

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.4.a.

MASTERPLAN AND BUILDING PROGRAM

The master plan of the completed Tioga Downs Casino Resort will be a fully integrated resort destination for both the local community and visitors. The layout of the various components was purposefully planned to provide views to the racetrack and the scenic rolling hills back drop from as many of the components as possible.

The Main Components of the development including the Casino, Parking Garage, Amenity Building, Hotel and Mini Golf & Fun Center were sited to maximize the exposure from the Southern Tier Expressway. The hotel outdoor pool, waterslide and food concession stands were located within the Racetrack Apron to provide a lively atmosphere for both Racetrack and Casino patrons.

PHASING PLAN

The expected development of the Master Plan for the Tioga Downs Casino Resort is illustrated on the Phasing Diagram (see Exhibit VIII.C.4.a – Phasing Diagram).

Designed to create a complete entertainment destination for the Southern tier of New York State, the expansion of the Tioga Downs Casino 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, 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)

The overall architectural design for the Tioga Downs Casino Resort and how each building program component relate to each other is described in Exhibit VIII.C.5.b.