.a.-1 illustrates the layout of a typical floor of the hotel and the penthouse floor, along with a description of the number and types of rooms included on each floor. For further descriptions of the hotel floor plans, amenity plans and exterior design, please see Exhibit VIII.C.5.a.

Immediately adjacent to Montreign, Adelaar will continue to offer the internationally renowned Monster Golf Course, which is being redesigned by Rees Jones, the "Open Doctor," and will also offer a new clubhouse facility and related support services.



Montreign’s master plan also includes a provision for the development of a second hotel in the future. The final design, layout and room type for this hotel is dependent on the demand generated from our initial hotel. Montreign intends for this hotel to approach the 5-star and 5-diamond standards of Forbes and AAA, respectively.

### **Level of Service and Branding:**

Montreign’s initial hotel tower is planned to meet the 4-star and 4-diamond standards of Forbes and AAA, respectively. The hotel will use our proprietary “Montreign” brand. Utilizing our own newly created, proprietary brand will permit us to establish our own identity unique to the Catskills market and will provide us with the flexibility to position ourselves to appeal to a diverse clientele, including gaming, tour and travel, conferences, social, government and fraternal events and weddings. In deciding to create our own brand, we concluded that using the “Montreign” brand will enable us to control our high standards of service and amenities while not being limited to the restrictions that can be incurred when using someone else’s third party named brand or “flag.” When Montreign builds its master planned second hotel, it will be operationally combined with Montreign’s original hotel.



High standards of service will be provided to all of our guests and will include friendly attentive service from arrival to departure. For every guest, check-in will be attentive and if the guest chooses, self-check-in will be available. Bell service will be available to all our guests. In addition, our Front Desk attendants will have knowledge of and information on area attractions. This knowledge will be supported by in-room Montreign local information guides to promote area attractions. Daily room cleaning service will be offered based on guest needs and room service will be available. Free Wi-Fi will also be provided along with an array of in-room entertainment options. All of our suite guests will have turn down service provided.

To our penthouse guests, we will provide an even higher level of service. Our higher-end gaming guests and cash paying guests on this floor will be provided with a VIP check-in area, and butler service will be available. Our butler service will ensure that these high valued gaming and non-gaming guests will have their requests handled quickly and with the attention they deserve.

## Indoor Waterpark Lodge at Adelaar

### Description of the Hotel Facility:

In addition to the Montreign Resort Casino (which will be owned, operated and managed by Montreign Operating Company, LLC), Adelaar, through EPR, will offer as part of the Gaming Facility a new, non-gaming, 150 acre Indoor Waterpark Lodge. The 400,000 square foot Lodge will rest in the landscape at the eastern edge of Adelaar where magnificent views of the Catskills will celebrate indoor and outdoor-oriented adventure while offering four seasons of family fun.

The initial indoor program for the Lodge will include 350 family-style guest rooms, 50 condo-style suites, an 80,000 square foot indoor water park, a 40,000 square foot conference and banquet center, a 25,000 square foot arcade and two 5,000 square foot restaurants with 250 seats total, all complimented by lodge reception, concierge and business areas. Though it will be expanded annually, outdoor amenities at the 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/team-building course, plus 1,000 parking spaces.



The Lodge's 350 family-style guest rooms will include a mixture of double queens, king rooms and suites. All rooms are to include a sleeper sofa or bunk beds to utilize them as studio suites. The mixture of room types will include themed rooms with kids' bunk beds and separate kids' areas. All standard guest rooms should sleep six people to provide flexibility for guests. Rooms will be larger than typical, 70% being guest rooms with an average square footage of between 400 and 450 square feet and 30% being suites offering approximately 600 square feet and including a separate bedroom and living room. The entire Lodge will be smoke-free.

The 80,000 square foot indoor waterpark will be for the exclusive use of the overnight guests of the Lodge and the Montreign Resort Casino. A unique feature of the indoor waterpark will be a specialized glazed roofing system that will allow guests to sunbath indoors on sunny days, just like at the beach! The enormous wave-like pool below the roof will have ample areas for climbing and active play in the water. Proprietary water rides are being designed that will create excitement and adventure for those seeking a challenge, while quieter areas will also be provided with shallow water for tiny tots.

EPR is also planning an adventure park with a mountain coaster, ropes course, zipline and a tubing hill/beginner skiing hill. The development will be able to utilize the natural changes in elevations to create

numerous outdoor activities. Walking and hiking trails will be created to connect the indoor waterpark resort to the adventure park, Monster Golf Course, Montreign Resort Casino and 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.

A conceptual drawing for the Lodge and its many outdoor family-oriented activities is attached as Attachment VIII.C.7.a.-2.

### **Level of Service and Branding:**

With multiple indoor and outdoor attractions, the Lodge will become the best family-oriented lodging in the Catskills and the only major indoor waterpark resort in New York State. It will attract visitors from a 200-mile radius who will choose extended stays averaging 2.5 days or more. While there is plenty to do on site, these visitors will also be inclined to explore the broader Catskills areas, partake in further outdoor and cultural activities, and further boost the local and regional economy beyond the gaming facility.

EPR, the master developer, has selected HWP to be the developer of the Indoor Waterpark Lodge, and a ground lease has been executed with HWP as more fully described in Exhibit VIII.C.2.b. EPR anticipates that the Indoor Waterpark Lodge will be managed and operated by Waterpark Ventures Management Services, LLC ("WVMS"), a waterpark development and management company. Headquartered in Wisconsin Dells, the "waterpark capital of the world," the team at WVMS are experts in well-established family tourism markets and its ownership group has years of experience in the waterpark industry. EPR is in the process of completing its negotiations with WVMS and a copy of their agreement will be provided once finalized.

### **Branding, Franchising, and Hotel Loyalty and Patronage Programs Throughout Adelaar**

Montreign's Me. Card reward program will be used at Montreign Resort Casino. No other branding, franchising or loyalty programs are presently planned to be used at Montreign. For cross-marketing purposes, Empire intends to develop a player point program where points earned at both Montreign and Monticello Casino and Raceway (as more fully described in Exhibit VIII.B.2.) may be earned or redeemed at either location.

Within Adelaar as a whole, additional branding, franchising and loyalty programs will depend on the ultimate tenants and development partners in the Entertainment Village and elsewhere throughout the integrated resort development. Of course, Montreign intends to enter into cross-marketing agreements with other tenants of Adelaar for the use of its player points at their facilities for the purchase of goods or services.