

MASTER PLAN AND BUILDING PROGRAM

EXHIBIT VIII.C.4

Exhibit VIII.C.4.a

Located on a site buffered by over two miles of forest from the town of Tuxedo and Tuxedo Park, sits the future Sterling Forest Resort – an integrated connected resort featuring three major entertainment attractions: The Grand Hotel, Tuxedo Ridge Ski Area, and the Sterling Forest Gardens and Renaissance Faire.

Nestled amid the forested Ramapo Mountains, this LEED-certified masterpiece represents a much-desired retreat in one of America’s most beautiful forests. Cell phones and technology, though present and accessible, fade into the abyss as they are challenged by exquisite moments – larger than technology’s finest camera lens. Locally sourced materials and sustainable resources reflect New York’s breath-taking countryside and give the property a distinctive and memorable address.

The Grand Hotel

The castle-like homes of Long Island’s North Shore set forth a handsome architectural precedent for Sterling Forest Resort. Stately residences, such as Oheka Castle, Land’s End Swopes Mansion, The Buchanan Estate, and the Harriman House inspire a luxurious getaway palace rich in the glamour of America’s most bedazzled era. Prized by residents and admired by visitors, the rise of American promise turns to one of delight as memories are made at Sterling Forest Resort.

Ski Village

A charming, new ski village punctuates the foot of the existing ski area and elevates the property to a first-class destination. Small boutique shops operate 365 days while seasonal cafes change up their menus for the weather at hand. A new alpine slide, snowboard pipes and rails, and a toboggan run beckon winter enthusiasts, while mountain bike trails and zip lines revitalize the hillside, and ultimately strengthen the connection to the beauty of this year-round landscape.

Sterling Forest Gardens and Renaissance Faire

Breath-taking scenery and leisurely strolls along Mother-nature’s 100 year-old trees and pristine lakes ban stress to the sidelines. Incredible fauna and foliage, reminiscent of the original Sterling Forest Gardens, sprinkle the contours of the land with experiential fantasy, larger-than-life entertainment, and whimsical attractions. Permanent attractions include an arboretum, horse stables, amazing hedge maze, a house of imagination, croquet and bocce lawn, and a grand carousel. Various themed flower gardens, a giant chess yard, cherry blossom walk, and an aquatic garden each take center stage at their season’s peak. New York state’s beloved Renaissance Faire gets a refreshing update. Thoughtful additions and renovations are planned to both keep and enhance the magic of the faire’s enchanting atmosphere.





