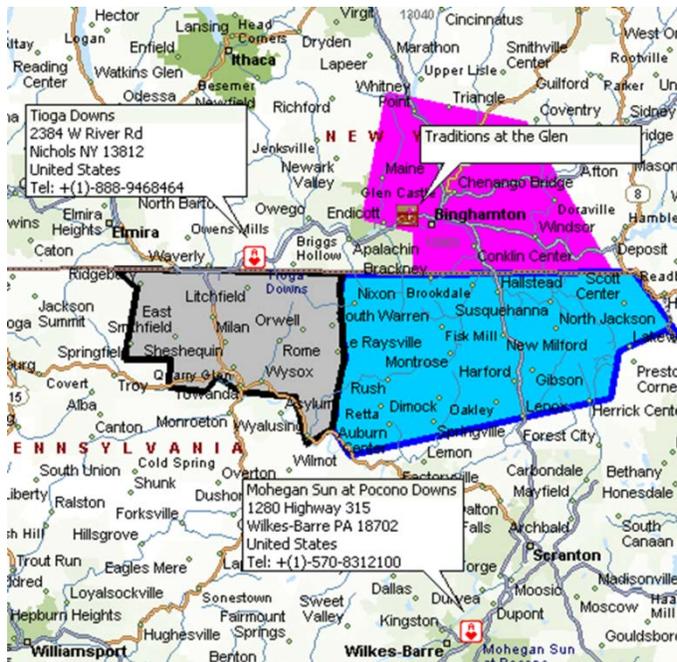


Exhibit VIII.B.9.a - Target market segments

The primary geographic market area of focus will be a 30 mile range (<30 minute drive time) that covers the area of Binghamton, NY. The secondary market will extend to the 30-60 mile range (30-60 minute drive time) and importantly covers an extensive part of north Pennsylvania where the Traditions Resort and Casino will attract a significant number of visits from this market currently being captured by Pennsylvania Casinos (Mohegan Sun at Pocono Downs and Mt. Airy Casino Resort). Tertiary markets extend to the 90-120 mile range in New York and Pennsylvania, as well as Ottawa, Canada, due to its affiliation with Binghamton’s American hockey league team, the Binghamton Senators.

Pennsylvania target markets

Two gaming operators, Mohegan Sun at Pocono Downs and Mt. Airy Casino Resort in Pennsylvania are in close proximity to Binghamton, New York and draw gaming customers from New York. In 2010, Mohegan Sun at Pocono Downs published a presentation including the fact that 11% of the players in their database were New York residents. Using this number, it can be estimated that annually approximately \$28 million in gaming revenue is derived from New Yorkers. Given the proximity of Mt. Airy Casino Resort to New York, it seems reasonable to estimate that a similar portion of revenue or \$20 million annually is derived from New Yorkers. If 50% of the estimated New York business at these Pennsylvania casinos is derived from the Southern Tier area, the State of New York stands to re-capture \$24 million in gaming revenue to the State.



In addition to retaining New York Play in New York, The Traditions Resort & Casino has the potential to draw gamers from Pennsylvania to New York to game. The adjacent map presents the areas where cross border gaming visits are most likely to occur. The pink section represents the New York players retained in the State. The gray shaded area indicates the Pennsylvanians likely visiting Tioga Downs to enjoy live racing and VLT gaming. The shaded blue section represents the likely prime visitation area from Pennsylvania to the Traditions at the Glen Casino Resort to play table games and Vegas Style Slots.

A recent report prepared for the Pennsylvania Legislative Budget and Finance Committee estimated that expanded New York casinos would reduce revenues in Pennsylvania by \$38 million annually.

Pennsylvania Gaming Operations

Mohegan Sun at Pocono Downs is an approximate one (1) hour and fifteen minute drive from Binghamton along Interstate 81 South. Mohegan Sun at Pocono Downs in Pennsylvania offers a complete casino with Vegas Style slot machines, live table games, 13 food and beverage outlets, including a Ruth's Chris Steakhouse, a sushi bar, a buffet and a Wolfgang Puck Express. Mohegan Sun at Pocono Downs recently opened a 238 room hotel with a 4,000 square foot spa.

Mount Airy Casino Resort in Mount Pocono, Pennsylvania is approximately one(1) hour and 30 minutes from Binghamton. Located in the Pocono Mountains, the resort encompasses over 1,000 acres and offers approximately 1,800 slot machines and 70 table games, the property includes a golf course, a 4 diamond rated hotel, several restaurants and a spa.