



Exhibit VIII.C.4.a. - Description of Master Plan

Submit as Exhibit VIII.C.4.a. a description of, and provide schematics illustrating, the Applicant's master plan for the land and the Project Site showing major activities and functions. Provide a phasing plan for the proposed components of the master plan, if applicable.

MASTER PLAN AND BUILDING PROGRAM

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 expected development of the master plan for the Tioga Downs Casino Resort is illustrated in Exhibit VIII.C.4.a.2.2 - Master Plan.

The building components include:

- Parking Garage (project completed in 2014)
- Casino Expansion –
 - Gaming Floor Expansion
 - Casino Bar and Lounge
 - Poker Room
 - High Limit Area
 - Virgil's Real BBQ Restaurant
 - 2nd Floor Office Expansion
- Tioga Downs Hotel and Outdoor Pool Bar
- New Amenity Building –
 - Event Center
 - Indoor Pool/Fitness Center
 - Spa
 - PJ Clarke's Restaurant
- Outdoor Waterslide
- Outdoor Concert Area
- Farmer's Market/Parking Lot Expansion
- Tioga Country Club



The gaming facility will be largely visible from the region's major transportation corridor, the Southern Tier Expressway (I-86). The strategic placement of the building components on site showcases the architecture and creates a landmark development for the Southern Tier. Similarly, the layout of the various components was purposefully planned to maximize views to the racetrack and the scenic rolling hills beyond from as many of the components as possible.

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 and create synergies between all the various components. The outdoor spaces are designed to be an extension of the indoors to create a flow of activity from one to the other especially during major outdoor events such as racing days or concerts.

The overall architectural design for the Tioga Downs Casino Resort and how each building program component relates to each other is described in Exhibit VIII.C.5.b Description of Overall Architecture.

FUTURE DEVELOPMENT

The property is over 150 acres of primarily vegetated open space highly conducive to development. Exhibit VIII.C.4.a.2.3 -Future Development demonstrates the property's potential to support a much larger building program when market conditions permit it.

The building components of potential future development include:

- A second hotel
- Adventure Land/Indoor Family Entertainment
- Indoor Water Park
- Nature Trails

This future development will enhance the Tioga Downs Casino resort experience. The added attraction will draw a wider and more diverse client base with Tioga Casino Resort in the center of all the activity.