

THE PALACE



THE PALACE

Craig Cozza

A Pittsburgh Developer Doing Business In Pittsburgh

Cozza Enterprises is a Pittsburgh Developer investing in Pittsburgh and Allegheny County's future.

VICI on Grandview *Pittsburgh, PA (Mt. Washington)*

14 units, 60,000s.f. Five Star Residential Condominiums

1400 Grandview Avenue *Pittsburgh, PA (Mt. Washington)*

37 units, 110,000s.f. Five Star Residential Condominiums

5853 Forbes Avenue *Pittsburgh, PA (Squirrel Hill)*

Mixed Use Commercial/Residential 36,000s.f.

Commercial Developments *Pittsburgh and Surrounding Counties*

7-10 Projects each 10,000-25,000s.f.

Collier Township *Presto, PA*

37 acre, Five Star Residential Development

14 Custom Homesites; 6,000-21,000s.f. Homes

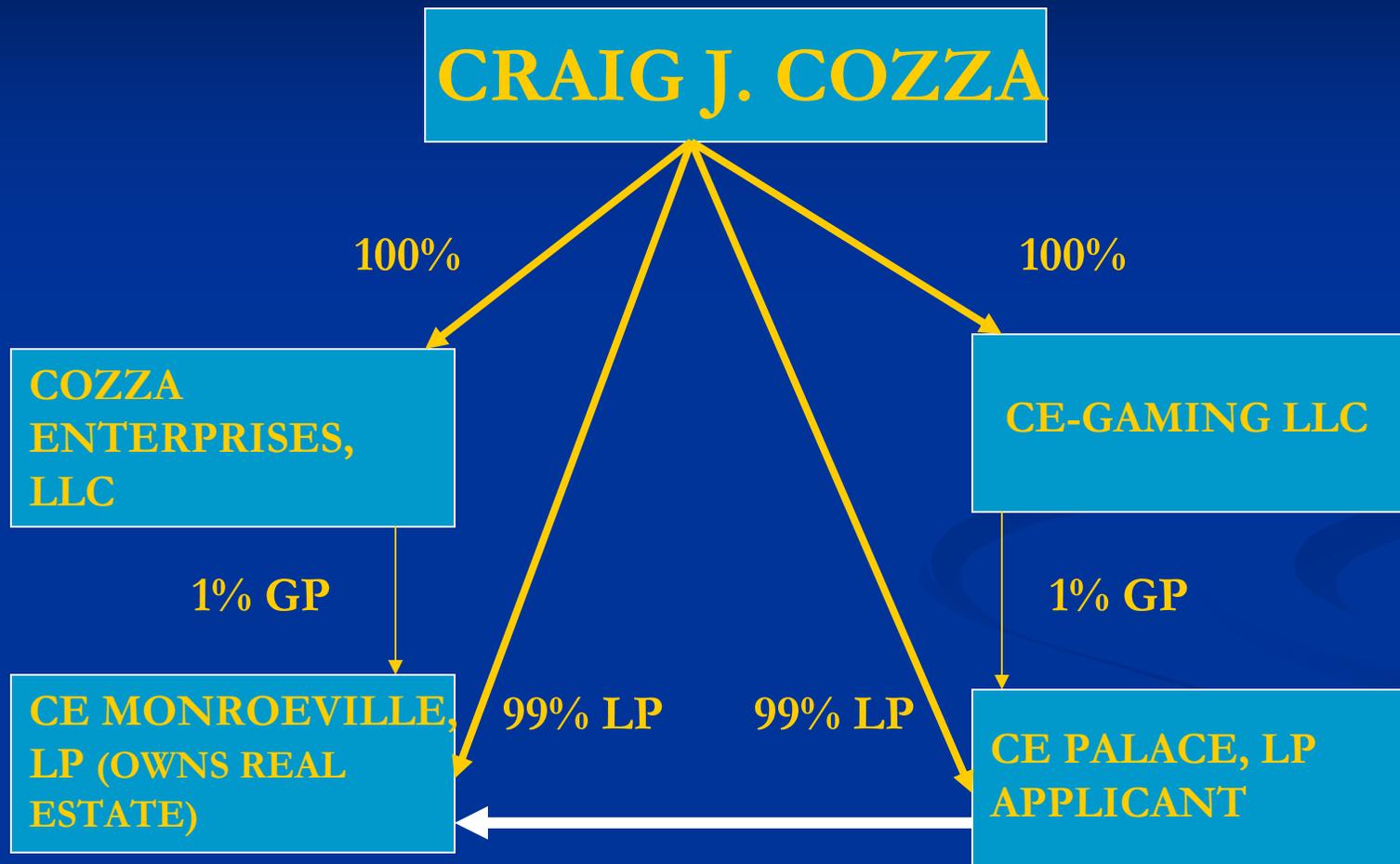
Urban Residential I *Pittsburgh, PA*

Middle Income Housing Development 125-175 units

Hotel Development I *Pittsburgh, PA*

150 Room 4-5 Star Hotel with Restaurant, Spa and 45 High-End Condominiums

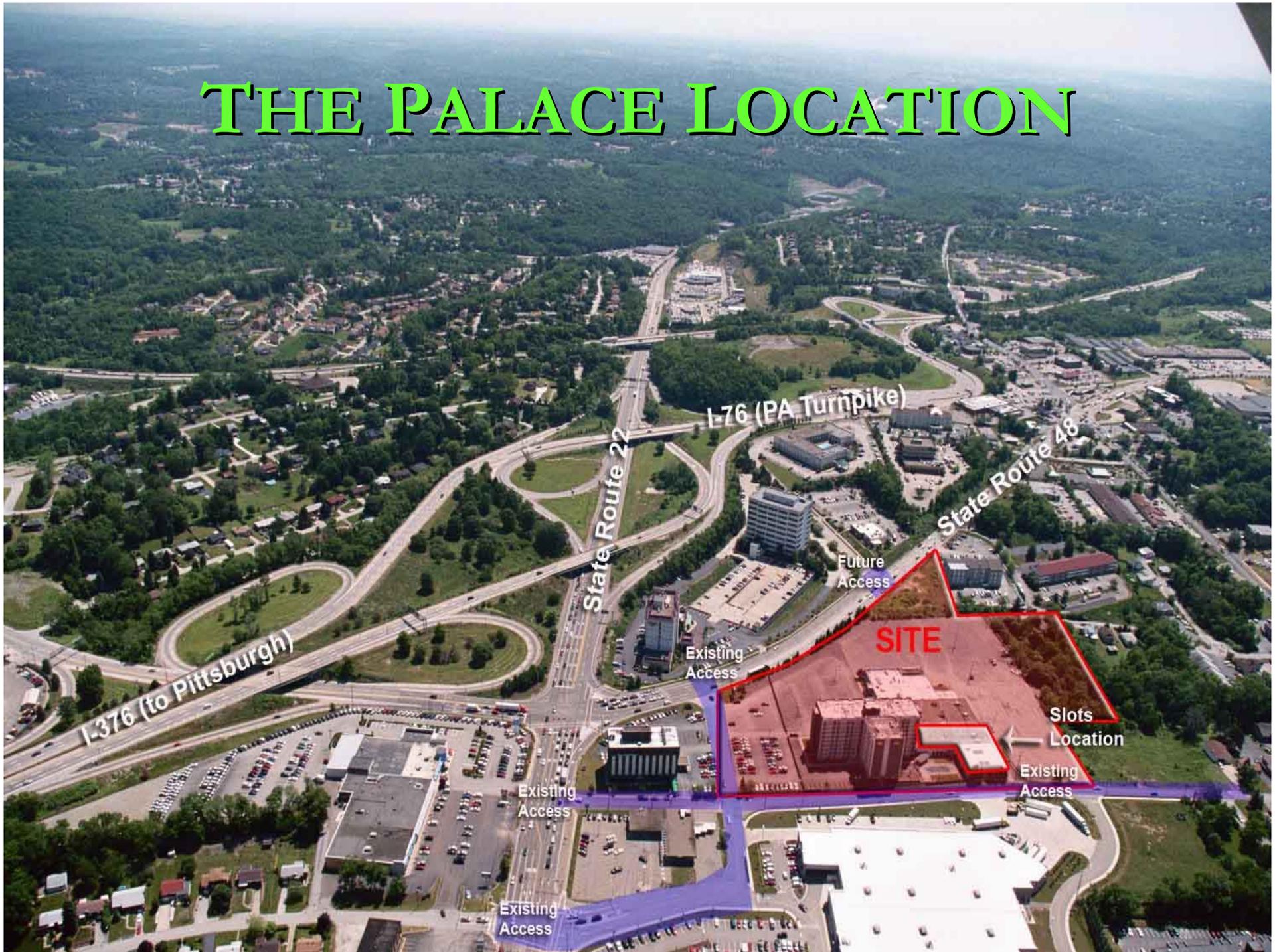
BUSINESS STRUCTURE



OWNS REAL ESTATE

UNCONDITIONAL OPTION AGREEMENT
EXERCISABLE AT SOLE DISCRETION OF CE
PALACE TO TRANSFER THE REAL ESTATE

THE PALACE LOCATION





I-76 (PA Turnpike)

State Route 22

State Route 48

Future Access

Existing Access

SITE

Slots Location

Existing Access

Existing Access

WELL-ESTABLISHED RESORT HOTEL

Welcome!

To Al Monzo's Palace Inn, offering you the best of classic 'Old World' charm and modern conveniences. Our rooms and facilities have been tailored to meet the demanding needs of the professional traveler. From the time of your arrival, our gracious staff will be pleased to assist in making your stay most enjoyable. With 261 newly renovated guest rooms and over 30,000 square feet of meeting and convention space the Palace can accommodate your largest shows and meetings while still providing that 'home away from home' feeling. Come stay with us, be our guest, and enjoy!



WELL-ESTABLISHED RESORT HOTEL

- ❑ **Historic Operation – Since 1972**
 - ❑ Miss Pennsylvania USA Pageants (9+ years)
 - ❑ Mrs. Pennsylvania America Pageants (8+ years)
 - ❑ Tri-State Challenge (Boxing)
 - ❑ PA American Legion Conventions
 - ❑ PA Amateur Boxing Championships
 - ❑ Golden Gloves (Boxing)
 - ❑ AMVETS & AMVETS Auxillary Convention
 - ❑ Monroeville Jazz Festival
 - ❑ “Streets of Gold” Convention
 - ❑ Ballroom Dancing
 - ❑ Headliners /Comedians

WELL-ESTABLISHED RESORT HOTEL

Congratulations to **NARFE, Pennsylvania Federation of Chapters** on your 50th Anniversary, from the **Monroeville Convention Visitors Bureau**

Discover Monroeville... The **MORE CHOICE** Location

- EASY REACH:** Just off I-76, Turnpike Exit 57
- MONEY SAVING:** Over 1500 affordable hotel rooms
- SHOPPERS DREAM:** Hundreds of specialty stores, outlets and enclosed malls
- FUN PACKED:** Lots shows, night entertainment, taverns and more
- FULL SERVICE:** A Convention Visitors Bureau eager to help you
- TRAVEL FREE:** Special arrangements can be made for group shuttle service

MONROEVILLE, PA
Western Pennsylvania's **MORE CHOICE** Location



For more information, call toll free 1-800-527-8941
Monroeville Convention Visitors Bureau
15000 Park Eastway, Monroeville, PA 15146
www.visitmonroeville.com

Miss Pennsylvania USA Pageant at Palace Inn

The MISS PENNSYLVANIA USA PAGEANT is set for the ninth year in Monroeville in the Grand Ballroom of the Palace Inn on March 12, 13, and 14, 1993. The Miss Pennsylvania USA Pageant is an Official Miss USA - Miss Universe Contest. Miss USA is part of the family of Miss Universe, Inc., a subsidiary of Paramount Communications, Co.



KIMMARRIE JOHNSON
MISS PENNSYLVANIA

Kimmarie Johnson, 25, of Pittsburgh, Pennsylvania, was one of the 51 delegates starting in the 1993 Miss USA two hour, live televised special from Wichita, Kansas, Friday, February 19th on CBS-TV. Kimmarie enjoys success as a model and has ambitions in the future of expanding into the agency and management side of the entertainment equation.

Mrs. Pennsylvania America Pageant at Palace Inn

The 1993 MRS. PENNSYLVANIA AMERICA PAGEANT will be staged in Monroeville for the eighth consecutive year in the Grand Ballroom of the Palace Inn on April 17 and 18, 1993. The Mrs. Pennsylvania America Pageant is an official Mrs. America Preliminary.

FIFTY-FIRST ANNUAL DEPARTMENT CONVENTION AMVETS and AMVETS AUXILIARY



American Veterans of World War II Korea and Vietnam

AL MONZO'S PALACE INN
MONROEVILLE, PA
JUNE 13, 14, 15, 16, 1996

"MONROEVILLE REALLY WAS THE TICKET FOR US..."



Frank Mullane (right) with convention committee member Jonathan Houghley (left), also Commander of Local Post 701.

A well-prepared bid to the Pennsylvania Department of the American Legion is one of the reasons the 1992 state convention will be held in Monroeville next July 9-12. "I called up the Convention Visitors Bureau of Greater Monroeville, and Celeste Moore handled all the

details from there," said Frank Mullane, who serves as secretary of the 32-member American Legion Convention Corporation of Pittsburgh, and has been involved in the convention planning since 1979. "She contacted the hotels and actually wrote the bid for us."

to do we submit it! We used to hold the convention in downtown Pittsburgh, and had to do all the preliminary legwork, as well as prepare the bid ourselves. Also, the new hotels ask for at least 5-year advance booking. We can't book more than 3 years ahead — Monroeville really won the ticket for us."

The 1992 Pennsylvania American Legion Convention will bring 1500 people into Monroeville. Conventions headquarters will be at the Radisson Hotel. The Palace Inn will serve as headquarters for the Women's Auxiliary, and Howard Johnson's and the Harber Hotel will also be involved with accommodations and events.

Mullane serves as Adjutant of the American Legion's 33rd District, which includes 8600 members in Allegheny County. He's also Adjutant of American Legion Post 701 in White Oak, which has 2150 members.

"We're so pleased with the help and service we've gotten from the Convention Visitors Bureau that we hope to bring the convention back to Monroeville in 1995."

MONROEVILLE HAPPENINGS

6th Annual S.O.G. Eastern Quartet Convention Issue

A Quarterly Publication Reaching 37 States Donations \$4.00



Volume 9 # 36 — 15 YEARS OF EXCELLENCE IN PROMOTING — "One Nation Under God" August - September - October, 2003

One Good Looking Quartet... One Great Sounding Quartet too! page 4



"The Skyline Boys Quartet" from Monaca, VA

Inside Highlights

- Country Music, Mountain, Heart Attack Victim!
- The Lovelace, getting more Driveline!
- John Blue - Nashville One From Hell!
- Free Ticket Offer - for the S.O.G.E.Q.C.!
- Christmas - "Take Up!"
- First Song Writing Seminar at E.Q.C.
- Lily Ryan Woodruff - How the Lord has directed every step!
- Jerry Goff - Showers of Blessings!

Coming in the November issue.
New Columnists:
De Parks Gives Modeling!

PITTSBURGH'S PREMIER MAGAZINE FOR SOUTHERN GOSPEL
Radio, Concert and Convention News - Joe Chiodo, Director Circulation - Reaching Thousands Yearly Throughout the United States
Visit "Streets of Gold" on the World Wide Web. See page 1

THE TRI-STATE CHALLENGE AT THE PALACE INN

Get ringside seats for the Tri-State Challenge III, one of the country's largest professional boxing events, March 15 at Al Monzo's Palace Inn. Though originally called the Tri-State Challenge because it showcased a Pittsburgh fighter against fighters from Ohio and West Virginia in each bout, the popularity of the event now draws challengers from across the United States. Scheduled to appear in the main event March 15 is Tommy "The Al-

tar Boy" Alexander, the pride of the Pittsburgh Firefighters, a three-time Pennsylvania Golden Glove Champion and currently ranked number two in the state. Pennsylvania's next famous amateur boxer, Dan Connolly, who trains in Monroeville, will also participate at the Challenge, along with Pittsburgh's Kenny Nania. The Tri-State Challenge IV is tentatively scheduled for April 26, 1993. Ringside tickets for the Chal-



Large are \$20 and general admission is \$12. For more information, call the Palace Inn at 372-5500.

THE PALACE INN IS FIT FOR A QUEEN

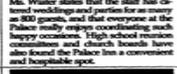
There's a "royal" feeling at Al Monzo's Palace Inn. So royal, in fact, that it's home to three state beauty pageants. Every year, scores of young women convene at the Palace Inn for competitions that award cash, prizes and the opportunity to represent Pennsylvania in national beauty titles.



A beauty pageant (left) before her victory walk.

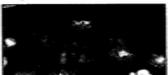
"There's always so much excitement surrounding the pageants. The contestants are so enthusiastic, our staff can't help but respond," states Bob Wiaters, Director of Events and Catering. "All the girls are friendly and cooperative. And it's really a family event. They are usually accompanied by husbands, friends and neighbors. The pageants are very well organized and everything flows smoothly from start to finish. This year, Miss Pennsylvania USA, will be crowned March 7-8. The Miss

and in September, almost 200 girls compete for the title of Miss Teen Pennsylvania. Sometimes it seems that all Monroeville has the "coroner" on beauty in Monroeville, because brides and prom queens have made the Palace Inn a very popular location for their events as well. Ms. Wiaters states that the staff has catered weddings and parties for as many as 800 guests, and that everyone at the Palace Inn really enjoys coordinating such happy occasions. High school reunion celebrations and church banquets have also found the Palace Inn a convenient and hospitable spot.



Wedding reception at a beautiful party.

"We're so glad to be a location for everyone, because we're just off exit 6 on the Turnpike, and everybody seems to appreciate our 1,100 free parking spaces. We get better repeat customers. Every year, one, including Mr. Monzo, who is a real "hands on" owner, is happy to welcome our guests back, year after year."



Another popular series of events at the Palace Inn are the Big Band Dinners, attended by over 400 people weekly. In addition, a special musical revue, "Scene Backstage Evening" will be offered to seniors, beginning in April. Call 372-5500 for more information and schedule.

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Visit Monroeville For Great Shopping & Lodging

Monroeville Mall

180 Stores • Lazarus-Macy's • Kaufmann's • JC Penney
Court yard Cafes • Myster Rogers' PlaySpace
www.monroevillemall.com • 412-243-8511



Radisson • Palace
Holiday Inn • Hampton
SpringHill Suites
Red Roof • Days Inn
Extended StayAmerica

Convention Visitors Bureau
Of Monroeville
1-800-527-8941

CALENDAR OF EVENTS

- 3/24 - "Yehoshua Feller", Radisson Dinner, 204-851
- 3/24 - "Widow of Ahab", Radisson Dinner, 204-851
- 3/24 - "The Boy Scout Show, Monroeville Mall, 204-851
- 3/24 - "Pittsburgh Judges & Battle Show, Radisson, 204-851
- 3/24 - "Widow PA Tard & Grounds Show, Radisson, 204-851
- 3/24 - "Lobby USA Trade Show, Radisson, 204-851
- 3/24 - "Jenny Services Magazine Teen Fashion Show, Monroeville Mall, 204-851
- 3/24 - "YMCA Derby, Monroeville Mall, 204-851
- 3/24 - "Stump Show, Palace Inn, 372-5500
- 3/24 - "Cake, Candy & Party Supply Show, Radisson, 204-851
- 3/24 - "Bridal Show, Radisson, 204-851
- 3/24 - "Men's and Boy's Apparel Show, Radisson, 204-851
- 3/24 - "T-Shirt Print Computer Show, Palace Inn, 372-5500

Substantial Year Round Recreational Amenities

- Restaurants/Lounge
- Nightclub- Club Vegas
- Health Spa



Substantial Year Round Recreational Amenities

- Convention, meeting, banquet facilities
- Event Center
 - Theater to 2,500 seating
 - Grand ballroom, 1,400 dining
- Two Swimming Pools



Substantial Year Round Recreational Amenities

- Indoor running track
- Travel Agency
- Gift Shop
- Salon
- Helipad

THE PALACE



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THE PALACE

- Sandy Rice

Executive Director Convention Visitors Bureau
of Greater Monroeville

All of our guest rooms are spacious and comfortable, each with the luxuries and special features you would expect in a grand hotel.

Double Size Rooms



Choose from our family sized double rooms, to our queen and king sized rooms, to our beautiful vertical or horizontal Executive Suites. Our Executive Suites are equipped with a living room, kitchenette and dinette. Vertical Suites have an elegant and unique architecture that separates living areas from the bedroom with a spiral staircase allowing for your privacy while entertaining.

Each room is equipped with remote controlled color televisions, including cable stations and your choice of pay-per-view movies. Hair dryers and irons are available upon request and coin-operated laundry facilities are located on-site for your convenience.



INDOOR & OUT



The Palace features two spacious swimming pools within a resort-like setting. The surrounding club area is perfect for relaxing, entertaining, casual parties and mixers. For your pleasure during the winter months, our indoor pool and Jacuzzi are open. During the summer, drinks and snacks are available. Stay in shape and keep that summer tan in our exercise room & tanning salon year-round.



GRAND

Dining and entertainment is a priority at the Palace Inn. The Casa di Monzo restaurant features the finest of foods and spirits as well as live entertainment and dancing in the lounge Friday and Saturday nights. With its comfortable seating and relaxed, warm atmosphere, dining at Casa di Monzo is always a special event.



Casa di Monzo

Daisy's Coffee Shop serves delicious ethnic and homemade dishes for breakfast, lunch and dinner in a casual, atrium setting.



Wedding receptions, banquets, Daisy's reunions and social events are all welcome at the Palace Inn. The Grand Ballroom can accommodate 1,200 comfortably while Club Vegas, with its marble dance floor, balcony and stage can seat 700 for dinner, a perfect setting for that special occasion.



CLUB VEGAS

Executive Boardroom



GRAND BALLROOM

Conventions, trade shows, conferences, seminars, meetings, social events, private parties, the Palace Inn has a room to fit your needs. From our spacious Grand Ballroom, which can seat 2,000 theater style, 1,200 for dinner, to the Executive Boardroom and break-out rooms for meetings and demonstration areas, the Palace Inn provides the ultimate in flexibility and convenience. Contact our sales office before booking your next event for special group rates and list of services.

THE PALACE

Cory H. Morowitz, CPA, MBA

Chairman and Managing Member of
Morowitz & Company, LLC and Morowitz
Gaming Advisors, LLC and Industry
Director of the Wharton Program for
Gaming Executives

MBA from Wharton School of Business
University of Pennsylvania

Contents

- Relevant Market Area
- Casino Markets – How They Work
- Best Practices in Assessing Markets - Drive Time Vs. Straight Line Distance

UMASS Study – gamers overwhelmingly favor larger more integrated properties

- Based on a May 2004 study by the University of Massachusetts Dartmouth:
 - Approximately 82% and 89% of Foxwoods' patrons have not visited Lincoln Park and Newport Grand, respectively.
 - Nearly 78% and 87% of Mohegan's patrons have not visited Lincoln Park and Newport Grand, respectively.
 - Conversely, over 81% of both Lincoln Park and Newport Grand patrons visited Mohegan Sun, Foxwoods or both.

UMASS Study – gamers overwhelmingly favor larger more integrated properties

- Clearly, larger, integrated operators draw a larger pool of customers than smaller operators
- A casino within 15 miles of Majestic Star, much smaller, with significant operating constraints will be at a significant disadvantage while at the same time growing the market by creating critical mass and bringing gaming closer to eastern markets

Best Practices in Assessing Markets

- Driving distance or driving time vs. straight line distance
 - Practitioners use drive time because geographic barriers and road systems make straight line distance misleading



<input type="checkbox"/>	<p>APPENDIX 26: PURSUANT TO §1512 OF THE GAMING ACT, NO EXECUTIVE-LEVEL STATE EMPLOYEE, PUBLIC OFFICIAL, PARTY OFFICER OR IMMEDIATE FAMILY MEMBER THEREOF SHALL HAVE A FINANCIAL INTEREST IN OR BE EMPLOYED, DIRECTLY OR INDIRECTLY, BY ANY LICENSED RACING ENTITY OR LICENSED GAMING ENTITY, OR ANY HOLDING, AFFILIATE, INTERMEDIARY OR SUBSIDIARY COMPANY, THEREOF, OR ANY SUCH APPLICANT.</p> <p>HAS ANY PUBLIC OFFICIAL OR OTHER PROHIBITED PERSON POSSESSED A FINANCIAL INTEREST IN OR BEEN EMPLOYED DIRECTLY OR INDIRECTLY BY THE APPLICANT OR RELATED ENTITY AT OR FOLLOWING THE EFFECTIVE DATE OF THE PA GAMING ACT?</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 27: PURSUANT TO §1313 OF THE GAMING ACT, PROVIDE INFORMATION, DOCUMENTATION AND ASSURANCES DEMONSTRATING THAT THE APPLICANT HAS SUFFICIENT BUSINESS ABILITY AND EXPERIENCE TO CREATE AND MAINTAIN A SUCCESSFUL, EFFICIENT OPERATION. ALSO PROVIDE BIOGRAPHIES OF THE KNOWN INDIVIDUALS WHO WILL PERFORM EXECUTIVE MANAGEMENT DUTIES AND PROVIDE NAMES OF ALL PROPOSED KEY EMPLOYEES AND A DESCRIPTION OF THEIR RESPECTIVE OR PROPOSED RESPONSIBILITIES AS THEY BECOME KNOWN.</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 28: PURSUANT TO §1207(16) OF THE GAMING ACT, THE LICENSEE MUST SELL PENNSYLVANIA STATE LOTTERY TICKETS AT ITS FACILITY AS NEAR AS PRACTICABLE TO THE PAY WINDOWS. PROVIDE A PROPOSED FLOOR PLAN SPECIFYING THE LOCATIONS WHERE STATE LOTTERY TICKETS WILL BE SOLD AND THE PROXIMITY OF THOSE LOCATIONS TO PAY WINDOWS. (NOTE: THIS SUBMISSION MUST BE FINALIZED AND APPROVED BY THE BOARD PRIOR TO OPERATION).</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 29: PROVIDE A STATEMENT DETAILING THE PROPOSED PLANS AND LOCATION OF THE LICENSED FACILITY AND EXPLAIN HOW THE FACILITY WILL BE LOCATED AT A WELL-ESTABLISHED RESORT HOTEL (AS DEFINED IN 58 PA. CODE §441.1 AND ON PAGE 9). INCLUDE A STATEMENT OF THE NUMBER OF ROOMS UNDER COMMON OWNERSHIP, AND HOW EACH ROOM IS HELD, I.E. NON-DEEDED TIME SHARE, DEEDED TIME SHARE AND STANDARD HOTEL ROOM. ALSO INCLUDE IN THE STATEMENT A LIST OF THE SUBSTANTIAL YEAR-ROUND RECREATIONAL GUEST AMENITIES OFFERED. THE STATEMENT MUST ALSO DEMONSTRATE COMPLIANCE WITH THE GEOGRAPHICAL REQUIREMENTS OF §1305(B) OF THE GAMING ACT (RELATING TO CATEGORY 3 SLOT MACHINE LICENSE), WHICH PROVIDES THAT NO CATEGORY 3 LICENSEE SHALL BE LOCATED WITHIN 15 LINEAR MILES OF ANOTHER LICENSED FACILITY.</p> <p>IN ADDITION, PROVIDE THE NUMBER OF MILES BETWEEN THE PROPOSED FACILITY AND A LICENSED FACILITY WITHIN A 20 MILE RADIUS OF THE PROPOSED PROJECT.</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 30: PROVIDE A LIST OF ANY HOSPITAL, PLACE OF WORSHIP, SCHOOL, CHARITABLE INSTITUTION, PARK, ZOO OR ANY SIMILAR PLACE FREQUENTED BY THE PUBLIC WITHIN 1500 FEET OF THE PROPOSED FACILITY.</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 31: PROVIDE DOCUMENTATION TO THE BOARD PROVING THAT THE APPLICANT IS THE OWNER OF THE WELL-ESTABLISHED RESORT HOTEL OR IS A WHOLLY OWNED SUBSIDIARY OF THE OWNER OF THE WELL-ESTABLISHED RESORT HOTEL.</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 32: PROVIDE A STATEMENT DETAILING THE APPLICANT'S PROPOSED AMENITIES PLAN. EXPLAIN THE AMENITIES THAT THE APPLICANT INTENDS TO MAKE AVAILABLE AT THE RESORT HOTEL AND THE COSTS OF THE AMENITIES TO PATRONS OF THE RESORT HOTEL.</p>	<p>MANDATORY</p>
<input type="checkbox"/>	<p>APPENDIX 33: PROVIDE A PROPOSED FEE SCHEDULE FOR EACH AMENITY OFFERED AT THE WELL-ESTABLISHED RESORT AND A JUSTIFICATION FOR HOW THE FEES MEET THE DEFINITION OF NON-DE MINIMIS CONSIDERATION (AS DEFINED IN 58 PA. CODE</p>	<p>MANDATORY</p>

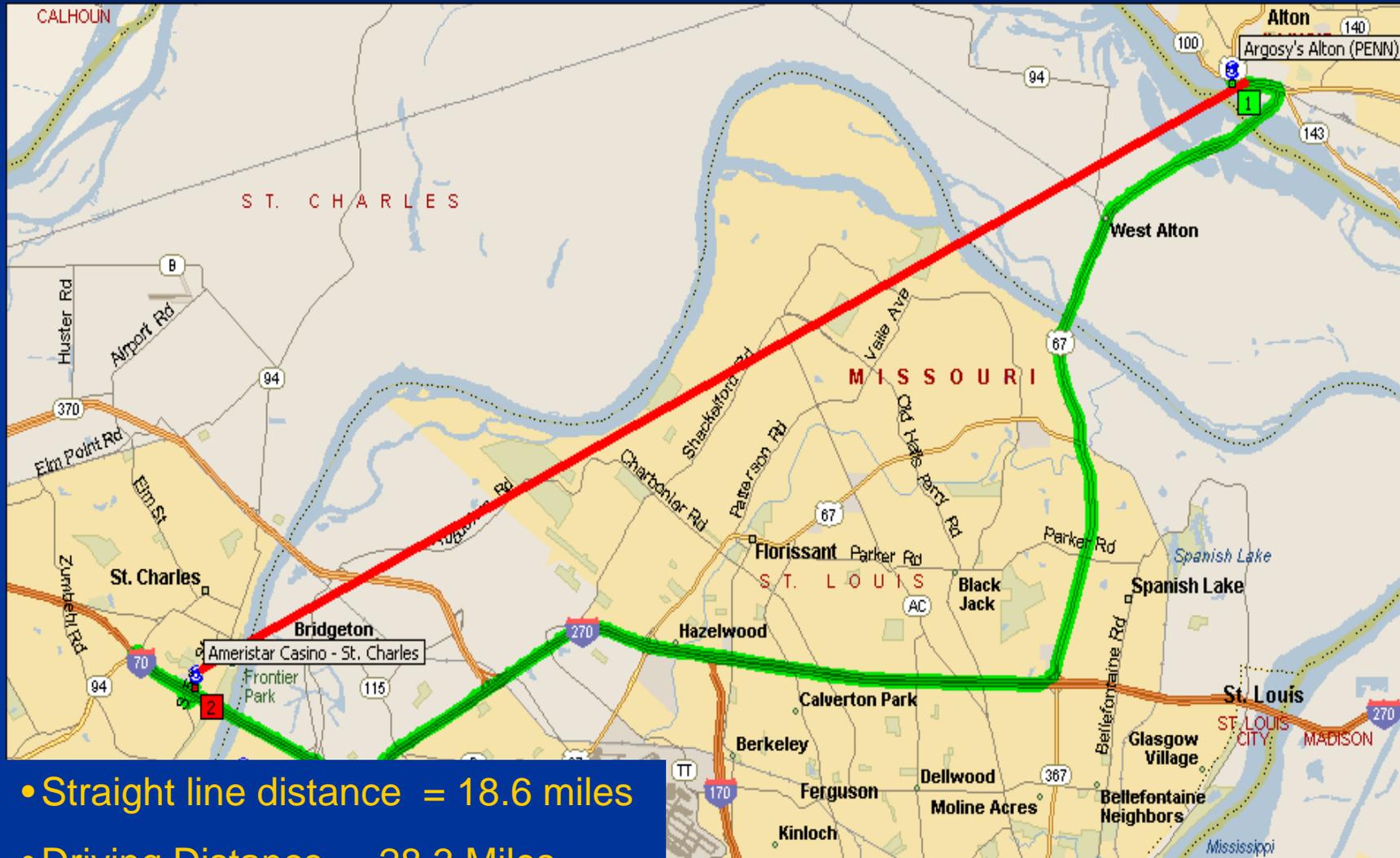
Michigan City to Elgin

Distance Between 2 Casinos



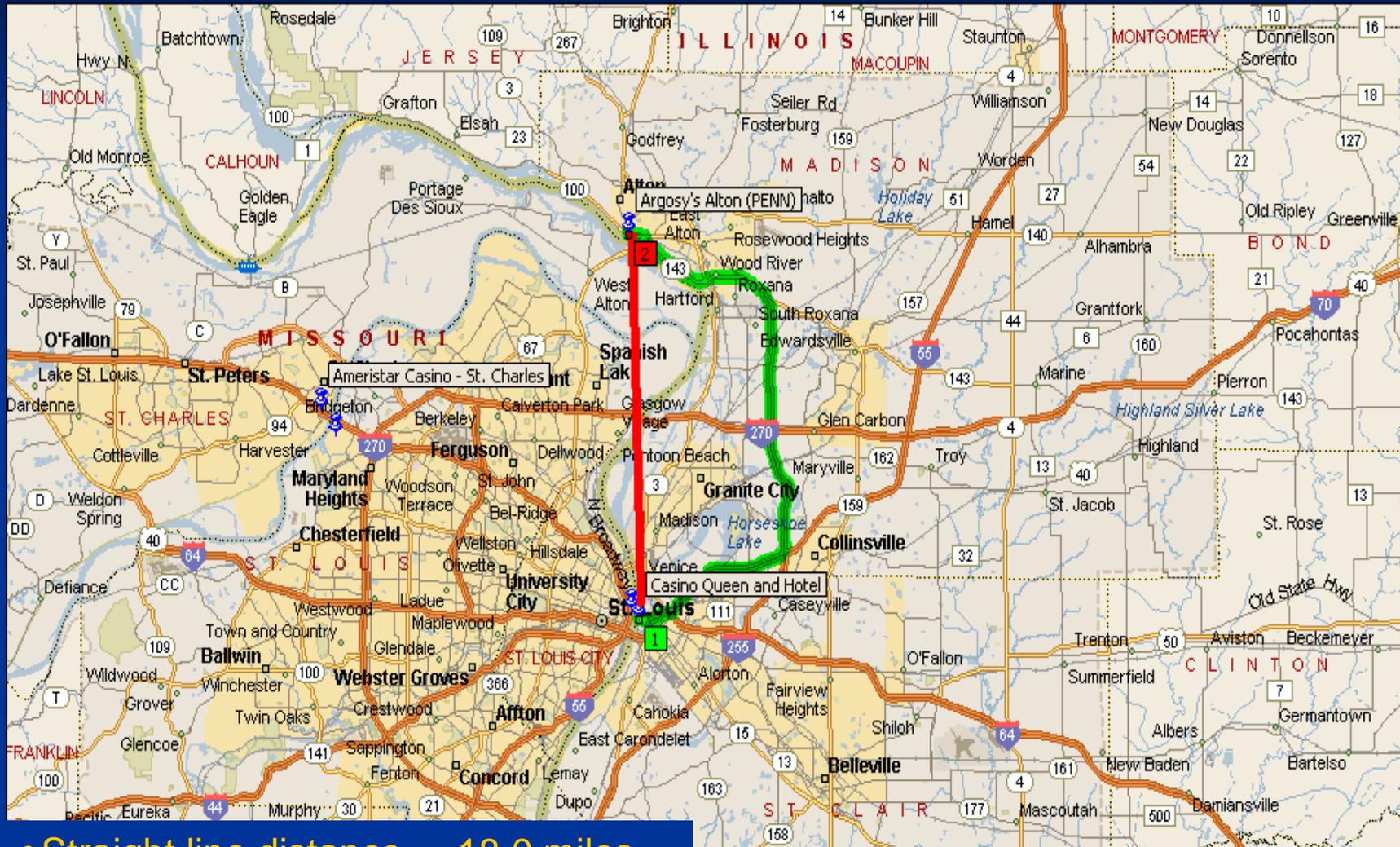
- Straight line distance = 72 miles
- Driving Distance = 106 Miles

Argosy to Ameristar St Charles Distance Between 2 Casinos



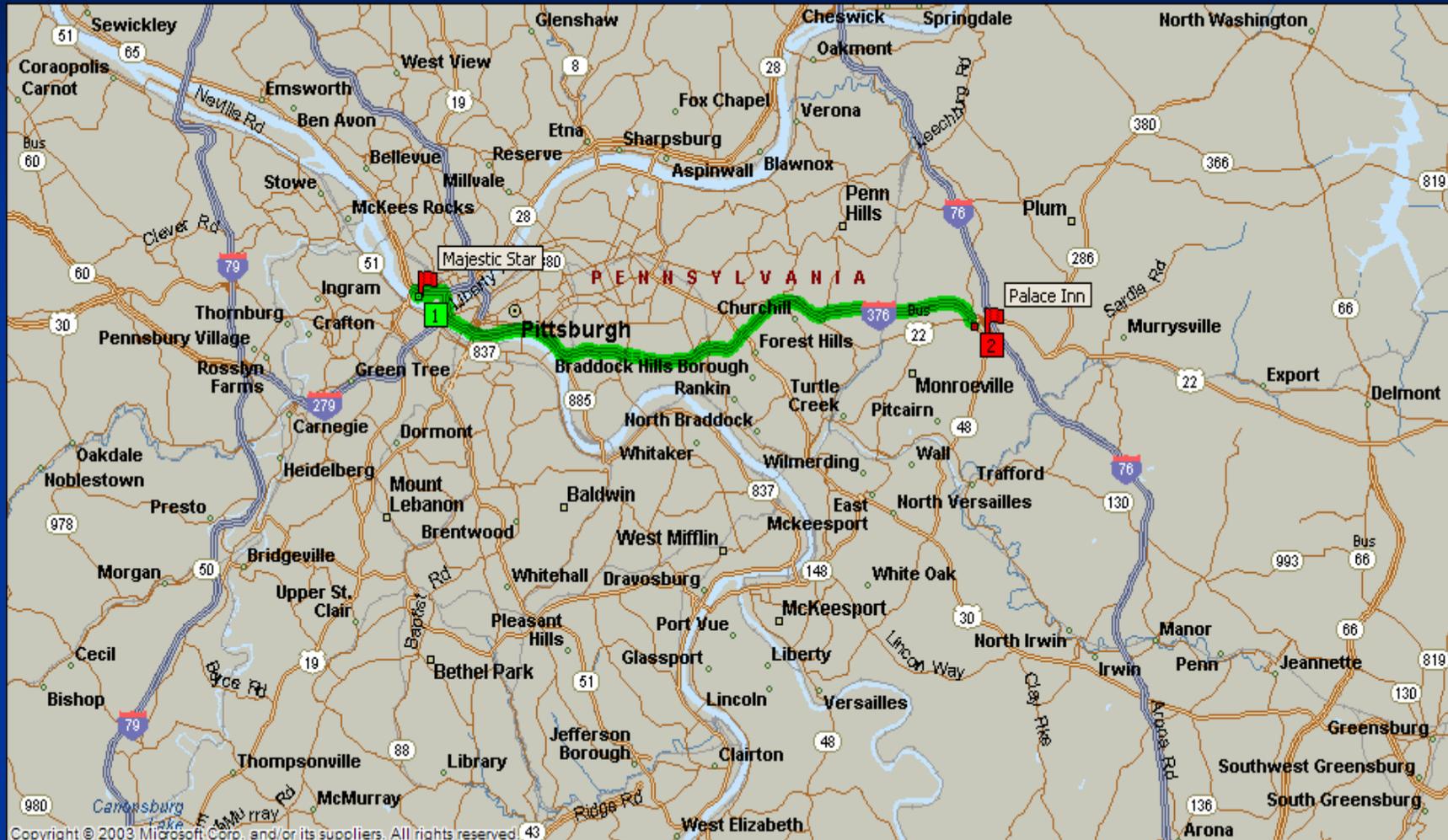
- Straight line distance = 18.6 miles
- Driving Distance = 28.3 Miles

Argosy to Casino Queen Distance Between 2 Casinos



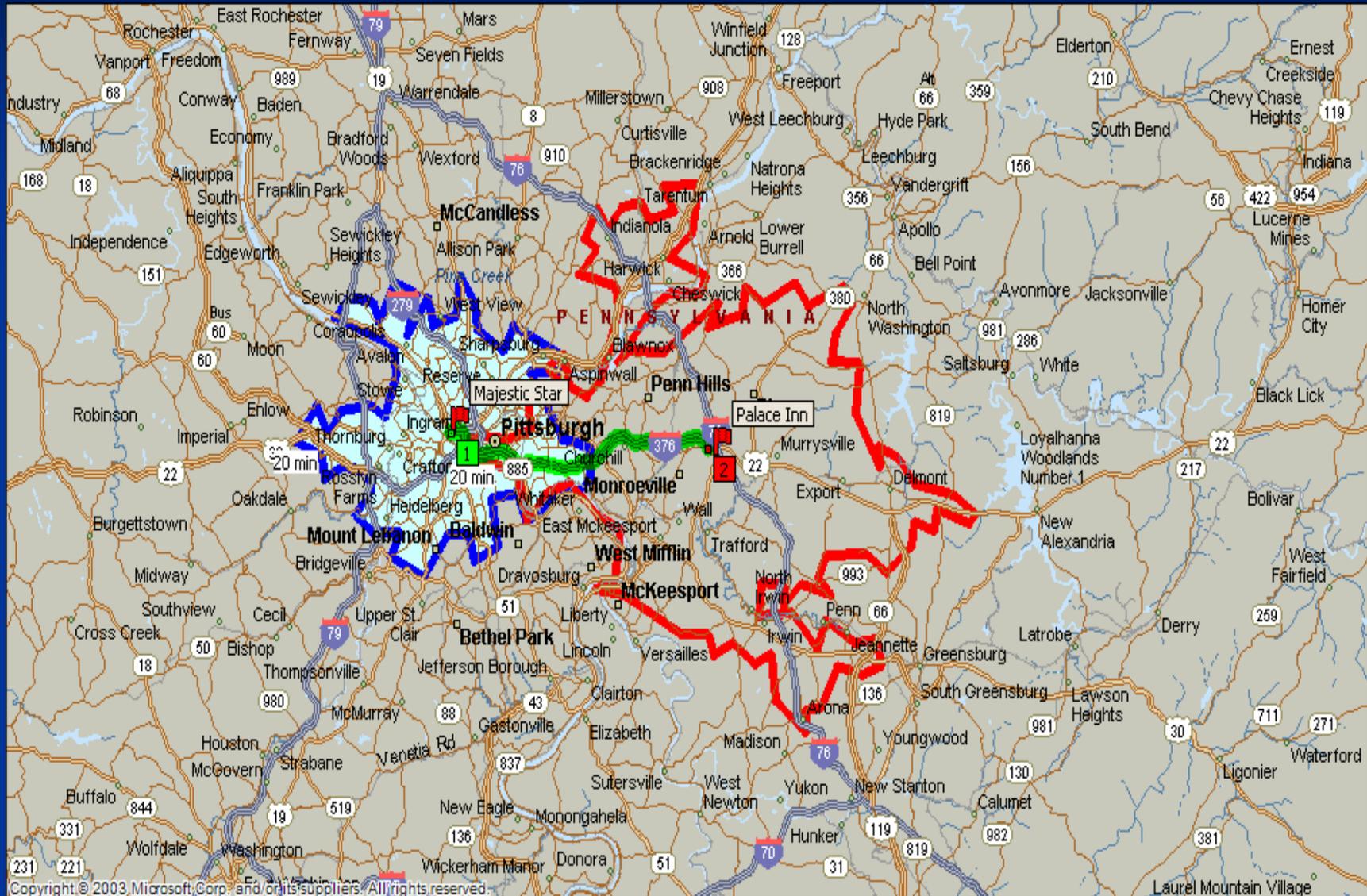
- Straight line distance = 18.0 miles
- Driving Distance = 30.2 Miles

Palace Inn to Majestic Star Distance Between 2 Casinos



- Straight line distance = < 15.0 miles
- Driving Distance = 16.3 Miles

Overlap of 20 Minute Drive Times



THE PALACE

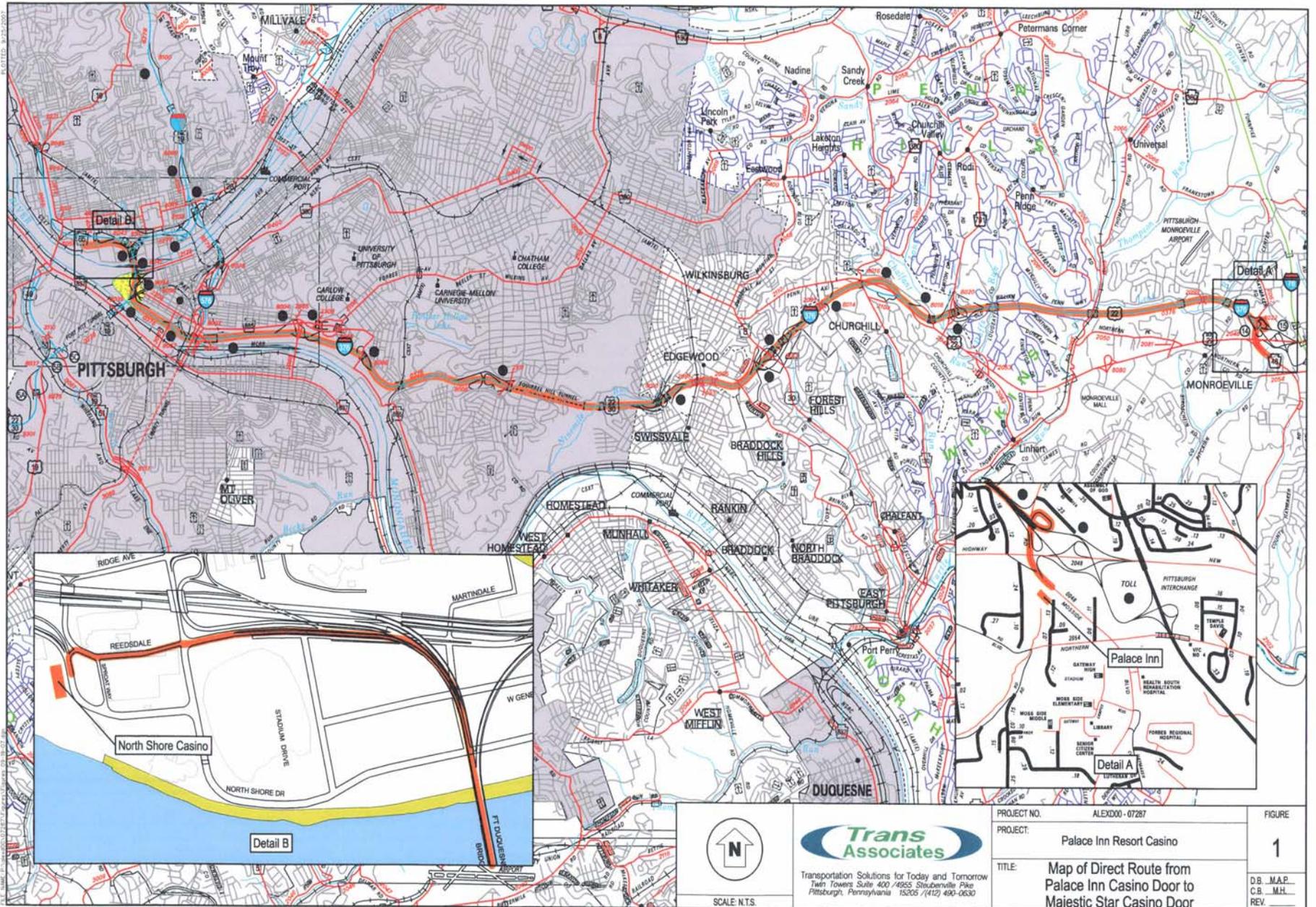
Jeffrey M. DePaoliz P.E.

Engineering Manager, Trans Associated
Engineering Consultants

Certified Professional Traffic Operations
Engineer

Professional Engineer Pennsylvania and Ohio

Graduate Pennsylvania State University in Civil
Engineering



SCALE N.T.S.



Transportation Solutions for Today and Tomorrow
 Twin Towers Suite 400 / 4955 Steubenville Pike
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO.	ALEX000 - 07287
PROJECT:	Palace Inn Resort Casino
TITLE:	Map of Direct Route from Palace Inn Casino Door to Majestic Star Casino Door

FIGURE	1
D.B. M.A.P.	
C.B. M.H.	
REV.	

THE PALACE

Jamie L. Milanovich PE

Over 12 years of experience in a wide range of traffic and transportation projects including traffic impact studies including: traffic impact studies, corridor studies, parking analysis, traffic signal design and intersection improvement design

THE PALACE



CONCLUSION