

New York Gaming Facility Location Board
Response to Request for Applications to Develop and Operate a
Gaming Facility in New York State

TIOGA DOWNS RACETRACK, LLC

Exhibit VIII.C.5.b.

EXISTING TIOGA DOWNS CASINO

Tioga Downs originated as a quarter horse race track back in 1974 known as Tioga Park. In 2006, the track was revived and refinished to become the 5/8 mile harness racetrack we know today as the Tioga Downs Casino. The 105,000 square foot gaming and racetrack facility is currently a landmark entertainment destination in the Southern tier of New York State integrating state-of-the-art gaming facilities and the long standing tradition of harness racing.

Careful consideration was given in blending the major building program activities, both visually and physically, to maximize the synergies between Gaming, Racing and Entertainment. This seamless combination of interdependent activities distinguishes Tioga Downs from other Casino facilities.

A focal entry feature in the three lane Porte-cochère drop off area, guides the patron into the Grand Lobby. From this foyer the patron can access the Casino, Simulcast, view the excitement of the outdoor harness track as well as access the racing betting hall, the County Buffet Restaurant and the outdoor Grandstand. In the new design of the expansion project, this central hub becomes integral in connecting the new Parking Garage, PJ Clarke's Restaurant, Event Center and Hotel to the Casino.

The built form (both exterior & interior) was designed to evoke the theme of a traditional County Fair achieving a timeless quality that complement the local community and evoke classic equestrian imagery. The themed gaming floor with 747 machines, simulcast area, sports bar/coverage, betting hall, a 1,225 seat grandstand and a 350 seat dining area overlooking the racetrack creates a comfortable and colorful environment enjoyed by all visitors and the local community.

A variety of indoor and outdoor entertainment settings interspersed throughout the facility creates a perfect venue for performance of local bands and major concerts by international recording and performing artists.

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Exhibit VIII.C.5.b. (cont.)

EXPANSION OF TIOGA DOWNS CASINO

The existing Tioga Downs will be transformed into the new Tioga Downs Casino Resort which is designed to create a complete entertainment destination for the Southern tier of New York State. The expansion project will include the following elements and phasing:

- Parking Garage (Phase One currently under construction)
- Casino Gaming Floor Expansion (Phase Two)
- New Hotel & Outdoor Pool (Phase Two)
- New Amenity Building – Event Center, PJ Clarke’s Restaurant, Indoor Pool & Spa (Phase Two)
- Outdoor Waterslide (Phase Two)
- Off Site Improvements (Phase Two)
- Casino Office Expansion (Phase Two)
- Virgil’s BBQ and Honky Tonk (Phase Three)
- Parking Lot Expansion (Phase Three)
- Mini Golf and Fun Center (Phase Three)
- Water Treatment Plant Expansion (Phase Three)

PARKING GARAGE (PHASE 1)

Currently under construction, this 274 car, 4 level Parking Garage is centrally located with direct access to the main Casino level.

CASINO GAMING EXPANSION (PHASE 2)

The proposed Casino Gaming Expansion will include a 19,500 sq. ft. building addition on the westerly end of the existing gaming floor as well as a new 2,688 sq. foot Poker Room within the existing gaming facility. This expansion will allow for a total of 1,000 slot machines and 50 table games.

The existing County fair themed gaming floor with its dramatic Carousel Bar will be seamlessly expanded to the West. This addition will include slot machines & table games and will be anchored by a new bar and dance area.

The existing Gaming Floor will be renovated to accommodate table games, cage expansion, additional restrooms and back of house, including a 2,000 sq. ft. second floor employee break room.

The proposed Virgil’s Real BBQ and Honky Tonk bar addition (Phase 3) to the West of the Gaming Floor expansion will link directly onto the Gaming Floor to provide an exciting feature

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Exhibit VIII.C.5.b. (cont.)

at the West end of the facilities. Additional Casino administration will be created on the second floor of this phase of the project.

HOTEL & OUTDOOR POOL (PHASE 2)

The proposed new 6-storey, 137-room boutique Hotel will be directly connected to the Casino Gaming Floor and the new Event Center and PJ Clarke's Restaurant in the Amenity Building.

The Hotel will greet guests with a dramatic, 2-storey lobby with colorful, state-of-the-art décor. Each Hotel guest room will be spacious and beautifully finished with in-suite features such as generous size bathrooms, WiFi connectivity, and high definition TV.

The Hotel is strategically located offering direct access to various amenities on the property, including Casino, Spa, Fitness Center with Indoor pool, Event Center, and a wide variety of on-site restaurants. A private landscaped Outdoor Pool area with a pool side bar specifically designed for lounging and relaxation will enhance the resort like experience of the guest.

In addition, there will be direct access from the Hotel to the Racetrack Apron. Parking for the Hotel is conveniently located within the new parking structure and adjacent surface parking.

AMENITY BUILDING (PHASE 2)

The new Amenity building will include an Event Center for banquets, trade shows, and a variety of entertainment functions, connected directly to the new Hotel and Casino. The space will be able to operate in its entirety or subdivided into two individual spaces. The fill space can accommodate 410 guests for a banquet and 600 guests for a concert. There is also a 1,929 SF Pre-Function space which will complement the banquet space and also provide additional capacity for trade shows.

This Amenity Building is conveniently located on the Casino level with direct access from the new parking garage as well as through designated elevators connected to the new Hotel lobby and separate drop-off area.

The new 150-seat PJ Clarke's Restaurant and Bar within the new Amenity building will be accessible directly from the new parking structure and connected to the Racetrack Clubhouse, Casino, Hotel and Event Center through a glazed walkway overlooking the racetrack. Outside of the restaurant there will be an exterior terrace, in addition to the rooftop terrace, overlooking the racetrack. The Casino level terrace can accommodate 300 people and the rooftop terrace can accommodate 450 people.

WATERSLIDE (PHASE 2)

The 21 foot high open body waterslide and plunge pool is designed as a family friendly feature of the Tioga Downs Casino Resort. Strategically located close to conveniences such as food concession stands, picnic area and restroom facilities, the Waterslide will energize the Apron

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Exhibit VIII.C.5.b. (cont.)

even on non-racing days to create a fun atmosphere for local patrons as well as out of town guests staying at the Hotel.

MINI GOLF & FUN CENTER (PHASE 3)

The Mini Golf & Fun Center will be located at the South/East corner of the site adjacent to East parking lot. The area will include an 18-hole mini-golf course, a 27 foot high rock climbing wall and 9 batting cages. The 2,241 square foot seasonal pavilion structure located at the front entrance of the area will be built to house restroom facilities, ticketing, small food concession and storage.

VIRGIL'S REAL BBQ & HONKY TONK BAR (PHASE 3)

The proposed 9, 534 square foot addition at the West end of the site will be home to a 200 seat Virgil's Real BBQ Restaurant and Honky Tonk Bar. Virgil's Real BBQ is a family style restaurant chain known for warm service and exceptional food. As an added attraction, the restaurant will transform into a Honky Tonk bar with live music and dancing.

The exterior of the building is designed to enhance the visibility of the Tioga Casino Resort from the main highway. A shared lobby creates convenient access from the Restaurant to the Casino and forms an anchor at the west end of the development.

SECOND FLOOR OFFICE EXPANSION (PHASE 3)

A 4,392 square foot Office Expansion will be included in the Phase 3 addition at the second floor of the new restaurant.

TIOGA DOWNS COUNTRY CLUB (PHASE 3)

Tioga Downs will take over the Tioga Country Club and construct a new 5,000 SF Clubhouse, which features a scenic and challenging 18-hole golf course located half way between Elmira and Binghamton off Route 17 (future Interstate 86) in the town of Nichols, New York. The Clubhouse will be constructed to house a dining facility, Pro-Shop, a snack bar and a covered terrace that will capitalize on some of the finest view of the Susquehanna River Valley.