

## Exhibit VIII.C.5.b

### DESIGNS AND LAYOUT: OVERALL ARCHITECTURAL AND BUILDING PLAN

*Submit as Exhibit VIII. C.5.b. a narrative description of the basis of the overall architectural and building plan, any unique or defining exterior and interior themes or characteristics and prevailing style. Describe how various aspects of the proposed plans are designed to interrelate and principal decisions as to the layout of the building program, consolidation or segregation of major functions/activities/uses and configuration of the building program to meet any constraints or opportunities presented by the Project Site. Describe how the programmatic and architectural decisions contribute to an overall superior customer experience or address unique challenges or opportunities of the proposed Gaming Facility and Project Site.*



## OVERALL ARCHITECTURAL AND BUILDING PLAN

### Introduction

The 114-year old, 464-acre Nevele Resort was built in many expansions over the years. The design approach was to add on new buildings periodically around the golf course, which was founded in 1901. The result was a campus-like facility that had many disjointed buildings that embodied many different architectural styles. Guests would have to go outside from their hotel rooms to get to the main hotel registration, dining, activity and entertainment facility.

### Concept

The architectural design approach selected was to create a new contemporary style that pays homage to the art deco style of the existing buildings that were created in the early 1960's. The plan was to maintain the grand scale and attention to detail that distinguish the art deco buildings of the past, but add a distinctively contemporary sleek twist to the designs. We call this a neo deco style. This design direction is modern, efficient and distinctive with great attention to detail.

Our overall building concept is to abandon the former campus plan and centralize all the hotel rooms, meeting rooms, restaurants, pool, fitness, spa, golf clubhouse, parking and gaming activities into one resort complex. This centralized plan allows us to build all of the back of house areas below the main public area podium level. The vast network of support activities necessary to deliver a superior level of service to the resort guests is invisible to the public. This service concept allows all of the guest activities to be consolidated into a more compact area, which is very desirable from a guest perspective.

### Recreational Opportunities

The existing recreational resort amenities will be enhanced and will remain outside of the main building complex. The expectation of a true Catskills resort will be more than met with the following amenities:

1. 18-Hole golf course
2. Ice arena
3. Ski Slope and Ski Lift
4. Tennis courts
5. Equestrian center
6. Hiking – There are miles of existing mountain trails on the property including a 5 mile long missing link of the Hudson Valley Regional Trail System known as the “Rail Trail”. This trail which traverses through the resort will be identified with historic markers and will become a major part of Nevele’s amenity package. The trail leads to the famous Nevele Falls, which is a “must see” recreational opportunity. This extensive trail system currently ends at the southern border of Ulster County. The former owners of Nevele would not allow access on the “Rail Trail” for a five mile distance through the resort property. The trail was originally the D&H Canal, then later the Ontario & Western Railroad. The opportunity to reverse this policy and open up the Rail Trail for public access has been accomplished. Combining this new public access with the famous Nevele Falls is a natural opportunity that could not be passed up. The trail will extend to Nevele Falls as a major destination stopping way point.

Nevele Resort, Casino & Spa will be fully utilized and will keep the promise of a true Catskills destination resort, which will be important for the long term success of Nevele Resort, Casino & Spa.