

## VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

### C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

#### 10. NON-GAMING AMENITIES

Submit as Exhibit VIII. C.10.a. a description of:

1. *the proposed restaurants, including the approximate number, square footage and patron capacity, types and themes and the identity of any restaurateurs the Applicant anticipates will operate the restaurants.*
2. *the proposed retail spaces, including the approximate number, square footage and types of retail shops and how such retail development will serve the general community.*
3. *the proposed lounges and bars, including the approximate number, square footage and patron capacity and types.*
4. *any proposed recreation facilities.*
5. *any other proposed and related facilities or amenities.*

*If any of the above amenities are not proposed to be operated by the Applicant or the Manager, indicate the names of the proposed operators and provide copies of any contracts, agreements or understandings between the Applicant and/or the Manager and such operator.*

1. The Applicant has letters of intent from The Cheesecake Factory, Fornino, Bobby Flay Steaks and Bobby's Burger Palace, and Smorgasburg for the provision of various restaurant services. These relationships have not yet been finalized, but would be incorporated into the program described.

The Project will offer a wide range of cuisine, dining environments, and price points. The Restaurants are accented with two exterior landscaped patios, one of which has commanding views of the Forested Landscaping surrounding the property.

There will be three internationally themed, upscale restaurants which will provide guests with premiere dining experiences.

**The Italian Kitchen** is a casual rustic Italian restaurant with an alfresco dining patio. The design is at once modern and rustic with exposed brick and reclaimed wood. Wood dominates the interior and appears in various colors, textures and sizes. Stacks of firewood floor to ceiling high

are displayed next to the dazzling exhibition kitchen, fit for any celebrity chef. The roaring flames in the kitchen hearth are fueled by fragrant cords of select woods.

The restaurant will have a total of 221 seats and occupy 8130 square feet. Carrera marble table tops and dining chairs with oiled walnut frames comprise and are intermixed amongst the comfortable “all in the family” booths in rich russet leather. A private dining room is located adjacent to the patio allowing guests to connect directly to the “alfresco” experience, playing on all the senses of smell, sight and sounds to enhance the delectable cuisine.

Overhead broad beams and hand crushed straw and plaster ceilings vault above you as you dine. Clay brick flooring with hand stenciled chevron patterns are strategically placed alongside hand chiseled wood floor planks.

Blackened steel window frames with crisp yellow and white window shades frame your view to the outdoors. The potted trees punctuate an inviting, landscaped outdoor dining patio for 40 guests at the Eastside of the space. Twinkle lights intermix within their canopies, and the fragrant herb garden displays all crescendo for a mouthwatering experience.

Savor the views, relish the flavors at **The Steakhouse**. Referencing the classic American steakhouse, the interior is woven with time honored finishes like dark wood flooring, high back leather dining chairs, upholstered walls and white linens, the room is tried and true.

An impressive scaled working wine display cabinet is featured within the 174 seat dining room amongst the varied seating options. From intimate round booths, communal dining tables, to casual bar seating celebrating the experience. The coffered ceiling is punctuated by drum pendants that bring a modern sensibility and glints of polished metal.

The flickering of light from the patio fireplace lures the guest to the outdoors for an afterhours drink or cigar. A mix of inviting lounge chair groupings, dining tables and ottomans upholstered in classic striped patterns invite relaxation while you enjoy the outdoors whether dining or winding the evening up. A large outdoor dining patio integrates commanding views of the wooded valley and natural Pond to the South. This restaurant occupies 5220 square feet.

Blending contemporary Asian design with traditional Asian decorative motifs, **The Asian Restaurant and Noodle Bar** occupies 3450 square feet, is created with the bold use of natural materials and a layered design. The quick and lively settings of both the Noodle Bar and the Asian Restaurant allows you to share a quick bowl of noodles at the bar or relax in the dining room with an authentic full course meal, the choice is never wrong. The modern details carefully blend teak, ebony, modern crisply tailored furnishings, custom designed light fixtures in geometric lantern shapes, and a dramatic water feature that softly flows at the entry.

In addition to seating approximately 133 patrons in this contemporary styled Asian Restaurant, the Noodle Bar extends into the gaming area to support the Asian Pit. The interior is enriched by a color scheme of mustard, lucky red, sky blue and maple. Stained textured glass screens provide separation for the private dining rooms. While round family styled dining tables are included for convivial dining for sharing the chefs' creations.

Table tops in natural wood finishes, and dining chairs with simple design have a softness created with the powerful red upholstery. Blackened lava stone flooring and wood planking are intricately interwoven to provide contrast and "place" for the surrounding fixtures. With the ceiling, a layering of horizontal screens, one on top of each other, are used to filter light enhanced with an amber golden glow to finish off the dynamic interior.

The energy is unmistakable when you enter into the room.

Food amenities for the High Limit Slot Lounge and the High Limit Table Game Pit will be provided through a shared location to facilitate service for both locations.

Complementing these signature Restaurants are several additional Food and Beverage venues.

Drop into **Cafe' Live!** for a light meal or snack any time of the day. Café Live! is a dine-in, 24 hour restaurant, with a garden patio area, open round the clock for breakfast, lunch and dinner. It occupies 3000 square feet.

A pastry display invites you in upon entering the restaurant enticing you to have dessert first. With its classic black and white hexagon floor and wall tiles, the backdrop is a perfect canvas for the spectacle of sugary deserts.

The Café's lively 254 seat environment is bright with combinations of pear wood, citrus colored upholstery fabrics and verdant green walls that are highlighted with cream and charcoal millwork touches. Dining tables of butcher block wood and bistro styled chairs provide the casual mix for the dining room. Highlighting of textured natural stones on columns throughout provide a warmth that blend the outdoor and indoor seamlessly.

The casual, comfortable Café is serviced by a large production kitchen that also supports 24/7 room service for Hotel guests and limited catering for smaller banquets/functions.

A bustling culinary food hall, **The Food Court** delivers for every appetite. With its mix of eclectic finishes, each venue is uniquely framed to show off the many familiar "comfort food" staples and the unique well-crafted food options. Lighter/faster offerings are provided at the 15,000 square foot, multi-vendor venue, conveniently adjacent to the gaming and entertainment areas. Highlighting unique, regional menus, the mix of F&B venues supporting 375 seats, provides guests with healthy, fresh choices.

The use of maple wood, geometric patterns, bright retro colorings, the environment is polished, modern and lively but yet provides comfort and ease. It's flexible seating options - booths, banquettes and loose dining chairs and tables entice guests to sit, enjoy and get them on the move again. Whimsical light fixtures in globe shapes highlight the wood plank ceiling planes that are that are canted playfully to give shadow and pattern above.

The Food Court will satisfy cravings and invite discovery!

Situated adjacent to the Poker Room, and convenient to Casino and Hotel guests, **The Deli** offers quick, convenient food and beverages for guests "on the go" and seats 80 in 2000 square feet. A 'classic Deli' with nothing but the best mouthwatering, piled high sandwiches to fill anyone's appetite. Rustic wood flooring, subway wall tiles, beamed ceilings with a twist. Feature iconic signboard and graphics celebrating everyday neighborhood life are displayed throughout the Deli. Its placement adjacent to the Poker room makes it the perfect pit stop before or after the game.

This small **Coffee/Sundries** venue, adjacent to the Casino-Hotel Main Lobby offers guests snacks, deserts and beverages not available at other F&B facilities. Grab a coffee or homemade pastry.....A wide range of impeccably brewed espresso and specialty coffee drinks offer a pick-me-up any time of the day or night. The shop also sells LIVE! logo merchandise and gifts.

The bold composition in white, cerused oak planked wood flooring and deep Azul blue wood chairs bring the fun front and center. Chalkboard menu boards, zinc countertops and a communal styled dining table is a perfect match for the eclectic vibe, its glass store front allows guests to be grabbed by impulse or to pick up any "necessity" needed from the retail amenity that is provided within the venue.

Your morning 'barista' and the daily paper await you in this quaint 2200 square foot outlet. No seating is planned for this outlet.

The Project also includes a Team member dining room that seats 323 and occupies 10,625 square feet, including the service kitchen, which will serve to feed the staff and provide a break area.

2. The project includes one retail location that sells LIVE! logo merchandise, sundries and serves as a coffee bar.

A significant element of the Applicant's cross-marketing strategy revolves around establishing relationships that include retail partnerships with local outlets in The Host and Surrounding Municipalities, including Woodbury Common Premium Outlet Mall. This program would include permitting LIVE! customers to use their loyalty points to purchase goods and services at and through our marketing partners. The Applicant views this unique program as a means of ensuring that the gaming Facility is a true complement to local commerce and acts as an economic engine for the Region.

3. Three feature Bar and Lounges are incorporated in the Gaming areas offering guests a variety of environments and experiences.

**The Lobby Bar** basks in sunlight by day and glows like a beacon by night. It is the social “hub” that stirs energy for morning meeting ambiance, an afternoon cocktail or the start of a memorable evening.

The 2250 square foot raised lounge with seating for 90 is surrounded by a lacy patterned screen that provides a back drop for intimate gatherings or lively conversations. The view is 360 degrees which promotes visibility and openness to the lobby and gaming floor. An oval shaped bar is graciously placed within center of the lounge with a shimmering back bar bottle display that has chrome detailing reflecting the warm lighting and mood.

The modern design environment is complimented with soft lounge furnishing, loose ottomans to gather together all wrapped in coral, chocolate cream upholstery highlighted with a colorful swirled pattern wool carpet below foot. Entering into the Lounge, stone steps provide a grand entrance, to see and be seen.

A cozy but vibrant ambience for the discerning few, the high energy gathering place in the middle of the Gaming Areas where a sculpted back-bar makes you take notice. **The Center Bar**, seating about 109 guests, with multiple stacked wood and chrome boxes framing a plethora of video screens that feature the big game or the next big musical talent.

The ceiling seems to fold and re-shape itself as you traverse from one end of the 2500 square foot bar to the other. Its flat wood planes are bent, overlapping and sliced by light rays. The Center Bar sits up proud in the casino with a 360 degree view to ensure the action is not missed.

Wood Flooring is flanked on left and right side of the bar with deep rustic “gritty” blue tile to serve as contrast to its natural graining. Strategically placed above you, dropped from the folded ceiling planes are chandeliers created by bundles of dichroic glass rods held together with forged iron straps. The dichroic glass reflect and bounce color from end of end. Sturdy barstools with nail head studs flank the bar that has a stone bar top that mixes granite, marble aggregates and metal detailing. Warm wood table tops contrast the modern setting.

**The Overlook Lounge**, at the South side of the Gaming floor boasts 3675 square feet of fun! Adjacent to the Steakhouse Restaurant is a bustling bar scene. The atmosphere is relaxed and lively, with comfortable sofas, lounge chairs and curving banquettes which allows 105 guests to mix and mingle.

Sandstone chiseled wall panels and rich teakwood millwork straps are softened by wall to wall link patterned carpet in hazel, chocolate, earl grey and vivid pomegranate colors that lusciously

frame the expansive views. Soaring above are giant over scaled lanterns grouped together and positioned centrally within the double story ceiling casting “dancing shadows” on the adjacent walls and floor below.

The exterior deck of the Overlook Lounge delivers outstanding views to the surrounding forested landscape, punctuated with exterior fire pit and beautiful manicured landscape planters.

The High Limit Slot Lounge, the High Limit Table Games Pit has a small bar with limited seating, and the Asian pit also has dedicated beverage service

4. LIVE! has developed leisure and recreational activities centered around a two level, world class spa and pool having 35,000 square feet.

Exercise and movement are essential components of a healthy life, helping to relieve stress, improve energy levels and promote balance and flexibility. The fitness experts at the LIVE! Spa will assist patrons with their every physical fitness need. Whatever their fitness level, physical condition or age, they will benefit from professional offerings as part of their overall Spa experience.

Enjoy expert guidance and unsurpassed facilities in our Fitness Center. Guests can choose from a variety of indoor and outdoor fitness equipment. From indoor cycling to yoga, the Live! Hotel Spa has it all. Join a fitness class or book a private training session. All within our exercise room that you can enjoy floor-to-ceiling views overlooking the surround grounds and environment for miles. Take fitness to new heights.

The workout facilities offer these and more:

- Stationary bikes
- Treadmills
- Weight and cardio machines
- Free weights
- Stair machines

Much of the fitness equipment will use revolutionary technology that monitors guest/user performance. This technology built into many of the exercise machines that allow users to view personal goals, exercise programs and progress.

The area will include a hair and nail salon.

Also featured is an indoor pool and a pool deck of 5,000 square feet providing room to exercise and luxuriate as whim may have it. Rounding out the leisure, recreational program is the incorporation of 8000 square feet of gardens where tranquility reigns.

**Other proposed amenities:**

**LIVE! has included an on-site childcare facility in its program. As planned, the childcare facility will be 8500 square foot and comply in all respects with the regulatory requirements of the State of New York. The Applicant has a preliminary agreement with Bright Horizons, a widely respected provider of such services, to manage the childcare facility.**

**The Child Care Center** will provide high-quality care for children. Although open to the public, the Care Center will be a direct benefit of Live! Hotel & Casino employees providing for a child-centered learning program where children are respected and nurtured.

The Care Center promotes the development of the whole child through a developmentally appropriate curriculum. Through a team approach of open communication and cooperation between home and school, the Care Center will provide strong beginnings for each child.

**Attachments included:**

Bobby Flay agreement  
Cheescake Factory Agreement  
Smorgasburg agreement  
Bright Horizons LOI  
Fornino agreement