

**Exhibit VIII.C.10.a. -Proposed Restaurant, Retail, Lounges, Bars, Recreation, etc.**

*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.*

Tioga Downs offers its existing customers an impressive variety of non-gaming amenities. With the expansion of Tioga Downs, the number and diversity of Tioga Downs non-gaming amenities will expand to include:

**1. RESTAURANTS**

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

**P.J. 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 chain 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.

### **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.

### **FOOD CONCESSIONS**

An assortment of food concessions are scattered throughout the property such as Mr. G's Post Time Pizza, 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.

## **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 and a new Pro-Shop for sporting equipment at Tioga Country Club.

## **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**



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

#### **OUTDOOR PATIO AND LOUNGE (LOWER TERRACE)**

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 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 (UPPER TERRACE)**

The new 400 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.

#### **NEW CASINO FEATURE BAR AND LOUNGE**

This new 100 seat Casino Bar and Lounge Area is located within view of the main casino gaming floor entrance and features a striking bar that is visible from every angle. 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. A large screen display on the main wall will have the capability of broadcasting live performance events as an added attraction. A secondary entrance is available via a shared lobby with Virgil's Real BBQ Restaurant.

### **4 RECREATION FACILITIES**

#### **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 Outdoor Pool area complete with a pool side Bar available to Hotel guests is thoughtfully designed for lounging and relaxation. The upscale furnishing offset by lush landscaping offers a resort like experience to its guest.

This hotel amenity complements the 2,500 square foot Spa, Fitness Center and Indoor Swimming Pool as part of a complete package of Hotel amenities with superior quality and diversity.

**5. OTHER RELATED FACILITIES OR AMENITIES**

**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.



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The 6,594 square foot Betting Hall for gathering and placing of bets becomes a of activity during racing days. On non-racing days, the Infield and Grandstand used for outdoor concerts 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**



Tioga Downs will take over the Tioga Country Club and construct a new 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.

