



Exhibit VIII.C.1.a. - Location Information

Submit as Exhibit VIII. C.1.a. the address, legal description, maps, book and page numbers from the appropriate registry of deeds for the location of the Applicant's gaming facility.

Tioga Downs Racetrack, LLC
2384 West River Road
P.O. Box 509
Nichols, New York 13812

Town of Nichols, Tioga County, New York

Tax Map Identification of Owned Properties:

158.00-3-49.10; 158.00-3-51; 158.00-3-52; 158.00-3-53; 158.00-3-61.10; and 158.00-3-61.20

Tax Map Identification of Leased Property:

158.00-3-49.20 (1.25 acres)

Total Property Acreage: 150.74 acres owned in fee simple, and 1.25 acres leased, for a total of 151.99 acres

See attached Tax Parcel Map and Deed Instruments

New York Gaming Facility Location Board
 Response to Request for Applications to Develop and Operate a
 Gaming Facility in New York State

TIOGA DOWNS RACETRACK, LLC

Exhibit VIII.C.1.a



PREPARED BY
MRB GROUP
 HARRISBURG, NY 13760
 PREPARED FOR
TIOGA COUNTY LEGISLATURE
 CANTON, NY 14810

NOTES
 THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY
 AND IS NOT TO BE REPRODUCED OR USED
 FOR SURVEYING OR CONVEYING.
 MAP COMPLETED AND CALLED DURING COMBINE
 MEETING BOARDING IN JULY 2018
 MAP FILED TO CLERK ON SEPTEMBER 5, 2018

REVISION TABLE		SPECIAL DISTRICTS	
DATE	MADE BY	CHANGES OR ADDITIONS	SCHOOL
08/01/18	DM	ALL PARCELS WITH ACREAGE	TIOGA CENTRAL SCHOOL DISTRICT
08/01/18	DM	ALL PARCELS WITH ACREAGE	NICHOLS CENT. SCHOOL DISTRICT
08/01/18	DM	ALL PARCELS WITH ACREAGE	NICHOLS J.C. DISTRICT
08/01/18	DM	ALL PARCELS WITH ACREAGE	WATER

LEGEND	
	TOWN LINE
	PRECINCT LINE
	SCHOOL DISTRICT LINE
	WATER
	ROAD
	LOT
	PARCEL

TOWN MAP	
	100 FEET PARCEL NUMBER
	50 FEET PARCEL NUMBER
	25 FEET PARCEL NUMBER
	12.5 FEET PARCEL NUMBER
	6.25 FEET PARCEL NUMBER
	3.125 FEET PARCEL NUMBER
	1.5625 FEET PARCEL NUMBER
	0.78125 FEET PARCEL NUMBER
	0.390625 FEET PARCEL NUMBER

SHEET INFO	
957.00	100.00
908.00	150.00
100.00	100.00



TAX MAP
 TIOGA COUNTY, NEW YORK
 TOWN OF NICHOLS
 GRAPHIC SCALE
 1" = 400'



Robert L Woodburn
TIOGA COUNTY CLERK

Instrument Number

114157-001

16 Court St PO Box 307
Owego, NY 13827
(607) 687-8660
Fax: (607) 687-4612

No. of Pages: 13

Delivered By: TOWNE LAW OFFICES, PC

Receipt No. 114157

Return To:

THE TOWNE LAW OFFICES PC
421 NEW KARNER ROAD

DATE: 10/18/2004

ALBANY, NY 12205

Time: 11:12 AM

Document Type: DEED

Parties To Transaction: TIOGA PARK LLC - TIOGA DOWNS TRUSTE

Deed Information

Consideration: \$0.00

Transfer Tax: \$0.00

RETT No: 00573

State of New York
Tioga County Clerk

Mortgage Information

Mortgage Amount:

Basic Mtge. Tax:

Special Mtge. Tax:

Additional Mtge. Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Tioga County Clerk



R&R: The Towne Law Offices, P.C.
421 New Karner Road
PO Box 15072
Albany, NY 12212-5072

TRUSTEE'S DEED

_____ Deed made this 21st day of June, 2004 by Tioga Park, LLC, Chapter 11 Debtor-in Possession, by James W. Hawkins, herein referred to as the Grantor, to Tioga Downs Racetrack, LLC, herein referred to as the Grantee, with offices located at 421 New Karner Road, the City of Albany, County of Albany, State of New York, as assignee of Asolare II, LLC.

WHEREAS, in an bankruptcy proceeding in the United States Bankruptcy Court for the Northern District of New York entitled Tioga Park, LLC, Case # 03-60078, a Chapter 11 Plan of Reorganization was confirmed by the Order of the Honorable Stephen D. Gerling, Chief United States Bankruptcy Court Judge dated June 1, 2004 and entered in the office of the United States Bankruptcy Court Clerk on June 2, 2004, a copy of which is annexed hereto and incorporated herewith, Tioga Park, LLC in its capacity as Trustee of the Bankrupt Estate of Tioga Park, LLC, was duly authorized and empowered to sell the bankrupt's estate herein described to Tioga Downs Racetrack, LLC to satisfy the obligations of Tioga Park, LLC to Asolare II, LLC., and;

NOW, Tioga Park, LLC as Chapter 11 Trustee, Debtor-in-Possession, in order to carry into effect the sale so made by it, as aforesaid, in the pursuance of and by virtue of the power and authority vested as aforesaid by the Order of the Court, by virtue of the foregoing and in consideration of the satisfaction of the obligation of Tioga Park, LLC to Asolare II, LLC, and in conformity to the statute in such case made and provided, grants and conveys to Grantee, and its' heirs and assigns forever, all the right title and interest which is vested as Trustee in Bankruptcy of Tioga Park, LLC, (case # 03-60078) the real property located in the Town of Nichols, County of Tioga, State of New York, which is more particularly bounded and described as follows:

PARCEL A

All that piece of parcel of property situate in the Town of Nichols, County of Tioga, State of New York and described as follows:

BEGINNING at a granite monument on the northerly boundary of the Southern Tier Expressway at its intersection with the easterly boundary of Davenport Hill Road; thence along the easterly boundary of Davenport Hill Road the following nine courses and distances: 1) N. 2 degrees 52' 37" W, a distance of 124.46 ± feet to a point; thence 2) S 87 degrees 05' 27" W, a distance of 40.00 ± feet to a granite monument; thence 3) N 3 degrees 41' 13" W, a distance of 404.31 ± feet to a point; thence 4) on a curve to the right having a radius of 145.75 feet, a distance of 154.89 ± feet to a point, also having a chord bearing N 26 degrees 45' 26" E, 147.70 ± feet; thence 5) N 57 degrees 12' 06" E, a distance of 67.78± feet to a point; thence 6) on a curve to the left having a radius of 186.50 feet, a distance of 212.59 ± feet to a point, also having a chord bearing N 24 degrees 32' 46" E, 201.27 ± feet; thence 7) N 8 degrees 06' 33" W, a distance of 202.33 ± feet to a point; thence 8) on a curve to the left having a radius of 326.28 feet, a distance of 291.45 ± feet to a point, also having a chord bearing N 67 degrees 12' 13" E, 281.86 ± feet; thence 9) N 41 degrees 36' 48" E, a distance of 65.85 ± feet to a point on the southerly boundary of the Erie Lackawanna Railway Company; thence easterly, on a curve to the left having a radius of 15,675.82 feet, a distance of 782.63 ± feet to a point; thence continuing S 36 degrees 37' 20" E, southerly along said boundary a distance of 1462.36 ± feet to a point on the division line between the property of Ralph S. Ostrander and Eva P. Ostrander (reputed owners) on the west and the property of Robert H. Schmidt (reputed owner) on the east; thence S 2 degrees 25' 54" E, along said division line, a distance of 1463.87 ± feet to a point on the northerly boundary of the Southern Tier Expressway; thence westerly, along

said northerly boundary, a distance of 2738.58 ± feet to the point of beginning; being 82.608 acres more or less.

ALSO, ALL THAT PIECE OR PARCEL OF PROPERTY, situate in the Town of Nichols, County of Tioga and State of New York, described as follows:

Beginning at a point on the southerly boundary of West River Drive at its intersection with the division line between the property of Ralph S. Ostrander and Eva P. Ostrander (reputed owners) on the west and the property of Wilfred F. Fruitiger (reputed owner) on the east; thence S 2 degrees 25' 54" E, along said division line, a distance of 277.41 ± feet to a point on the northerly boundary of the Erie Lackawanna Railway Company; thence N 86 degrees 37' 20" W, along said northerly boundary, a distance of 759.69± feet to a point; thence N 0 degrees 51' 34" W, a distance of 221.18± feet to a point on the southerly boundary of West River Drive; thence N 89 degrees 08' 26" E, along said southerly boundary, a distance of 750.00 ± feet to the point of beginning; being 4.311 acres more or less.

PARCEL B

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Nichols, County of Tioga and State of New York, bounded and described as follows:

Beginning at a granite monument on the northerly boundary of the Southern Tier Expressway at its intersection with the division line between the property of Robert H. Schmidt (reputed owner) on the east and the property now or formerly of Ralph S. Ostrander and Eva P. Ostrander on the west; thence N 2 degrees 25' 54" W, along said division line, a distance of 1463.87 ± feet to a point on the southerly boundary of the Erie Lackawanna Railway Company; thence S 86 degrees 37' 20" E, along said southerly boundary, a distance of 996.75 ± feet to a point on the division line between