

Exhibit VIII.C.7.a

HOTEL: DESCRIPTION OF PROPOSED HOTEL

Submit as Exhibit VIII. C.7.a. a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build--- out and for each phase, if applicable. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined. Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant's or the Manager's branding and customer loyalty or patronage programs.

HOTEL ROOMS

There are three hotel towers proposed that will be clustered around one central hotel lobby situated at the heart of the gaming facility on the ground level. Two hotel towers will be resurrected from existing Nevele structures and one tower will be newly constructed.

LBJ Tower – Existing Iconic Round Tower

103 typical King rooms – 388 SF per room

1 King Suite – 1,500 SF

All 3-star rating

Falls Tower – Existing Mid-Rise Tower

78 King rooms – 632 SF per room

All 4-star rating

Nevele Tower – Newly Constructed Tower

204 King and Queen/Queen rooms – 448 SF per room

All standard rooms 4-star rating

48 suites – 908 SF per suite

12 corner suites – 1,400 SF per suite

All suites 5-star rating

Total Rooms/Keys - 446

Suite Mix – 13.7%

61 Suites / 446 total rooms

General Description

Hotel rooms at Nevele Resort, Casino & Spa will harken back to a grander era of Art Deco elegance. Taking details from the Deco hotels and resorts of the Hudson Valley and nearby New York City, rooms in all sizes and price points will give a feeling of nostalgia, relaxation and comfort.

Suites

Twelve large 1,400-square-foot corner suites in the newly constructed Nevele Tower will offer breathtaking views of the valley and mountains of Ulster County. These suites will include relaxing sitting areas with gas fireplaces and large screen TVs, dining areas that can be used for dining, cocktails and conversation, wet bars with softly illuminated chrome column capitals, half-baths with vintage detailing and Wi-Fi work areas for those guests who just can't be out of touch. The bedrooms of these corner suites are warm and inviting, with art deco seating and finishes surrounding luxurious King-sized beds. Bathrooms offer the look of vintage elegance with oversized dressing mirrors, period lighting and vessel sinks. Elegant soaking tubs and showers are provided en suite. These rooms are perfect for couples, families and singles who want to treat themselves.

Forty-eight 908-square-foot King-sized suite are also available with appointments similar to the larger corner suites, including large screen TVs streamlined modern bars, soaking tubs, showers and the stunning views of Ulster County. Each suite can also be connected to a king or queen/queen room sized at 448 square feet. Rooms connected in this manner provide the guest with a 1,408-square-foot room, which is perfect for larger gatherings and private parties.

The LBJ Tower is so named because President Johnson was once a guest of the hotel; he and Mrs. Johnson stayed in the suite atop this iconic tower. As with the Falls Tower, the LBJ Tower will also be stripped down to concrete and steel, and completely renovated. This additional suite bring our total suite product to 13.7% of total rooms.

Deluxe Rooms

The existing Falls Tower will have 78 deluxe 632 SF rooms, which will be stripped down to concrete and steel, and completely renovated to beautiful King and Queen/Queen room settings. All rooms will feature soaking tubs, showers, bars, large screen TVs and seating areas. Vintage elements will draw on the Hudson Valley Deco themes, including modern furnishings and themed etched glass.

Standard Rooms

The décor of the 103 388 SF rooms in the LBJ and 204 448 SF rooms in the Nevele Tower will also be fitted out in art deco décor. Each standard room will be appointed with comfortable furnishings including King beds, large screen TVs, writing desks, and chairs and ottomans. The unique round shape of the LBJ Tower offers 360° views of the surrounding valley with each room having its own panorama of Ulster County. All rooms in the Falls Tower also have stunning views of the surrounding valley.

Premier Manager

To top off the already exciting menu of room options, Nevele Resort, Casino & Spa is honored to have been presented with a Letter of Interest (LOI) from Starwood Hotels & Resorts Worldwide, Inc., which LOI is inserted following this page. Starwood is interested in the potential to operate the hotel portion of Nevele Resort, Casino & Spa under the Westin® flag. Westin is Starwood's largest upscale hotel and resort brand and is the oldest brand within Starwood, dating back to 1930; a long history similar to that of Nevele.

Not only will Westin present exclusive and extraordinary experiences to the Catskills, but it also brings with it its Starwood Preferred Guest (SPG) program, which has nearly 19 million members. Of these 19 million members, 1 million reside within a 350-mile radius of Nevele. Starwood tells us that their SPG members would be “particularly attracted to a destination resort in the Catskills”.

Notes

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