

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.10.a.

1. RESTAURANTS

Tioga Downs Casino Resort will offer a wide variety of on-site Restaurant options to cater to every customer's appetite.

COUNTY FAIR BUFFET

The County Fair buffet is an existing 5,370 square foot, 200 seat buffet restaurant offering a variety of comfort foods from around the world. This restaurant features a tiered dining experience overlooking the racetrack and is conveniently located with direct access from the gaming floor and the Betting (pari-mutuel) Hall.

PJ CLARKE'S RESTAURANT

The new 3,551 square foot, 150 seat PJ Clarke's restaurant will bring the same friendly neighborhood vibe of the historic and famous New York restaurant brand to Tioga Downs Casino Resort. The restaurant will be located in the new Amenity building adjacent to the Event Center with direct connection to the Casino and Hotel as well as access to the new Outdoor Patio area.

VIRGIL'S REAL BBQ AND HONKY TONK

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 concept 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.

FOOD CONCESSIONS

An assortment of food concessions are scattered throughout the property such as Subway, Owego Soft Serve, and Café Fiacco located in the existing Betting Hall. Similarly, new concession stands for ice cream and burgers will be located in the revamped Apron area adjacent to the Waterslide as well as in the Mini-Golf and Fun Center Pavilion.

2. RETAIL SPACES

Retail spaces at Tioga Downs Casino Resort includes an existing gift shop off of the main Lobby, a new Hotel sundry shop, a new Pro-Shop for sporting equipment at Tioga Country Club and a retail offering at the new Mini-Golf and Fun Center Pavilion.

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Exhibit VIII.C.10.a. (cont.)

3 LOUNGES AND BARS

COASTERS SPORTS BAR

Coasters Sports Bar is an existing 3,600 square foot sports bar with a relaxed atmosphere featuring televised sporting events and good food. Located near the entrance lobby and the racing Simulcast area, this establishment energizes the spaces around it and brings a hub of activity to the main entrance Lobby.

CAROUSEL BAR

Carousel Bar is an existing bar located inside the gaming floor and offers a wide range of both alcoholic and non-alcoholic beverages.

NEW CASINO FLOOR BAR

This new 60 seat Bar and Lounge Area is located within view of the main casino gaming floor entrance. It is designed to create a focal point on the west end of the new gaming floor expansion to attract people from one end of the casino to the other. A small stage and dance floor positioned inside the bar will further animate the space and create excitement to the gaming floor.

OUTDOOR PATIO AND LOUNGE

The new 300 seat outdoor patio and lounge area overlooking the race track will have direct access from the main Lobby, Coasters Sports Bar and the New PJ Clarke's restaurant. The space is designed to feature a permanent stage for outdoor performances and portable bars that can be set up during events. A staircase leads directly to the lively activity of the Apron level and makes this space an important design element that connects all the various building programs together.

ROOF TERRACE BAR AND LOUNGE

The new 450 seat roof terrace and lounge area on the roof of the new Amenity Building features scenic views of the entire site. This space is designed to accommodate a variety of functions from private events, outdoor concerts to weddings.

4 RECREATION FACILITIES

MINI GOLF & FUN CENTER

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

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Exhibit VIII.C.10.a. (cont.)

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.

WATERSLIDE

The 21 foot high open body waterslide and plunge pool is designed as a family friendly feature of 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 even on non-racing days to create a fun atmosphere for local patrons as well as out of town guests staying at the Hotel.

OUTDOOR SWIMMING POOL AND POOL BAR LOUNGE

This private landscaped Outdoor Pool area complete with a pool side Bar available to Hotel guests only is specifically designed for lounging and relaxation. This hotel amenity complements the 2,500 square foot Spa, Fitness Center and Indoor Swimming Pool to provide a resort like experience for Hotel guests.

5 OTHER RELATED FACILITIES OR AMENITIES

AGELESS SPA

A 2,500 square foot spa devoted to creating a relaxing environment and personalized treatments. Operated by local owners, the spa will attract visitors from across the region.

TIOGA DOWNS RACETRACK

The 105,000 square foot gaming and racetrack facility is currently a landmark entertainment destination in the Southern tier of New York State. From May to September, live harness racing is viewed from the 1225 seat Grandstand. In addition, year round simulcasting in the 61 seat Simulcast room features top thoroughbred and harness tracks from all over North America. The 6,594 square foot Betting Hall for gathering and placing of bets becomes a hub of activity during racing days. On non-racing days, the Infield and Grandstand are used for outdoor with top performance acts brought in to attract huge crowds from all over North America. This seamless blending of Racing activities with Gaming and Entertainment distinguishes Tioga Downs Casino Resort from other Casino facilities

TIOGA DOWNS COUNTRY CLUB (PHASE 3)

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Exhibit VIII.C.10.a. (cont.)

Tioga Downs will take over the Tioga Country Club 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. A new 5,000 square foot 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 views of the Susquehanna River Valley.