

HOTEL

EXHIBIT VIII.C.7

Exhibit VIII.C.7.a

Description of Proposed Hotel

The Five Star Hotel at Sterling Forest Resort will feature unique five-star hotel rooms and suites, including a 1.5 bay player's suite in the slopped portion of the roof, a two-level presidential suite, and a three-bay garden/spa villa suite. Each room will be tastefully outfitted with contemporary furnishings and finishes that inspire and delight the guest.

Typical rooms are pre-made off site and installed as a complete unit. These rooms, 361 net square feet, feature connecting doors that allow for a mix of occupants. Each has a four-fixture bathroom with standing shower. Ample luggage space and clothing storage are provided within the design. One and a half bay suites offer a five-fixture bathroom with a separate shower enclosure and soaking tub. These feature an additional sitting area and dining/desk for two.

The Presidential suite, 1155 square feet, is a two-level suite featuring three bedrooms: one on the main entry floor and two lofted bedrooms on the upper floor. It contains a bar and pantry as well as a living and dining area useful for extended stays and family-friendly visits. It may be converted from three bedrooms to four via the lock-off door on the main entry level. Each bathroom features five-fixtures including a separate standing shower and soaking tub. An enclosed toilet room allows for privacy and dual sinks maximize flexibility.

The Garden and Spa Villa suite plan is an impressive 2,090 square foot entertaining space with 20 foot tall ceilings. Offering either a view of the garden or spa, it offers a private formal entry with ample dining and entertaining spaces. The room comfortably hosts exclusive parties up to eight people and showcases a large living area appropriate for hospitality events. A butler's pantry allows for in-room dining and a private massage room is available for exclusive treatments.

