



Exhibit VIII.C.4.b. – Suitability of Project Site

Submit as Exhibit VIII.C.4.b. a detailed analysis of the suitability of the proposed Project Site for the proposed Gaming Facility and the ways in which the proposed Gaming Facility supports revitalization, if applicable, and the proposed relationship of the Project Site to adjoining land uses and proposed land uses to ensure compatibility with those adjoining land uses.

The Project Site for the proposed Gaming Facility is the current location of Tioga Downs, which sits on 151.99 acres in Nichols, NY; the site of the former quarter horse track Tioga Park. The property and structures are situated in an ideal location that is fully visible from Interstate 86 - a major corridor between New York City and Buffalo/Canada - that sees thousands of vehicles pass each day.

Aside from an occasional flea market or private race, the property and buildings sat vacant since the closing of Tioga Park in 1978 until the opening of Tioga Downs in 2006. Tioga Downs revitalized the property, restored racing to the track, and boosted the local economy through new job creation and new entertainment forms of local entertainment.

Tioga Downs opened July 2006 as a New York State VLT Facility with harness racing, which was a \$34.5 million project to purchase, build and fit out. To date, Tioga Downs has invested a total of \$62.9 million throughout the years. The company has cemented its place as a positive local and regional community member through charitable contributions, providing community support during the devastating floods of recent history, and by maintaining a well-groomed property.

Expanding Tioga Downs to a full gaming destination resort will enhance its contribution to the revitalization of the Southern Tier. In addition to the Project Site development, Tioga Downs has signed a lease option with the local golf course, Tioga Country Club, located in Nichols, NY. Operating the golf course and building a new clubhouse will improve an already beautiful golf experience and add an additional layer of local revitalization to the Host Municipality and the Southern Tier. Including Tioga Country Club as an integral component of Tioga Downs Casino Resort furthers the region's ability to attract destination gaming resort visitors.

The proposed relationship of the Project Site to the adjoining land uses will remain compatible with the expansion of Tioga Downs Racetrack to a full Gaming Facility. The majority of the adjoining land uses are agricultural, residential, and vacant rural and will be unchanged from the



current situation. Any necessary improvements to the local infrastructure for the increase in traffic due to enhanced gaming at Tioga Downs Racetrack will have little to no impact on the adjoining land.

Additionally, the Site after the entire project described within this application is completed is still less than 4.5% occupied, with over 125 acres remaining for future development. Regional growth plans beyond 2016 could be supported by development of an exit ramp from the westbound lane of Route 86 directly onto the property at Tioga Downs Casino Resort.