

NON-GAMING AMENITIES

Exhibit VIII.C.10.a

Part 1

The property is planned to host a total of twelve restaurants and a food court – serving over 1,300 guests at one time. Japanese, Italian, American, Chinese, and Irish themed restaurants bring new cuisine to the area and cater to a variety of eclectic palettes. A much anticipated buffet, offers over 15,000 square feet of space and can seat 400 at a time - making it the largest restaurant space within the resort. The 5,200 square foot food court stays open during non-traditional hours to appease the growling appetites of hungry night owls and pavement pounding early birds. A burger joint, bakery/ chocolate shop, noodle bar, and coffee cafe offer casual bites while a custom steakhouse, serving local grassfed beef becomes a landmark of pride for Sterling Forest. Finally, the casino nightclub offers in-space dining and Farm to Table provides notariety and an instant sense of belonging to locals as well as domestic travelers in town for holiday.

Part 2

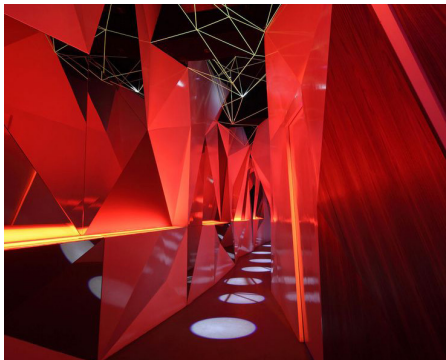
The Grand Hotel encompasses over 4,200 square feet of retail space, offering uniquely branded hotel items and necessary sundries to those who might have packed in a hurry.

Part 3

Lounges and bars total just over 11,000 square feet of space and provide numerous venues to catch the latest game on the big screen. Sterling Forest Resort hosts the signature bar of Resorts World, Bar 360 - a focal point for any sports fan or social butterfly as well as several high limit bars and service bars scattered throughout the property. A wine bar and Irish bar keep party enthusiasts entertained while a chain nightclub opens up a new location in New York - bringing energy from the city out to the Town of Tuxedo - a place to dress up, eat well, and dance the night away.

Part 4

The Sterling Forest Ski and Garden Areas offer space for recreation and relaxation. Patios, retail shops, a lodge, and warming hut offer amenities to enjoy not only during winter months, but all year round. The garden's arenas, ampitheaters, and cafes enhance what New York horticulture is all about.



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EXHIBIT VIII.C.10

Exhibit VIII.C.10.a

Figure VIII.C.10.a-1 Food and Beverage Chart

Food & Beverage	Area SF	Seats	Bar
Restaurants			
Grand Buffet	15,470	400	
Fine Dining			
Genting Palace	5,070	92	6
Steakhouse	4,335	146	13
Italian	4,625	124	6
Farm to Table	2,362	79	
Dining / Nightclub			
Nightclub	2,025	135	
<i>Second Level Basement</i>	7,495		500 Level B1
Level 6 Nightclub	16,570		1,105
Casual Dining			
Coffee Shop	4,440	145	13
Sushi	2,220	62	10
Tap Room	5,795	192	67
Bakery & Chocolate Shop	4,080	91	
Burgers	3,845	74	
Noodle Bar	1,915	52	17
Food Court			
Korean, Noodle, Vietnamese, Burger, Coffee	5,231	164	
	Areas SF	Seats	Bar
Total Restaurant	85,478	1,756	1,736
Bars			
Bar 360	4,480		99
Irish Pub	1,595	64	16
Wine Bar	690	32	
Highland Bar	1,964	65	
High Limit Bar	670	30	
Hotel Lobby Bar	345	38	
Service Bars	1,425		
	Areas SF	Seats	Bar
Total Bars	11,169	229	115
Total Bars & Restaurants	96,647	1,985	1,851

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Exhibit VIII.C.10.a

Figure VIII.C.10.a-2 Food and Beverage Chart

Ski and Gardens Areas		
Buildings from Schedule B to Declaration of Restrictions.		
pavilion		20,468
Cluster one		4,259
Cluster two		2,812
Cluster three		4,000
Cluster four		2,765
Dolphin Shop		3,064
Peacock Patio		1,820
Trout Pond Building		512
Storage Building		3,600
Maintenance Building		8,000
Warehouse		5,400
Ski Center Lodge		12,468
Warming Hut		2,352
Ski Admin Building		2,209
Stable Building		2,548
Maintenance Building		3,450
Total	Existing Schedule B Buildings	79,727
Current Design		
Wing North		10039
Wing North Small		5000
Wing South		6068
Joust Arena		7993
Green house		16478
Garden Center and Café		7043
Castle		4081
Stable 1		4967
Toilets		1489
Lower Stable		4022
Service Building 1		6600
Service Building 2		6500
Festival House		4172
Village retail Walk		4000
Village retail Walk		1992
Village retail Walk		4077
Village retail Walk		8363
Village retail Walk		5265
Village retail Walk		5200
small Misc. Buildings (tickets, Carousel, Vendors)		23000
Ski Patrol Bldg.		3200
New Lodge		25516
Ski Maintenance Bldg.		3037
Ski Café		2467
Pedestrian Bridge		2500
Total	New Construction	173,069
	Additional Area	93,342