

Exhibit VIII.C.4.c - Gaming Facility building program

I. OVERVIEW

Traditions Resort & Casino will be sized appropriately to complement the existing business as well as the community that surrounds it. The Innovation Group performed a Market Analysis and Amenity Analysis to provide the basis for the Applicant to determine the offerings that would be supported in the casino expansion. Traditions Resort & Casino also has the benefit of working with the Seneca Gaming Corporation who has had great success in developing projects which are appropriate for their markets and then expanding based on increased demand. This design is based on The Innovation Group's analysis regarding Traditions' prospective gaming market, as well as the Seneca Gaming Corporation's experience in developing and operating gaming and entertainment facilities in New York. The size and scope of the below described design is based on reasonable and customary assumptions in the gaming hospitality industries and are endorsed by both The Innovation Group and Seneca Gaming Corporation.

II. GAMING FLOOR

The Innovation Group's Study recommends 1,200 slot machines and 50 tables as the appropriate gaming mix and size for this market. This is approximately 400 more slot machines than are offered at Tioga Downs which is approximately 35 miles to the west of the proposed Traditions Resort & Casino. Tioga Downs relies heavily on their local market with the limited amenities they have available. The Broome County market is currently underserved, as many gaming customers travel to Turning Stone or Mohegan Sun at Pocono Downs due to their extensive gaming and non-gaming offerings. With a primary market of over 170,000, Traditions Resort & Casino will recapture and maximize the local market while drawing more patrons from outside the primary market with the existing resort amenities and proposed casino expansion. The facility's easy accessibility to/from three major interstates will place Traditions in a position to maximize local residents and day-trip tourists. The gaming floor will be very unique when compared to its competition. Sitting atop a hill overlooking the Susquehanna Valley, large windows will give amazing views to customers all year long. This same view has been enjoyed by thousands of guests of the hotel as well as patrons of the numerous weddings, golf tournaments, and special events held at Traditions at the Glen. A major component of the expansion is preserving these views and making them even more dramatic. The ability to capture these views from all amenities including the gaming floor will make the casino stand apart from its competitors and will become one of this facility's trademark within the greater gaming industry.

The ceilings will rise 30 feet above the gaming floor in most areas. The second floor of the gaming facility will overlook the expansive gaming floor which will provide energy and excitement throughout the entire resort.

III. SPORTS BAR

The gaming floor will also have a full service, 170 seat sports bar. Mohegan Sun at Pocono Downs and Turning Stone have similar concepts in Bar Louie and Upstate Tavern, respectively. An expansive and upscale sports bar is currently non-existent in Broome County. During large televised sporting events and even Pay-Per-View, it has been commonly known the local bars and restaurants cannot keep up with their customer demand due to their limited size and the limited options in the community. The views from the bar as well as the elevated terrace overlooking the Susquehanna Valley cannot be duplicated. The terrace will be home to private functions along with weekly music and entertainment. The bar will be partially integrated into the gaming floor so the excitement and entertainment experienced in the bar will be felt on the gaming floor and vice versa.

IV. 24-HOUR CAFE

A 200-seat cafe will also take advantage of the Susquehanna Valley Views. Sitting above the sports bar, the 24-hour cafe is a flexible dining option to accommodate gamers, hotel guests, spa goers, golfers and even families. Without having to cross the gaming floor, families will have access to the café, whose dining options will include:

- Grab-N-Go counter offering food and beverage options to customers are in a rush
- Casual sit down dining with the option to close off portions of the restaurant during slower times of the day
- Buffet style dining similar to the Three Sisters Cafe in Seneca. Customers can choose between a buffet or a-la-carte dining options.

The café can be host to a variety of customers and has a large outdoor terrace for private functions. The Three Sisters Cafe at Seneca Niagara has been a very successful operation and the Traditions team feels a similar model will thrive at this location. The café at Traditions will feature food and drinks from the community. Broome County has been known to be home to many amazing eateries. Featuring the local offerings will allow casino visitors to get a taste of what they can experience when visiting the community. From spiedies to pizza to cupcakes, the café will offer a variety of local flavor and will become a destination all in its own.

V. HOTEL

The hotel proposed by Traditions Resort & Casino will consist of 160 rooms. Overall, the property will have 200 hotel rooms. The hotel will be sized to allow for overflow to existing hotels in the surrounding community. Currently, there are over 35 hotels in Broome County, all which run at approximately 50% occupancy. Nine (9) of these hotels are within two miles of the Traditions property. Working with the existing hotels to fill up their rooms with our customers will increase the ripple effect this project will have on the local economy. Traditions currently has memorandums of understanding with the local hotels to ensure that there will be many options for overflow guests at locations which are convenient to resort patrons.

VI. ENTERTAINMENT

Traditions Resort & Casino will not have an events center or theater room in the expanded facility. There are over 20 local theater groups that would have to compete with entertainment that is sometimes subsidized by the casino. Traditions Resort & Casino will encourage its customers to visit these theaters and sporting venues to help stimulate the local economy. To that end, Traditions has entered memorandums of understanding with numerous arts and entertainment venues in the region which are designed to promote these organizations' offerings to resort guests.

Even though events space will not be included in the building footprint, Traditions Resort & Casino has plans to include an outdoor concert series that can host over 15,000 attendees. For many local residents, Toyota Pavilion at Montage Mountain is the most convenient concert venue to attend. New York State loses substantial revenue from residents leaving the state to attend these concerts. The outdoor concert series at Traditions will be that same draw and economic boost that the struggling economy needs. The venue will be placed on the golf course and will bring some of the world's most talented entertainers. This is a perfect complement to our community as there is nothing like it and it increase tourism to the region.

As noted in the hotel explanation, the entire property is sized in order to complement existing businesses, restaurants, hotels, theaters, sports venues, etc. The intention is to not compete with local businesses but rather complement them. There have been numerous agreements made with local businesses in order to spur economic development through customers visiting the local community to eat, shop and stay.

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NEW CASINO BUILDING

		Machines	Tables	s.f.	
GAMING SPACES	Main Gaming Floor	1,150	32	41,200	
	High Limit Gaming	50	8	3,200	
	Poker		10	3,600	
	Gaming Total	1,200	50	48,000	s.f.
CASINO SUPPORT					
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	Public Restrooms			4800	
	Circulation			1100	
	Casino Support Total			9,260	s.f.
FOOD & BEVERAGE					
			Seats		
	24 Hr Casual Dining & Bar		200	8900	
	Sports Bar		170	8300	
	VIP Lounge		24	1000	
	Casino Service Bar			200	
	Food & Beverage Total			18,400	s.f.
RETAIL					
	Gift Shop			1200	
	Retail Total			1,200	s.f.
MEETING ROOM					
	Meeting Room			1500	
	Meeting Room Total			1,500	s.f.
PUBLIC SPACES					
	Lobby and Entries			3600	
	Upper Lobby			1300	
	Coat Room, Valet, Lost & Found, & Storage			620	
	Security Desk			100	
	Circulation			800	
	Public Space Total			6,420	s.f.
ADMINISTRATION					

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SPACES

Casino Administration	4000	
Player Development Administration	600	
Problem Gaming	650	
State Police	500	
Gaming Commission	500	
Circulation	600	
Administration Space Total		6,850 s.f.

EMPLOYEE SERVICES

Employee Facilities	2300	
Employee Dining	2330	
Human Resources	1600	
Circulation	1000	
Employee Services Total		7,230 s.f.

SECURE BACK OF HOUSE

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Secure Back of House Total		9,020 s.f.

BUILDING SERVICES

Environmental Services	580	
Loading Dock Support	1380	
Warehouse	1000	
F&B Warehouse	1400	
Mechanical Areas	3450	
Electrical Areas	2690	
Fire Command Center	200	
Circulation	1000	
Building Services Total		11,700 s.f.

Program Area	119,580	
Net/Gross Factor @ 15%	17,937	

TOTAL CASINO BUILDING AREA **137,517 s.f.**

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EXTERIOR STRUCTURES

Casino Porte Corchere	3000	
Upper Level Porte Corchere	3000	
Exterior Structures Total	6,000	s.f.

CASINO PARKING LEVELS

	Cars	
Lower Level Parking	227	86,000
Upper Level Parking	252	90,400
Casino Parking Total	479	176,400 s.f.

EXISTING RESORT BUILDING

HOTEL GUEST ROOMS				
Type A Guest Rooms	240 sf	16	3840	
Type B Guest Rooms	280 sf	16	4480	
Suites	405 sf	5	2025	
J Watson Suite	460 sf	1	460	
T Watson Suite	435 sf	1	435	
Eisenhower Suite	520 sf	1	520	
Circulation			3260	
Guest Room Total		40	15,020	s.f.

ADMINISTRATION & SUPPORT

Hotel Lobby	900	
Reception Lounge	410	
Restrooms	750	
Vending Area	100	
Electrical, Mechanical & Housekeeping Closets	175	
Admiration	500	
Circulation	375	
Administration & Support Total	3,210	s.f.

MEETING ROOMS

Grill Room	800
Hotel Dining Room	1600
Banquet Room	4950
Board Room	1000
Break Out Rooms	600
Kitchen	2000
Circulation	600

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Food & Beverage Total			11,550 s.f.
SPA			
Reception & Waiting Areas			1,225
Administration & Support			1,150
Kids Room			120
Locker Rooms & Restrooms			1,150
Treatment Rooms	7	110 sf	770
Couple Treatment Room	1		240
Salt Therapy Room	1		400
Recovery Rooms			300
Salon			960
Fitness Room			360
Mechanical & Electrical			180
Circulation			650
Spa Total			7,505 s.f.
BUILDING SERVICES			
Storage			200
Kitchen Storage & Support			600
Laundry			360
Mechanical & Electrical			2,300
Circulation			1,300
Building Services Total			4,760 s.f.
TOTAL RESORT BUILDING AREA			42,045 s.f.
GOLF CLUBHOUSE			
Check-in			89
Bar & Grill			336
Dining Area			375
Restrooms			470
Administration			550
Support			200
Circulation			80
Golf Clubhouse Total			2,100 s.f.
GOLF SUPPORT BUILDINGS			
Carts			6355

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	Maintenance		13700	
	Storage Building		3640	
	Utility Buildings		4460	
	Golf Support Total		28,155	s.f.
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TOTAL GOLF COURSE BUILDING AREA				30,255 s.f.
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CHILDRENS CENTER				
	Daycare Facility		2674	
	Children's Center Total		2,674	s.f.
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OUTDOOR RECREATION BUILDINGS & AREAS				
	18-Hole Golf Course			
	Concert Lawn & Stage	40,000	seats	
	Pavilion		1560	
	Reception/Banquet Tent	360	seats	5400
	Reception/Banquet Tent	160	seats	2400
	Outdoor Recreation Total		40,520	9,360 s.f.
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PARKING				
	On-Site Surface Parking		800	
	Valet Parking		200	
	Parking Garage at Casino		477	
	Off-Site Employee Parking		400	
	Total Car Parking		1,877	cars
	Off-Site Bus Parking		5	
	Off-Site Truck & Oversize Vehicle Parking		20	
	Total Oversize Vehicle Parking		25	
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PHASE II HOTEL WING				
GUEST ROOMS				
	Typical Guest Room	140	390	54600
	Suites	20	665	13300
	Circulation			8040
	Guest Room Total		160	75,940 s.f.
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SUPPORT				
	Vending Areas		500	
	Elevator Lobbies		2000	
	Electrical & Mechanical Closets		600	
	Housekeeping Closets		2000	

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Circulation	1000
Administration & Support Total	6,100 s.f.
TOTAL PHASE II HOTEL WING BUILDING AREA	82,040 s.f.

BUILDING SUMMARY

PHASE I CASINO BUILDING	137,517
PHASE I PARKING STRUCTURE	176,400
EXISTING RESORT BUILDING	42,045
EXISTING GOLF COURSE BUILDINGS	30,255
EXISTING CHILDRENS CENTER	2,674
EXISTING OUTDOOR RECREATION BUILDINGS & AREAS	9,360
PHASE II HOTEL WING	82,040
Total Building Area	480,291 s.f.