



Exhibit VIII.C.4.c. – Gaming Facility Building Program

Submit as Exhibit VIII.C.4.c. a description of, and provide a table indicating, the building program of the proposed Gaming Facility and master plan by major function/activity/use and square footage. Substantiate the basis for the proposed building program with reference to the projected visitation and gaming revenues in the gaming market study by, for example, comparison to comparable existing facilities and/or to capacity standards customary and reasonable in the gaming and hospitality industries.

The master plan of the completed Tioga Downs Casino Resort will be a fully integrated resort and entertainment destination for both the local community and visitors. Careful consideration was given in creating a building program that is viable, sustainable and appropriately sized for the region’s market demand.

The below table details the building summary by project function/activity/use and square footage. For more details on the building program, please refer our master plan found at Exhibit VIII.C.4.a.



TIOGA DOWNS CASINO RESORT BUILDING PROGRAM SUMMARY BY MAJOR FUNCTION			
		UNITS/ SEATING CAPACITY	NET AREA
TIOGA DOWNS CASINO GFA: (EXISTING) 95,809 SF GFA: (EXPANSION) 33,550 SF GFA: (TOTAL) 129,359 SF	GAMING FLOOR (EXISTING & RENOVATED AREAS) GAMING FLOOR EXPANSION NEW GAMING FLOOR HIGH LIMIT GAMING FLOOR POKER ROOM GAMING FLOOR		18,482 SF 7,600 SF 2,239 SF 2,400 SF
	TOTAL GAMING MACHINES	1000 MACHINES	
	TOTAL TABLE GAMES	50 TABLES	
	RESTAURANTS AND BARS (EXISTING AND NEW) (NET DINING AREA ONLY) VIRGIL'S BBQ & HONKY TONK BAR CAROUSEL BAR HIGH LIMIT BUFFET, BAR & LOUNGE COASTER'S SPORTS BAR CASINO BAR LOUNGE COUNTY FAIR BUFFET MR. G'S POST TIME PIZZA OWEGO SOFT SERVE & CAFE FIACCO	200 SEATS 20 SEATS 16 SEATS 200 SEATS 100 SEATS 200 SEATS 24 SEATS	5450 SF 960 SF 555 SF 3,600 SF 2,600 SF 5,370 SF 740 SF 435 SF
	RACING RELATED AMENITIES		
	SIMULCAST BETTING LOBBY/ CONCERT HALL COVERED GRANDSTAND OUTDOOR BLEACHERS	61 SEATS 350 SEATS 1225 SEATS 1200 SEATS	2759 SF 6594 SF
2ND FLOOR OFFICE EXPANSION & STAFF BREAKROOM		6,350 SF	
HOTEL TOTAL GFA: 96,978 SF	HOTEL ROOMS	161 KEYS	
	BUSINESS CENTER		104 SF
	FITNESS CENTER		652 SF
	INDOOR POOL	60 PEOPLE	2,384 SF
	OUTDOOR AMENITIES CABANA POOL BAR & LOUNGE OUTDOOR WATERSLIDE	200 PEOPLE	
AMENITY BUILDING TOTAL GFA: 59,738 SF	EVENT CENTER BANQUET SETTING CONCERT SETTING EXHIBITION SETTING	410 SEATS 594 SEATS 594 PEOPLE	6562 SF
	SPA		2500 SF
	RESTAURANTS AND BARS PJ CLARKE'S RESTAURANT CONCESSION STALL #1 CONCESSION STALL #2 CONCESSION STALL #3	150 SEATS	3,551 SF 1,651 SF 329 SF 108 SF
	OUTDOOR AMENITIES LOWER TERRACE UPPER TERRACE OUTDOOR CONCERT AREA EVENTS TENT FARMER'S MARKET	300 PEOPLE 400 PEOPLE 12,000 PEOPLE 250 PEOPLE	7,800 SF 6,800 SF 4,400 SF
	GRAND TOTAL GFA: 286,075 SF		
TIOGA DOWNS PARKING GARAGE & LOBBY GFA: (GARAGE) 102,346 SF GFA: (LOBBY) 2,500 SF GFA: (TOTAL) 104,846 SF	PARKING GARAGE CONNECTING LOBBY	274 CARS	2,500 SF
TIOGA COUNTRY CLUB (OFF-SITE)	DINING HALL GRILL ROOM PRO-SHOP OUTDOOR TERRACE	200 SEATS 84 SEATS 52 SEATS	
FUTURE DEVELOPMENT TOTAL GFA: 219,800 SF	FUTURE 6 STOREY HOTEL ADVENTURE LAND INDOOR WATERPARK NATURE TRAILS	150 KEYS	94,800 SF 85,000 SF 40,000 SF

Tioga Downs Works For The Southern Tier