

Exhibit VIII.A.5

BUSINESS PLAN

Submit as Exhibit VIII. A.5. a qualitative five (5) year business plan for the proposed Gaming Facility describing, at least, the components and projected results of the material revenue lines and expense categories of the proposed Gaming Facility, the Applicant's sources and availability of financing, the principal business and financing risks of the proposed Gaming Facility and plans to mitigate those risks.

BUSINESS PLAN

Introduction

Our current plans for Nevele include reopening the former Nevele Grande resort by refurbishing some of its iconic hotel towers and amenities as well as constructing new hotel rooms, which are expected to be operated under Starwood's upscale Westin[®] brand. The development also calls for a large competitive casino and additional amenities that will transform the resort into a competitive regional gaming and leisure destination. When completed in 2017, the casino resort is expected to feature 2,000 slot machines, 80 table games, including poker, 446 hotel rooms, a conference center, an 18-hole championship golf course, numerous food and beverage offerings, including New York's iconic Old Homestead Steakhouse, and other amenities.

Nevele Resort, Casino & Spa is expected to be one of the gaming facilities to be constructed in the Catskills region as part of the four gaming resort licenses being awarded in the regions designated by the Upstate NY Gaming Economic Development Act of 2013. When opened, we will compete with a number of existing, and to be developed, casinos throughout the region. Some of these facilities have been operational for many years and have established brands and developed databases. Accordingly, we will be focused on establishing Nevele's own brand identity and positioning Nevele Resort, Casino & Spa as a convenient destination resort that will cater to day-trip and overnight gamers, as well as tourists to Catskills region.

Our strong casino management team will be bolstered by the experienced Westin/Starwood management team and their world-wide innovative sales and marketing organization. With over 200 Westins around the world, the brand name is among the most recognizable upscale hotel brands. It is known for its innovative approach to marketing that includes not only traditional advertising approaches, but also experiential events, new social media marketing tactics and sophisticated database marketing and customer relationship management strategies and tactics.

While Nevele's primary focus will be on delivering a high-quality gaming and resort experience in a friendly manner to those customers whose primary purpose to visit is to gamble, one of the unique aspects of Nevele Resort, Casino & Spa will be the inclusion of certain amenities that will also allow us to be positioned as family-friendly.

Supporting Documentation

To fully respond to the requirements of this exhibit, we have attached a copy of our business plan. The document is intended to highlight the mission, objectives and vision for Nevele, provide a summary of our company ownership and history, an overview of the proposed redevelopment of the site, justification for the development (vis a vis market assessment for the site), a summary of our marketing plan and management strategy, and summary of our financial plan.