



**Exhibit VIII.C.7.a. – Description of Proposed Hotel**

*Submit as Exhibit VIII.C.7.a. a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build-out and for each phase, if applicable. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined. Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant’s or the Manager’s branding and customer loyalty or patronage programs.*

**DESCRIPTION OF HOTEL**

The proposed Tioga Downs Hotel will have 161 guest rooms of varying sizes including a Bride’s room as reflected in the following table.

TABLE I: GUEST ROOM MIX					
	UNIT COUNT ALL TYPES	KING	QUEEN/QUEEN	ADA	SUITE
FLOOR					
GROUND	19 KEYS	4 KEYS	12 KEYS	2 KEYS*	1 KEY*
SECOND	27 KEYS	9 KEYS	15 KEYS	2 KEYS	1 KEY
THIRD	28 KEYS **	10 KEYS	14 KEYS	1 KEY	3 KEYS
FOURTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
FIFTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
SIXTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
TOTAL	161 KEYS	56 KEYS	86 KEYS	8 KEYS	11 + 1 ADA (12 KEYS TOTAL)

\* 1 SUITE TO BE ADA  
\*\* BRIDAL SUITE INCLUDED

Guest rooms range in size from 424 square feet to 869 square feet.



		<b>TIOGA DOWNS CASINO RESORT</b> TIOGA DOWNS CASINO, TOWN OF NICHOLS, TIOGA COUNTY, NEW YORK NEW YORK GAMING FACILITY LOCATION BOARD RESPONSE TO REQUEST FOR APPLICATIONS TO DEVELOP AND OPERATE A GAMING FACILITY IN NEW YORK STATE TIOGA DOWNS LLC	<b>VIEW OF TYPICAL GUEST SUITE</b>	
			DATE JULY 2015	EXHIBIT NO. VIII.C.5.a.11.10

The following table highlights guest room sizes. Guest rooms are larger than typical for a hotel of this style and type (this is discussed further under Level of Service).

<b>TABLE 2: GUEST ROOM SIZE RANGE</b>	
<b>ROOM TYPE</b>	<b>NET AREA (SQ. FT.)</b>
<b>KING</b>	<b>430</b>
<b>KING EXTENDED</b>	<b>543</b>
<b>DOUBLE QUEEN</b>	<b>430</b>
<b>SUITE</b>	<b>755 - 869</b>
<b>ADA</b>	<b>538 - 755</b>
<b>BRIDE'S ROOM</b>	<b>424</b>



The Food and beverage offerings include a variety of dining experience such as an all-day PJ Clarke’s restaurant with a private dining room, a bar, and a Virgil’s Real BBQ and Honky Tonk restaurant. The food and beverage facilities are depicted in the following table.

TABLE 3: FOOD AND BEVERAGE FACILITIES		
	SEATING CAPACITY	DINING AREA (NET)
VIRGIL'S BBQ & HONKY TONK BAR	200 SEATS	5,450 SF
COUNTY FAIR BUFFET RESTAURANT	200 SEATS	5,370 SF
COASTER'S SPORTS BAR	200 SEATS	3,600 SF
MR. G'S POST TIME PIZZA		740 SF
OWEGO SOFT SERVE & CAFE FIACCO		435 SF
PJ CLARKE'S RESTAURANT	150 SEATS	3,551 SF
CONCESSION STALL #1		1,651 SF
CONCESSION STALL #2		329 SF
CONCESSION STALL #3		108 SF

The proposed Tioga Downs Hotel will also include an approximate 6,500 square foot Exhibition Hall and Event Center for weddings, special events, meetings, conferences, and indoor entertainment. The event venue capacity is reflected in the following table.

TABLE 4: WEDDING, MEETING & EVENTS CAPACITY		
	SEATING CAPACITY	NET AREA
EVENT CENTER		6562 SF
BANQUET SETTING	410 SEATS	
CONCERT SETTING	594 SEATS	
EXHIBITION SETTING	594 PEOPLE	