



Exhibit VIII.C.5.b. – Overall Architectural and Building Plan

Submit as Exhibit VIII.C.5.b. a narrative description of the basis of the overall architectural and building plan, any unique or defining exterior and interior themes or characteristics and prevailing style. Describe how various aspects of the proposed plans are designed to interrelate and principal decisions as to the layout of the building program, consolidation or segregation of major functions/activities/uses and configuration of the building program to meet any constraints or opportunities presented by the Project Site. Describe how the programmatic and architectural decisions contribute to an overall superior customer experience or address unique challenges or opportunities of the proposed Gaming Facility and Project Site.

Tioga Downs is one of the premier harness tracks in the North East. Located centrally in the Southern Tier with excellent visibility from a major state highway, Tioga Downs Casino already has an established reputation as a landmark destination attracting a strong patron base both regionally and from out of state. The next evolution of Tioga Downs is to transform into **Tioga Downs Casino Resort** – a fully licensed gaming facility designed to create a complete entertainment destination for the Southern Tier.

The seamless conversion from operating 802 VLTs to operating a full casino establishment ensures continued enjoyment for our patrons and minimal disruption in bringing continued tax revenue to the state.

Careful consideration was given in blending the major building program activities, both visually and physically, to maximize the synergies between gaming, racing and entertainment. This seamless combination of interdependent activities distinguishes Tioga Downs from other Casino facilities.

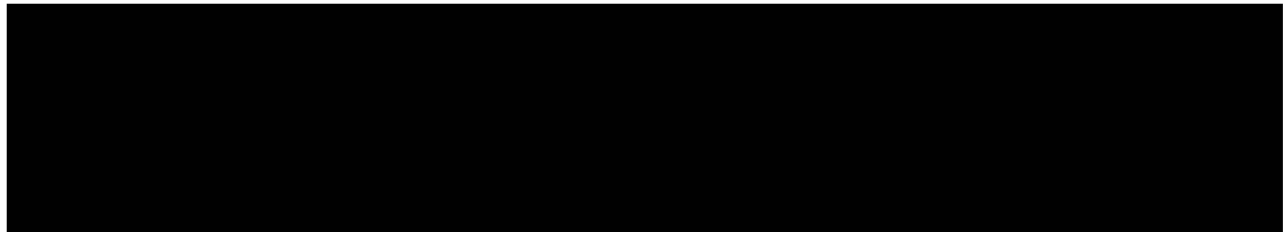
TIOGA DOWNS CASINO RESORT

The strategic placement of the building components on site showcases the architecture when viewed from I-86. The built form with its distinctive roof profiles creates a recognizable landmark and fits well in its surroundings. The orientation of the building mass is deliberate to maximize picturesque views and engage the viewer when seen from the highway (see Exhibit VIII.C.4.A.2.1 Master Plan).

The main entry includes a Porte-Cochère drop off area guiding the guests into a generous Grand Casino Lobby with uninterrupted view across the length of the building towards exciting activities



inside and outside. From this foyer the guests can directly access the Gaming Floor, Racing Amenities, County Buffet Restaurant, Coaster's Sports Bar and the outdoor Grandstand. This central hub also connects the new Parking Garage, PJ Clarke's Restaurant, Event Center and Hotel to the Casino.



The built form (both exterior & interior) was designed to evoke the theme of a traditional County Fair achieving a timeless quality that complement the local community and evoke classic equestrian imagery. The themed décor creates a comfortable and colorful environment enjoyed by all visitors and the local community.

The major building program is organized to provide a continuous and engaging path from one end of the site to the other. The circulation path weaves through interconnected activities to animate the spaces in between. The outdoor spaces are designed to be an extension of the indoors to create activity from one component to the other especially during major outdoor events such as racing days or concerts.

A variety of indoor and outdoor entertainment settings interspersed throughout the facility creates a perfect venue for performance of local bands and major concerts by international recording and performing artists. The wide open space of the Betting Lobby has a dual purpose as a Concert Hall for 350 people during non-racing days. Similarly, Coaster's Sports Bar is designed to host free entertainment on weekends such as live bands, DJs, karaoke and trivia games. During the summer months, the 1225 seat Grandstand functions as seating for a series of Outdoor Concert events highly anticipated by all. Similarly the Infield of the racetrack with a capacity for 12,000 people will transform into a major outdoor venue for events or festivals a few times a year.

EXPANSION OF TIOGA DOWNS CASINO

The success of Tioga Downs as an established facility will be further enhanced with the realization of the planned Master Plan. The expansion project is designed to attract new customers and increase the quality of amenities offered with the following building program:

Tioga Downs Works For The Southern Tier



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- Parking Garage (project completed in 2014)
 - Casino Expansion
 - Tioga Downs Hotel
 - Amenity Building
 - Outdoor Waterslide
 - Outdoor Concert Area
 - Farmer's Market and Parking Lot Expansion
 - Tioga Country Club

PARKING GARAGE

This 274 car, 4 level Parking Garage is centrally located with convenient, direct access to the main Casino level. Construction is completed and the garage is now fully operational. The elevator lobby of the Parking Garage is also the main link to the lower and upper terraces during events.

CASINO EXPANSION

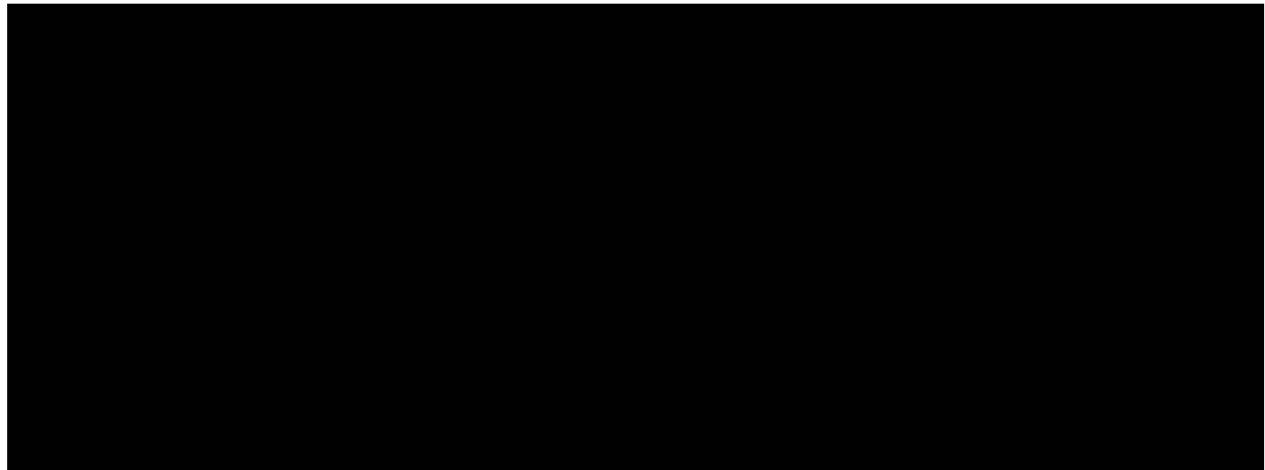
The proposed Casino Expansion is a 33,550 sq. ft. building addition on the westerly end of the existing building comprised of the following:

- Gaming Floor expansion
- Casino Bar and Lounge
- Poker Room
- High Limit Area
- Virgil's Real BBQ Restaurant
- 2nd Floor Office Expansion and Staff Break Room

This expansion will allow for a total of 1,000 gaming machines and 50 table games with increased number of amenities designed to enhance the overall gaming experience.

The existing County fair themed gaming floor with its dramatic Carousel Bar will be seamlessly expanded to the West. This addition will include gaming machines and table games and will be anchored by a dramatic feature bar and lounge area with a stage and dance floor for live entertainment.

Tioga Downs Works For The Southern Tier



Virgil's Real BBQ and Honky Tonk bar to the West of the Gaming Floor expansion will link directly onto the Gaming Floor to provide an exciting feature. The proposed 9,700 square foot addition will be home to a 200 seat Virgil's Real BBQ Restaurant, a family style restaurant chain 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.

The exterior of the building is designed to enhance the visibility of the Tioga Casino Resort from the main highway. A shared lobby creates convenient access from the dining features to the Casino and forms an anchor at the west end of the development.

TIOGA DOWNS HOTEL

The 6-story, 161-room boutique Hotel offers convenient access to the Casino Gaming Floor and Amenity Building. The strategic orientation of the Hotel in relationship to the main building provides guests with magnificent views of the racetrack and landscape beyond.

The Hotel welcomes guests with a dramatic, 2-story lobby in colorful décor that fill the room with energy. A fireplace feature surrounded by comfortable furniture instantly invites relaxation. The reception area for guest check-in is immediately visible as you enter the front doors and connects the Hotel to the Event Center as well as other Hotel Amenities such as the Ageless Spa and the Apron where the majority of outdoor activity occurs. Parking for the Hotel is conveniently located within the new parking structure and adjacent surface parking.



Each Hotel guest room is spacious and beautifully finished with in-suite features such as generous size bathrooms, WiFi connectivity, and high definition TV.

A private landscaped Outdoor Pool area with a pool side bar specifically designed for lounging and relaxation will enhance the resort-like experience of the guest.

AMENITY BUILDING

The new Amenity building will include an Event Center for banquets, trade shows, and a variety of entertainment functions, connected directly to the new Hotel and Casino. The space can operate in its entirety or subdivided into two individual spaces. The full space can accommodate 410 guests for a banquet and 600 guests for a concert. There is also a large Pre-Function space to complement the banquet space and also provide additional capacity for trade shows.

This Amenity Building is conveniently located on the Casino level with direct access from the new parking garage as well as through designated elevators connected to the new Hotel lobby and separate drop-off area.

The new 150-seat PJ Clarke's Restaurant and Bar within the Amenity building is directly accessible from the new parking structure and connected to the Racetrack Clubhouse, Casino, Hotel and Event Center through a glazed walkway overlooking the racetrack. Outside of the restaurant there will be an exterior terrace, in addition to the rooftop terrace, overlooking the racetrack. The Lower Terrace can accommodate 300 people and the Upper Terrace can accommodate 400 people.

WATERSLIDE

The 21-foot high open body waterslide and plunge pool is designed as a family friendly feature of the 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 CONCERT AREA

During the summer months, the Grandstand is utilized as seats for a series of concerts. Similarly, the Infield of the racetrack with capacity for 12,000 people will transform to



accommodate a major outdoor concert or festival a few times a year. A large performance stage, VIP Tents, Concession Tents and Portable Restrooms will be set up for the event.

TIOGA DOWNS COUNTRY CLUB

Part of the development will include the Tioga Country Club with a new Clubhouse, which features a scenic and challenging 18-hole golf course 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.