



AERIAL CASINO VIEW

FEATURES 600 SLOT MACHINES
& 28 TABLE GAMES



CASINO FLOOR VIEW

CONTEMPORARY
FRANK LLOYD WRIGHT-INSPIRED
DESIGN



RESTAURANT ENTRANCE

INCLUDES NEW
RESTAURANT:
OTIS & HENRY'S



VIEW FROM TABLE GAMES AREA

RESTAURANTS AND
ENTERTAINMENT INTEGRATED
WITH CASINO



TABLE GAMES AREA VIEW

FEATURES LIVE ENTERTAINMENT STAGE



LONE WOLF LOUNGE

NEW BAR & LOUNGE:
THE LONE WOLF



LONE WOLF BAR

NEW BAR & LOUNGE:
THE LONE WOLF



MORE TO EXPERIENCE,
EVERYTHING TO GAIN

THE PROJECT: LADY LUCK

TRAFFIC

- ◆ Study prepared by MacMillen Engineering in 2005. Updated in 2006 & 2010
- ◆ Concluded no substantial traffic improvements necessary
- ◆ Additional traffic light & turning lane on Rt. 40 to be installed
 - ◆ New turning lane to provide no traffic impact
 - ◆ New traffic signal already approved by PennDOT



NEMACOLIN

*To be based on final engineering



CASINO SITE PLAN

NEW TRAFFIC SIGNAL & TURNING LANE

McMILLEN ENGINEERING

CIVIL ENGINEERS • LAND SURVEYORS
115 Wayland Smith Drive • Uniontown • Pennsylvania • 15401
Phone 724-439-8110 Fax 724-439-4733

**NEMACOLIN WOOLANDS RESORT AND
LADY LUCK NEMACOLIN**

TRAFFIC IMPACT STUDY AMENDMENT

Wharton Township,
Fayette County, Pennsylvania

January 2010

Prepared for:
Woodlands Fayette, LLC
1001 LaFayette Drive
Farmington, PA 15437

Prepared by:
McMILLEN ENGINEERING INC.
115 Wayland Smith Drive
Uniontown, PA 15401
724-439-8110
Fax 724-439-4733



2009-309

CIVIL • STRUCTURAL • ENVIRONMENTAL • LAND SURVEYING • LAND DEVELOPMENT
TRAFFIC • STORMWATER MANAGEMENT • WETLAND DELINEATION and MITIGATION

“The project, in terms of traffic flow, will have a positive impact on the local community.”



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THE PROJECT: LADY LUCK

PARKING & RESORT TRANSPORTATION

- ◆ Ample adjacent parking dedicated to casino
- ◆ 900 parking spaces
- ◆ 1,200 additional spaces available at resort
- ◆ 24 hour a day resort-wide shuttle service available

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*To be based on final engineering



CASINO SITE PLAN

900 PARKING SPACES



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THE PROJECT: LADY LUCK

UTILITIES

- ◆ Utility infrastructure designed for casino use
- ◆ Capacity already in place

WATER	ADEQUATE EXISTING CAPACITY
SEWER	
ELECTRIC	
GAS	

*SOURCE: MCMILLEN ENGINEERING



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THE PROJECT: LADY LUCK

CONSTRUCTION SCHEDULE

- ◆ Approximately 6 to 9 months from license issuance to completion
- ◆ Land currently zoned for casino use
- ◆ No land use issues
- ◆ Majority of physical structure already in place

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THE PROJECT: LADY LUCK

PUBLIC SAFETY

- ◆ **POLICE:** Pennsylvania State Police
- ◆ **SECURITY:** Nemacolin & Isle of Capri
- ◆ **FIRE:** Farmington Volunteer Fire Department
- ◆ **EMERGENCY SERVICES:** Fayette EMS

LOCAL IMPACT REPORT

LADY LUCK NEMACOLIN

To be located at the
NEMACOLIN WOODLANDS RESORT AND
Wharton Township, Fayette County, Pennsylvania

Prepared for:
WOODLANDS FAYETTE, LLC

March 30, 2010

Prepared by:

ME mcmillen
engineering
CIVIL ENGINEERS / LAND SURVEYORS

115 Wayland Smith Drive, Uniontown, PA 15401
Phone 724-439-8110 Fax 724-439-4733
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Email info@mcmilleng.com



“Nemacolin Woodlands Resort is essentially self-supportive and relies very little on the local community in terms of supplying utilities and services...”



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THE PROJECT: LADY LUCK

CONCLUSION

- ◆ Plans complete for world-class facility
- ◆ Nemaocolin to become America's premier resort destination with gaming
- ◆ Minor traffic improvements will improve local traffic conditions
- ◆ All utilities have existing adequate capacity
- ◆ Public safety departments have existing adequate capacity
- ◆ Project is ready-to-build, provides maximum certainty

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NEMACOLIN



VIRGINIA MCDOWELL

PRESIDENT & CHIEF OPERATING OFFICER
ISLE OF CAPRI CASINOS

BIOGRAPHY:

- ◆ 30 years of casino industry experience
- ◆ Gaming Industry Executive of the Year, 2009
- ◆ Lifetime Achievement Award in Casino Marketing, 2010
- ◆ Board of Directors, American Gaming Association
- ◆ Board of Trustees, National Center for Responsible Gaming
- ◆ Native of Montgomery County, PA & graduate of Temple University

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WOODLANDS RESORT



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ISLE OF CAPRI CASINOS

DEDICATED TO WORKFORCE DEVELOPMENT

- ◆ Best employees run the best businesses
- ◆ Focus on employee retention
- ◆ Emphasis on diversity
- ◆ Pay-for-skills incentive pay & bonusing
- ◆ Industry-leading service & training programs



See. Say. Smile.SM

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WOODLANDS RESORT



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ISLE OF CAPRI CASINOS

A LEADER IN RESPONSIBLE GAMING

- ◆ Active with American Gaming Association
- ◆ Conduct problem and underage gaming training annually for all team members
- ◆ Participate in the annual Responsible Gaming Week
- ◆ Include responsible gaming hotlines in all advertisements
- ◆ Promote of state self-exclusion programs
- ◆ Enforce strict identification policy for patrons on casino floor
- ◆ Implement "Bounty Hunter" program to reward employees

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ISLE OF CAPRI CASINOS

A HISTORY OF COMMUNITY INVOLVEMENT

- ◆ Isle of Capri supports hundreds of community and charity organizations.
 - ◆ American Red Cross
 - ◆ United Way | Pacesetter
 - ◆ Community Action
 - ◆ Chamber of Commerce
 - ◆ Friends of The River
 - ◆ Ronald McDonald House
 - ◆ Hope House
 - ◆ Habitat for Humanity
 - ◆ Harvest House
 - ◆ Food Bank
 - ◆ Toys for Tots
 - ◆ United Negro College Fund
 - ◆ Special Olympics

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ISLE OF CAPRI CASINOS

A HISTORY OF COMMUNITY INVOLVEMENT

- ◆ Created Community ACES, a corporate-wide community involvement & charitable giving program



COMMUNITY ACESSM

Honoring the Legacy of Bernard Goldstein

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isle^{of}
capri
CASINOS INC.



CONSISTENT COMMUNITY
INVOLVEMENT



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ISLE OF CAPRI CASINOS

CREATING THE TOTAL CASINO RESORT EXPERIENCE

- ◆ Nemacolin Woodlands, with Lady Luck Casino, will offer a casino resort product that is unparalleled in America

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WOODLANDS RESORT



THE OPPORTUNITY FOR
PENNSYLVANIA

CREATING AMERICA'S MOST
COMPLETE RESORT WITH
GAMING

MORE TO EXPERIENCE.
EVERYTHING TO GAIN



NEMACOLIN

JEFF NOBERS

VICE PRESIDENT
NEMACOLIN WOODLANDS RESORT &
84 LUMBER COMPANY



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WOODLANDS RESORT



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THE BENEFITS OF LADY LUCK

CREATING JOBS

- ◆ Fayette County unemployment among highest in PA
- ◆ Lady Luck Nemaocolin will have the following direct employment impact:

NEW CASINO JOBS	400
NEW RESORT JOBS	200
NEW CONSTRUCTION JOBS	150
EXISTING RESORT JOBS	1,200
TOTAL JOBS AT NEMACOLIN	1,800

*SOURCE: ISLE OF CAPRI CASINOS, INC, NEMACOLIN WOODLANDS RESORT



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THE BENEFITS OF LADY LUCK

CREATING JOBS

- ◆ **New casino jobs will include:**
 - ◆ Slot technicians
 - ◆ Dealers
 - ◆ Marketing & Finance
 - ◆ Food & Beverage
 - ◆ Management

- ◆ **New resort jobs will include:**
 - ◆ Guest Services
 - ◆ Food & Beverage
 - ◆ Activities & Amenities
 - ◆ Management
 - ◆ Housekeeping

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THE BENEFITS OF LADY LUCK

BUILDING TAX REVENUE

- ◆ Casino operations at Nemacolin will create substantial new tax revenues.
- ◆ Lady Luck Nemacolin will have the following annual tax revenue impact (2012):

STATE TAX REVENUES	\$37.7 MILLION
FAYETTE COUNTY TAXES	\$2.1 MILLION
WHARTON TOWNSHIP TAXES	\$1.3 MILLION
OTHER LOCAL TAXES (INCOME, ETC.)	\$700,000
TOTAL CASINO TAX IMPACT	\$41.8 MILLION

*SOURCE: TMG CONSULTING



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THE BENEFITS OF LADY LUCK

COMMUNITY BENEFITS

- ◆ Hiring Locally Program
 - ◆ Buying Local
 - ◆ Local jobs
- ◆ Revenues for upgraded township infrastructure
- ◆ Increased tourism revenues

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EVERYTHING TO GAIN

THE BENEFITS OF LADY LUCK

BOOSTING TOURISM

- ◆ 350,000 new visitors to region annually
- ◆ Estimated 30,000 additional room nights at Nemaquin

*SOURCE: TMG CONSULTING

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WOODLANDS RESORT



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THE BENEFITS OF LADY LUCK

SUBSTANTIAL LOCAL SUPPORT

- ◆ Over 1,000 signatures of support in past several weeks
- ◆ Project supported by local elected officials:
 - ◆ Sen. Kasunic
 - ◆ Rep. Mahoney
 - ◆ County Commissioner Zapotosky
 - ◆ County Commissioner Vicites
 - ◆ Wharton Township Supervisors
- ◆ Project supported by prominent local organizations
 - ◆ Fayette County Chamber of Commerce
 - ◆ Laurel Highlands Visitors Bureau
 - ◆ Fay-Penn Economic Development Council

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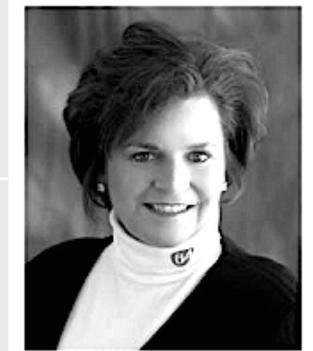
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EVERYTHING TO GAIN



NEMACOLIN

MAGGIE HARDY-MAGERKO

PRESIDENT
NEMACOLIN WOODLANDS RESORT &
84 LUMBER COMPANY



BIOGRAPHY:

- ◆ President of 84 Lumber since 1992
- ◆ 84 Lumber sales have grown approximately 400% during time as president
- ◆ Employs approximately 5,500 team members at Nemacolin and 84.
- ◆ Has been named one of the top women in American business.



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WOODLANDS RESORT

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EVERYTHING TO GAIN



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WOODLANDS RESORT





PROXIMITY TO NEAREST PA CASINO

FROM NEMACOLIN WOODLANDS

FACILITY	DRIVING DISTANCE	TRAVEL TIME
MEADOWS CASINO	56.7 miles	1 hour, 11 min

FROM EISENHOWER INN, GETTYSBURG

HOLLYWOOD CASINO	65.6 miles	1 hour, 18 min
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FROM HOLIDAY INN, MECHANICSBURG

HOLLYWOOD CASINO	25.5 miles	33 minutes
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FROM FERNWOOD RESORT

MT.AIRY CASINO RESORT	22.3 miles	36 minutes
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*SOURCE: GOOGLE MAPS

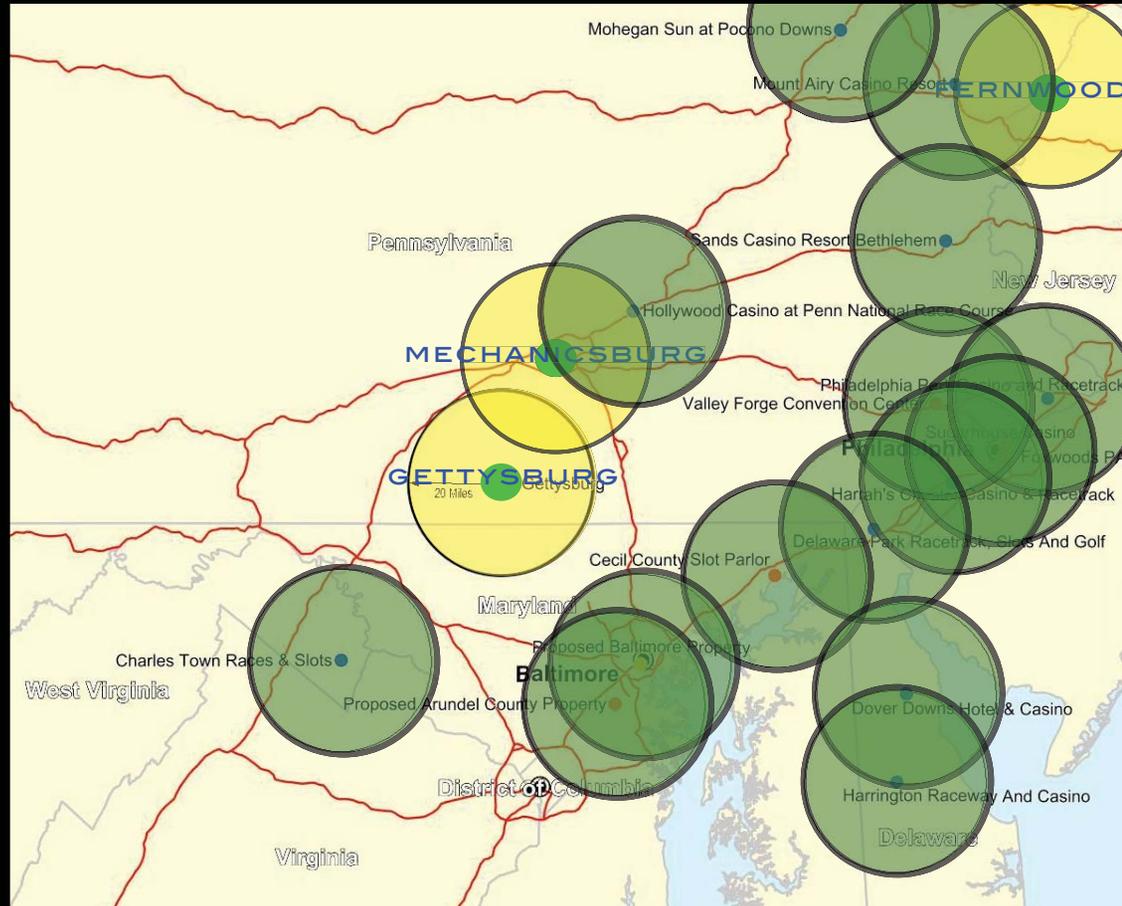
**SIGNIFICANT DISTANCE
TO NEAREST PA CASINO**



SIX MATURE GAMING MARKETS

	Adults	Avg Positions	Positions / 10,000 Adults
Quad Cities, Iowa	474,415	4,258	90
Council Bluffs / Omaha, Nebraska	645,705	5,216	81
New Orleans, Louisiana	812,057	6,359	78
St. Louis, Missouri	1,906,535	12,605	66
Kansas City, Missouri	1,559,952	9,852	63
Western PA	2,871,957	11,757	41

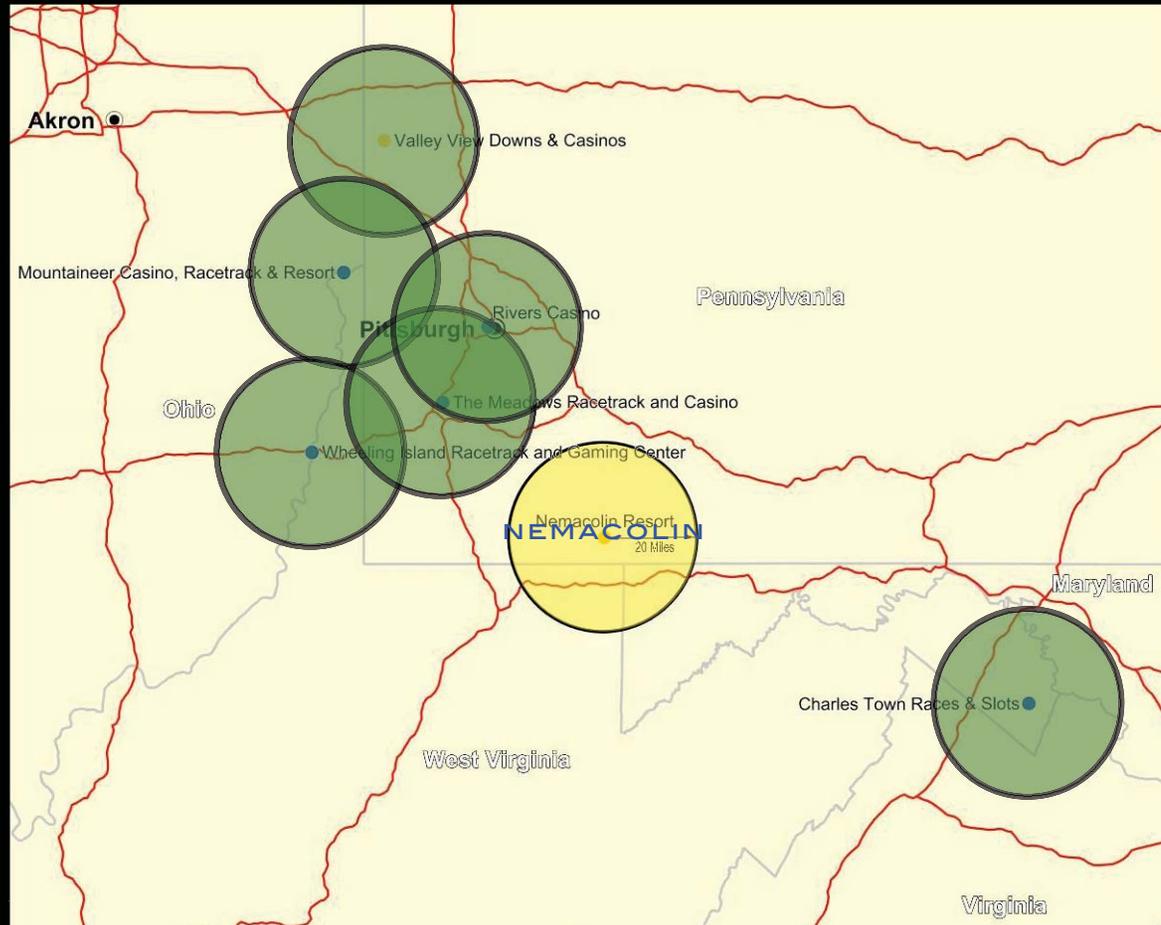
PENNSYLVANIA GAMING MARKET



MARKET COMPETITION

*RADIUS = 25 MI

GAMING MARKET - EASTERN PENNSYLVANIA



MARKET COMPETITION

*RADIUS = 25 MI

GAMING MARKET - WESTERN PENNSYLVANIA



NEMACOLIN

MORE TO EXPERIENCE, EVERYTHING TO GAIN

EXCEEDING GAMING ACT REQUIREMENTS

MORE TO EXPERIENCE

335 Rooms, Suites, Cabins & luxury homes

Hundreds of Amenities and Activities - More than any other Pennsylvania Resort

EVERYTHING TO GAIN

Enhances Pennsylvania's Premier "Well-Established" Resort

Yields Greatest Positive Impact on Tourism

Maximizes State & Local Tax Revenues

Produces Substantial Positive Impact on Local Employment & Spending

Creates the most complete resort with gaming in America

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