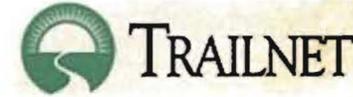


Casino Celebration Consists of Members of the Koman Family

The Koman Family

- Completed Over 10 Million Square Feet Of Real Estate In The St. Louis Area
- Over 100 Years Of Combined Development Experience
- Strong Contribution To St. Louis Area Infrastructure And Job Base
- Strong Track Record Of Community Service
- Long Standing History and Experience Incorporating/Hiring Minority and Women Owned Businesses In Development, Construction and Operations



Gaming Experience (Casino Queen)

- Developed, Owned and Operated Since 1992
- “Key Persons” In Illinois
- Employs Over 700 Full Time Employees
- Created A Major Economic Driver In A Once Blighted Area

	Celebration	Isle of Capri	Paragon Gaming	North County Development
Phase I Investment	\$131,500,000	\$125,000,000	\$107,000,000	Not Disclosed
Total Jobs	1,265	850 – 950	1,000	Not Disclosed
Major Access	Interstate 270	Interstate 55	Highway 291	Interstate 270
Major Access Traffic Count	60,000	17,000	25,000	60,000
Distance To Major Access	0.19 miles	7 miles	< 1 mile	~ 3 miles
Drive Time To Major Access	< 1 minute	7 minutes	< 1 minute	~ 5 minutes
Gaming Age Population	555,000	47,500	141,800	555,000
Median Household Income	\$47,600	\$44,500	\$53,700	\$47,600
Caucasian	50%	88%	87%	50%
African American	45%	8%	4%	45%
Other	5%	4%	9%	5%
Casino Square Feet	40,000	38,550	55,200	Not Disclosed
Slots	1,400	Not Disclosed	1,200	Not Disclosed
Tables	36	Not Disclosed	40	Not Disclosed
Total Gaming Positions	1,616	1,200	1,440	Not Disclosed
Hotel Rooms	0	0	0	Not Disclosed
Parking	1,300	Not Disclosed	1,000	Not Disclosed
Gaming Revenue	\$121MM	\$79MM	\$85 - \$107MM ¹	Not Disclosed
Admissions	4.0MM	1.9MM	1.3MM	Not Disclosed
Win Per Admission	\$30.00	\$42.04	\$64 - \$80	Not Disclosed
Respective Mkt Averages²				
Gaming Revenue	\$170MM	\$47MM	\$178MM	\$170MM
Admissions	5.3MM	1.5MM	5.3MM	5.3MM
Win Per Admission	\$31.83	\$32.61	\$33.29	\$31.83

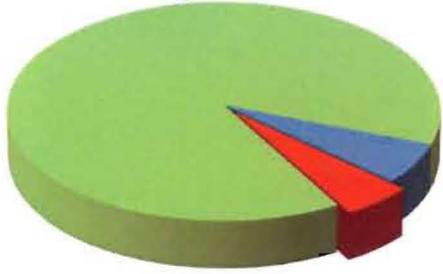
Dr. Don Kridel Market Study Summary Gaming Revenue Breakdown

“New”	\$32,000,000	\$57,405,000	\$36,585,000	Not Analyzed
Out of State Share Take	\$51,000,000	\$3,870,000	\$4,065,000	Not Analyzed
Missouri Share Take	\$38,000,000	\$3,225,000	\$94,850,000	Not Analyzed
Total Revenue	\$121,000,000	\$64,500,000	\$135,500,000	Not Analyzed
Total “New” To Missouri	\$83,000,000	\$61,275,000	\$40,650,000	Not Analyzed

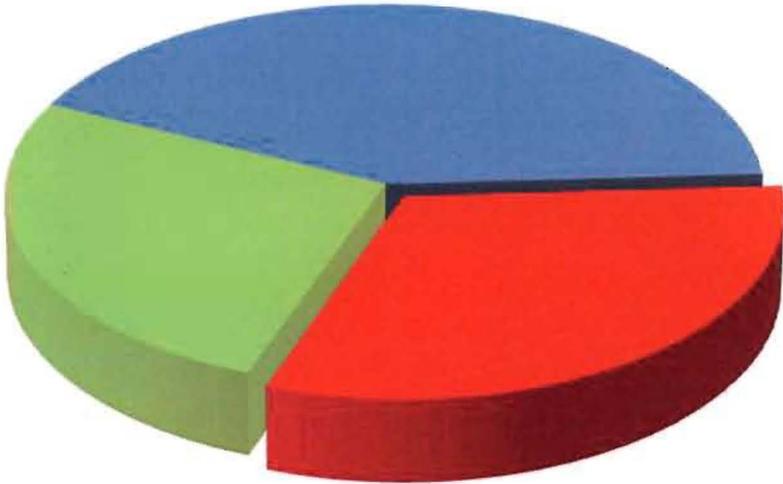
¹ Gaming Revenue has not been publicly disclosed, the calculated range reflects estimates based on the disclosed State Gaming Taxes of \$20,451,634 and an effective Missouri Gaming Tax Rate of 21% and Admission Taxes of \$2 per Admission

² Casino Average Statistics for each respective market (Casino Celebration, North County Development = St Louis, MO Only / Isle of Capri = Out State, MO / Paragon Gaming = Kansas City, MO Only)

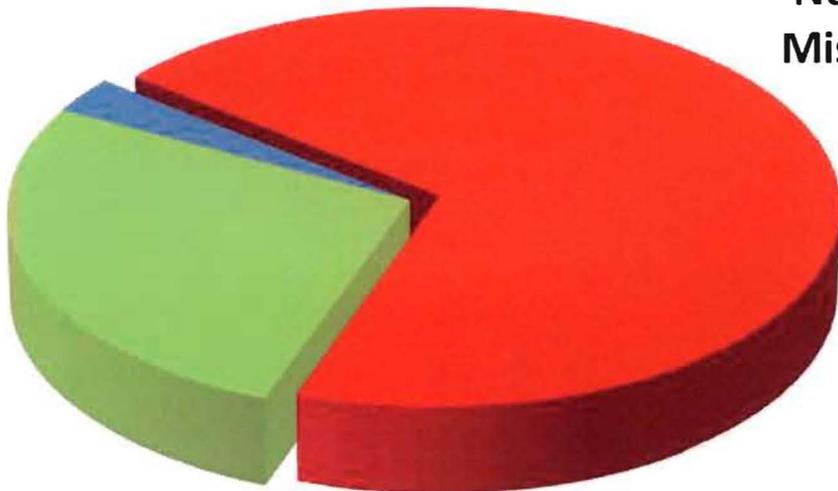
Isle of Capri = \$64,500,000



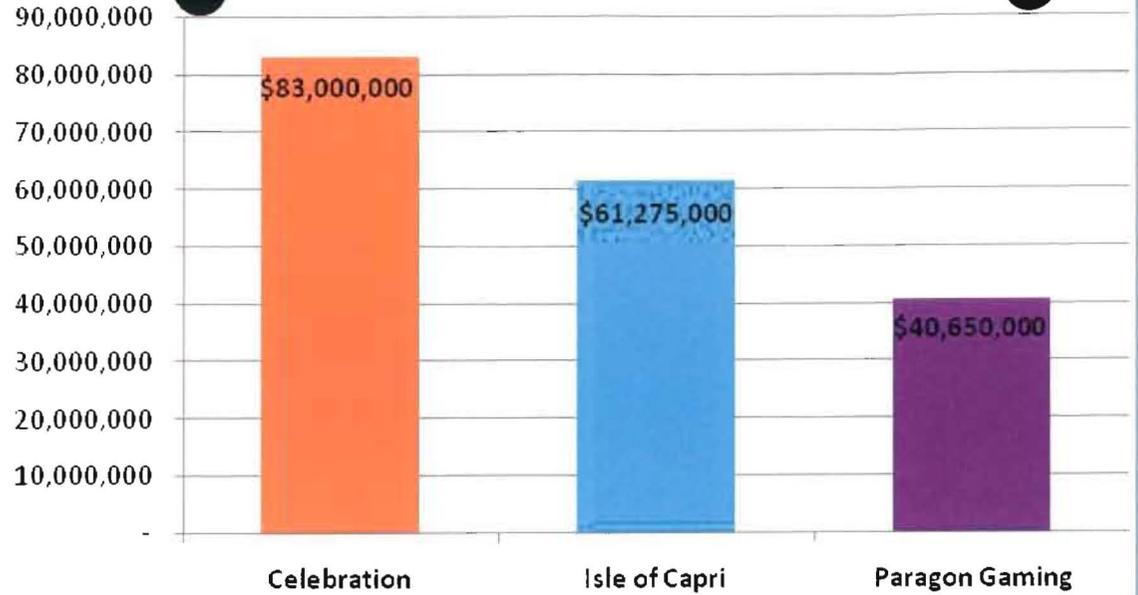
Celebration = \$121,000,000



Paragon Gaming = \$135,500,000



"New" State Revenues

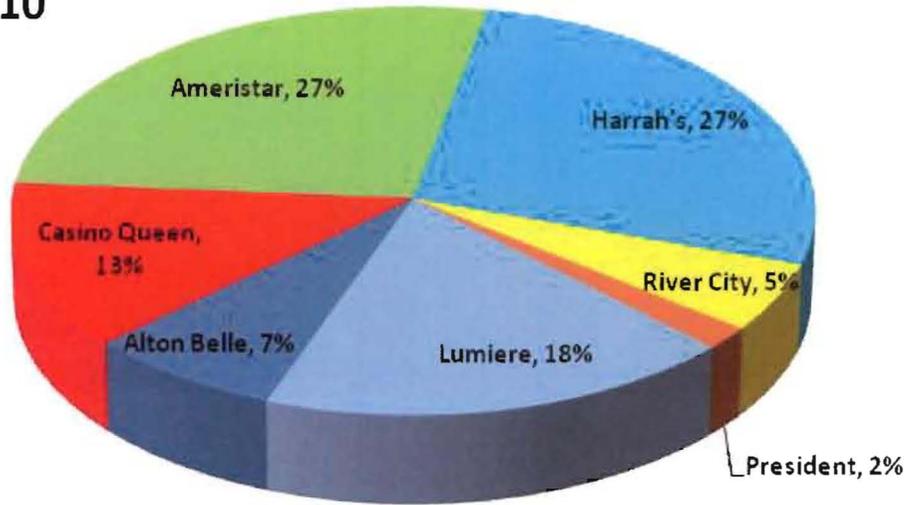


New To Missouri

- Share Take From Other Missouri Casinos
- Share Take From Out of State Casinos
- New Gaming Revenues From Expansion

Sources: Donald J. Kridel, Ph.D. Market Analysis

FY 2010



Source: Missouri Gaming Commission, Illinois Gaming Board

Fiscal Year 2010

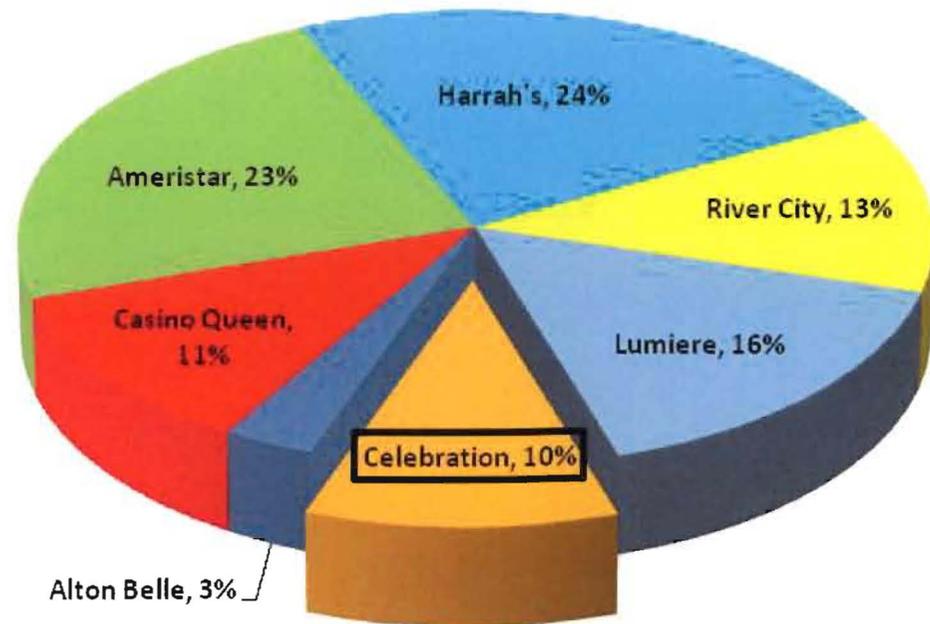
- River City Open 4 Months – Missouri Market Up 12%, Net
- President Closing
- Total Full Year Market Expansion of 3.2% From 2009

• Total Market (FY2010)	\$1,068,413,694
• City Market	214,358,420
• County Market	634,282,275
• IL Market	219,773,000

Year 1 (2012)

- Casino Celebration \$121MM in AGR
- Total Market Expansion of 9% from 2010

• Total Market (FY2010)	\$1,168,000,000
• City Market	304,000,000
• County Market	695,000,000
• IL Market	169,000,000





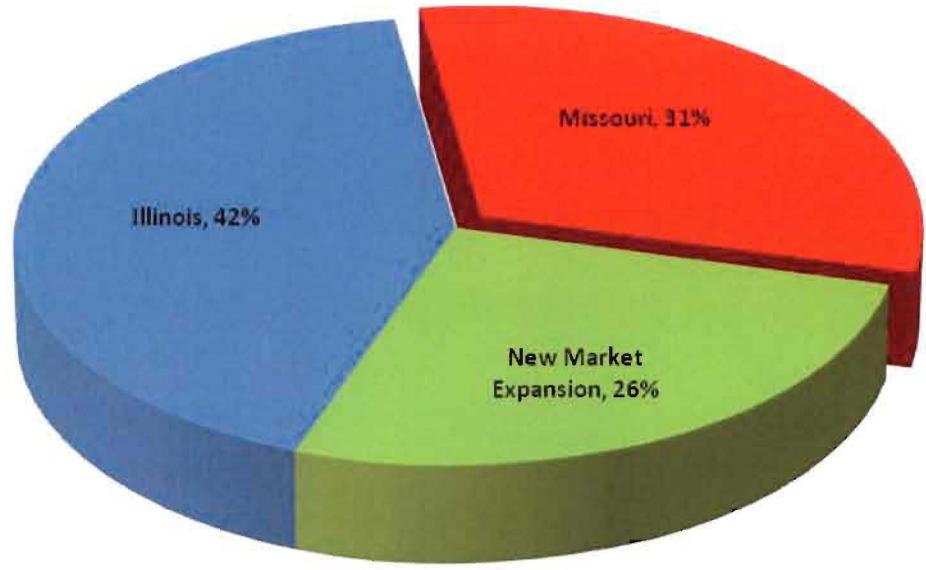
Drive Time Analysis

- **Argosy** – 14.0 miles (18 minute drive)
- **Ameristar** – 18.7 miles (20 minute drive)
- **Harrah's** – 18.7 miles (22 minute drive)
- **Lumiere Place** – 11.6 miles (23 minute drive)
- **Casino Queen** – 12.8 miles (28 minute drive)
- **River City** – 19.9 miles (35 minute drive)

Celebration Revenue Sources

- Expand market
 - 3% Expansion of Entire Market
 - \$32,000,000
 - 26% of Celebration Total Revenue
- Revenue Take From Illinois
 - Significant Take From Argosy, 50%
 - Minimal Impact On Casino Queen, Less Than 6%
 - \$51,000,000
 - 42% of Celebration Total Revenue
- Revenue Take From Missouri
 - Minimal Impact On All MO Casinos, All Less Than 6%
 - \$38,000,000
 - 31% of Celebration Total Revenue

Celebration Revenues



“New” Missouri Revenues = \$83,000,000

Investment

- **Phase I = \$131,500,000**
 - 40,000sf Gaming Floor
 - 1,400 Slots / 26 Tables / 10 Poker Tables
 - 80,000sf Entertainment/Support
 - 6 Separate Dining & Entertainment Offerings With Outdoor Seating Options
 - 1,300 Parking spaces
- **Phase II = \$25,900,000**
 - 150 Room Hotel
 - 400 Additional Slots / 10 Additional Tables
- **Total Investment = \$157,400,000**



Development Highlights

- Built to LEED Certification Specifications
- Superior Access To Any Proposed Or Existing Casino In Missouri
- Integration With Chain Of Rocks Bridge, Great Rivers Greenway trail
- Preserve Riverfront

Jobs

•Construction Jobs	700
•Phase I Permanent Jobs	570
•Phase II Permanent Jobs	55
•Total Permanent Jobs	625
•Potential Spin Off Jobs	950

Annual Tax Revenues

• City of St. Louis	\$10,900,000
• State of Missouri	\$29,500,000

Other Impacts

- Replace City of St Louis Job and Tax Revenue Losses From President Casino Closure, High Potential For Increasing Jobs and Taxes Revenues to City
- Financial Commitment to the City of St Louis' 2nd Ward Community for Public Use
- Significant Investment and Ongoing Economic Engine in Economically Depressed Area

Great Rivers Greenway Improvement

- Improved Trailheads
- Upgraded & Dedicated Trail At Site
- Outdoor Restrooms, Bike Racks, Resting Area
- Public & Secure Parking For Trail & River Activities
- Substantial Upgrades To Chain of Rocks Bridge With Commitment For Ongoing Improvements
- Annual Maintenance And Upkeep Of Trailhead, Trail, Chain of Rocks Bridge



CASINO CELEBRATION – LETTERS OF SUPPORT



**OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI**

CITY HALL - ROOM 200
1200 MARKET STREET
SAINT LOUIS, MISSOURI 63103-2877
(314) 622-3201
FAX: (314) 622-4061

**FRANCIS G. SLAY
MAYOR**

October 18, 2010

Hon. James L. Mathewson, Chairman
Missouri Gaming Commission
3417 Knipp Drive
Jefferson City, MO 65109

Re: Casino Celebration, LLC
Support for Riverboat Gaming License Application

Dear Chairman Mathewson:

The City of St. Louis firmly supports the Riverboat Gaming Application submitted by Casino Celebration, LLC. We believe the project will not only provide substantial benefit to the City of St. Louis, but also the greatest benefit to the State of Missouri of any currently proposed project.

The City's support of Casino Celebration follows upon an extensive RFP process that was intended to insure that the project with the greatest economic opportunity for the City and the State was chosen. As part of this process, the City engaged Stifel Nicolaus Company, one of the country's leading financial services firms, to review the financial capacity of the Casino Celebration and the accuracy of the financial projections provided. Casino Celebration's ability to obtain debt financing, provide equity capital, construct a state of the art facility and properly manage a first class operation in a very challenging economic environment was clearly demonstrated to our consultant's satisfaction.

Our confidence in Casino Celebration's ability to deliver on their plans also is derived from the Koman Family's long track record of proven success in the St. Louis metropolitan area. The Komans, the three principals of Casino Celebration, LLC, have been contributing to the development of real estate and community organizations in the St. Louis area for over 40 years. They have a proven track of developing and operating the Casino Queen in East St. Louis and numerous urban, commercial real estate developments throughout the area. In addition, the family members make significant investments of time, expertise, and money to numerous locally based charitable and civic organizations. They truly are committed to the St. Louis region and the State of Missouri.



Casino Celebration promises to bring over 1,300 new jobs and over \$150 million in capital investment to the City's northern corridor. This investment would increase local and State tax revenues, and promote recreational uses that are compatible with the social, economic, and environmental values of our community. Casino Celebration's proposed location in the City's northern corridor provides a level of investment and job creation not seen in this area of our City for more than 40 years and will act as an important catalyst for an economically challenged area of our City.

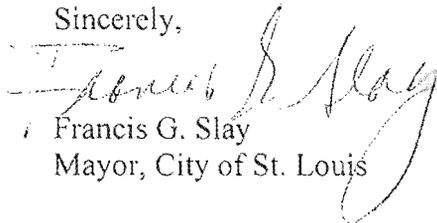
The 13th Gaming License should stay in the City of St. Louis. Not only because this license was the first gaming license in Missouri, or because it is the reissuance of the license surrendered for the President Casino, but because granting the license to Casino Celebration at this City location is the best project for the State. The Casino Celebration is projected to provide not only material tax revenues to the City of St. Louis, which is facing significant shortfalls in the budget, but the greatest increase in tax revenues to the State of all the proposed projects.

According to Casino Celebration's market study, by far the most exhaustive of any study the City has reviewed, the Casino Celebration is projected to achieve the highest level of new tax revenues of any applicant in the State. With the Gaming Commission's directive of issuing a license to the project that provides the greatest economic benefit to the State, the Casino Celebration project should be given priority.

We believe that the Casino Celebration is the right sized facility, in the right location and the one with the greatest economic impact for the State of Missouri. I fully support the Casino Celebration project and respectfully request that the Missouri Gaming Commission award the sole remaining riverboat gaming license to Casino Celebration, LLC.

I would like to thank you and the commissioners for your service. Please contact me or Rodney Crim at 314-259-3441 if you have any questions or comments.

Sincerely,



Francis G. Slay
Mayor, City of St. Louis



OFFICE OF THE COMPTROLLER
CITY OF ST. LOUIS



DARLENE GREEN
Comptroller

212 City Hall
(314) 622-3588
FAX: (314) 622-4026

October 19, 2010

Hon. James L. Mathewson, Chairman
Missouri Gaming Commission
3417 Knipp Drive
Jefferson City, MO 65109

Re: Casino Celebration, LLC
Support for Riverboat Gaming License Application

Dear Chairman Mathewson:

I am writing to express my support for the Riverboat Gaming Application submitted by Casino Celebration, LLC for a gaming facility in the City of St. Louis. This project would provide a significant benefit to the City of St. Louis and the State of Missouri by creating a premier gaming and entertainment destination capturing the historical significance of the City of St. Louis and the Chain of Rocks / Route 66 Bridge.

The Koman family has been investing in the St. Louis community for over 30 years and their projects have contributed in a significant manner to the economic and employment base of the community. Casino Celebration and its principals have the resources, knowledge and experience to undertake a project of this magnitude.

I encourage the Missouri Gaming Commission to award the sole remaining Riverboat Gaming License to Casino Celebration for the following reasons:

1. Casino Celebration will complement existing Missouri gaming facilities and generate significant new revenue for the City of St. Louis and State of Missouri. Casino Celebration is projected to generate approximately \$29,700,000 in additional state tax revenue in its first year of operation.
2. The revenue generated by the Casino Celebration will replace the gaming revenue the City of St. Louis lost as a result of President Casino closing.
3. Casino Celebration will generate approximately 2,275 construction, operations, and other jobs for the region. Casino Celebration anticipates that 80% of all jobs created will be held by Missouri residents.



Hon. James L. Mathewson

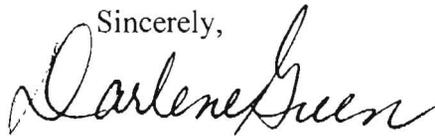
October 19, 2010

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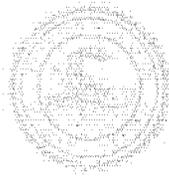
4. St. Louis is in the midst of a development boom with the continued revitalization of the downtown core, the redevelopment of the Kiel Opera House, the Loop Trolley, and the Gateway Arch grounds. St. Louis continues to attract new, out-of-state visitors and the Casino Celebration will further enhance the City's status as a must-visit destination.
5. The Casino Celebration project represents a unique public/private partnership between Casino Celebration, the City and Great Rivers Greenway that incorporates green principles in developing an environmentally friendly and sustainable site centered on the historical Chain of Rocks Bridge that preserves the riverfront and expands recreational opportunities.

For all of the foregoing reasons, I support the Casino Celebration project and respectfully request that the Missouri Gaming Commission award the sole remaining riverboat gaming license to Casino Celebration, LLC. Thank you very much for your time and attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Darlene Green". The signature is fluid and matches the typed name below it.

Darlene Green
Comptroller



OFFICE OF THE PRESIDENT

**BOARD OF ALDERMEN
CITY OF ST. LOUIS
MISSOURI**

LEWIS E. REED
PRESIDENT

ROOM 232, CITY HALL
1200 MARKET STREET
ST. LOUIS, MISSOURI 63103-2875
(314) 622-4114

October 18, 2010

Hon. James L. Mathewson, Chairman
Missouri Gaming Commission
3417 Knipp Drive
Jefferson City, MO 65109

Re: Casino Celebration, LLC
Support for Riverboat Gaming License Application

Dear Chairman Mathewson:

I am writing to express my strong and enthusiastic support for the Riverboat Gaming Application submitted by Casino Celebration, LLC.

The Casino Celebration project would provide significant benefits to the City of St. Louis and the State of Missouri by creating a premier gaming and entertainment destination that celebrates the historical significance of St. Louis and Missouri's riverboat history. Casino Celebration would bring new jobs and investment, increase local and state revenue, and promote recreational uses that are compatible with the social, economic, and environmental values of our community.

For these reasons, I express my support for the Casino Celebration project and respectfully request that the Missouri Gaming Commission award the sole remaining riverboat gaming license to Casino Celebration, LLC. Thank you very much for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis E. Reed".

Lewis E. Reed
President of the Board of Aldermen
City of St. Louis



City of Saint Louis
DEPARTMENT OF PUBLIC UTILITIES



FRANCIS G. SLAY
MAYOR

Office of the Director
1640 So. Kingshighway Blvd.
Saint Louis, Missouri 63110
(314) 633-9000
FAX: (314) 664-6786

CURTIS B. SKOUBY, P.E.
DIRECTOR OF PUBLIC UTILITIES

October 19, 2010

Missouri Gaming Commission
3417 Knipp Drive
Jefferson City, Missouri 65102
Attention: Chairman Jim Mathewson

RE: Casino Celebration – Water Quality at North Riverfront Facility

Chairman Mathewson and fellow Commissioners of the Missouri Gaming Commission:

On behalf of the City of St. Louis Water Department, I respectfully submit this correspondence for your consideration of the proposed development by Casino Celebration, LLC at the Chain of Rocks Bridge in the City of St. Louis (the "Project"). Specifically, we would like to address concerns raised by members of the public at the Commission's public hearing on the Project held September 29, 2010. Casino Celebration has made the commitment to design, build and operate their facilities so that they do not present a contamination threat to the City of St. Louis's water supply. The Project will have to comply with various Local, State and Federal regulations designed to prevent contamination entering our source water. A properly designed, built and operated facility would protect the City's Water supply. Additionally we believe that their facility could potentially improve security for both the North Riverfront facility and surrounding neighborhood.

The Project's location is a former landfill which, most notably, was the dumping ground for demolition debris from the Pruitt-Igoe housing project in the City of St. Louis. In its current state, water runoff from the site enters the Mississippi River untreated. The Project must, under the Federal Clean Water Act, include onsite remediation and volume reduction to achieve MSD and City of St. Louis requirements before discharge. Casino Celebration's new facility will be built to mitigate the potential for contamination from runoff or accidents occurring at the Project's site. This should be an improvement over the current situation.

Further, the extensive security infrastructure and presence required for the operation of a licensed gaming facility will potentially enhance the security measures already implemented by the City's Water Department. Following the September 11th terrorist attacks, the City and its Water Department have been working extensively with the United States EPA and various other Federal and State agencies to improve security at the Chain of Rocks water treatment facility. The security proposed for the Project will be symbiotic with our security measures and will be a benefit this effort.

If I may be of assistance to the Commission throughout its consideration of the Project, please do not hesitate to contact me at any time.

Best regards,

Curtis B. Skouby
Director of Public Utilities
City of St. Louis

STOCK & ASSOCIATES
Consulting Engineers, Inc.

October 13, 2010

Via E-Mail (shaley@kpstl.com)

Casino Celebration, LLC
Six City Place Drive, Suite 430
Creve Coeur, MO 63141

Attention: Mr. Scott P. Haley, Director of Development

RE: Casino Celebration Project
(Stock Project Number: 210-4601)

Dear Mr. Haley:

Stock & Associates is excited about the opportunity to provide professional engineering services for the proposed Casino Project and is pleased to offer the following information regarding our expertise in stormwater management, and specifically in Water Quality Treatment. Stock & Associates is a premiere Civil Engineering Design consulting firm and is a St. Louis Area leader in Storm Water Quality design. We have extensive experience with the Metropolitan St. Louis Sewer District (MSD) regulations as well as a thorough knowledge of the Maryland Stormwater Design Manual, which serves as the basis for MSD's design criteria.

In conjunction with satisfying floodplain discharge requirements of the Army Corps of Engineers, the proposed project will also comply with the Metropolitan St. Louis Sewer District (MSD) regulations for sanitary and stormwater drainage facilities. Stock & Associates has completed preliminary meetings with MSD to discuss stormwater management requirements. Stormwater management for this project will include Water Quality Treatment and Water Volume Reduction.

Water Quality Treatment Volume (WQv) is defined as the capture and treatment of stormwater runoff from 90th percentile storm event, which is equivalent to 1.14 inches of rainfall multiplied by site runoff coefficient and site disturbed acreage. Water Quality Treatment will be achieved on this project through use of approved surface "Best Management Practices" (BMP) including, but not limited to, Bio-Retention Filters, Rain Gardens and Pervious Pavements. These BMP facilities are designed to capture and temporarily store runoff, allowing the stormwater to pass through a filter bed consisting of sand, organic matter, soil and other media. The filtered stormwater can then be returned to the storm sewer system for discharging, or allowed to infiltrate into the soil. In-lieu of an "end of the line" treatment

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

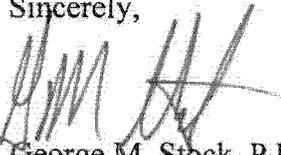
structure, the Water Quality BMP's will be incorporated throughout the site design, to the extent practical, to mimic the existing site drainage patterns. BMP's will be located in greenspace areas around the perimeter of the proposed building and parking lot, as well as in islands and medians within the parking lot.

Water Volume Reduction is defined as the decrease of post-developed stormwater runoff to the pre-developed runoff volume to the maximum extent practicable. During preliminary meetings with MSD it was identified that 100% reduction of site runoff will be required. Therefore, the runoff from the new construction must be reduced below the current site runoff volume. This requires that the 90th percentile storm event for the area, 1.14 inches, be retained onsite and utilize infiltration to the maximum extent the existing soil conditions will allow. Water Reduction will also be achieved through the use of Bio-Retention Filter, Rain Garden and Pervious Pavement BMP's. Depending upon existing soil conditions an additional rock storage layer may be required in each BMP typical section, which would be placed below the perforated underdrain pipes allowing runoff to be stored and infiltrated into the existing soils.

A Stormwater Management Facilities Report including detailed design calculations for each Stormwater BMP will be provided in accordance with MSD's Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities, 2006.

Should you have any questions or require any additional information, please feel free to call me.

Sincerely,



George M. Stock, P.E.
President
License No. E-25116

CC: Doug Bruns, V.P. Engineering
Jacob Buening, P.E., Project Engineer

Donald J. Kridel, Ph.D.
227 Altus Place
Kirkwood, MO 63122

October 19, 2010

Mr. Dan Farris
The Koman Group
Six CityPlace Drive, Suite 430
St. Louis, MO 63141

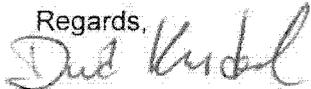
Dear Dan:

Please accept this correspondence in lieu of my attendance at the Missouri Gaming Commission's hearing on the issuance of the sole available gaming license. Regrettably, I am unable to personally attend the hearings due to my teaching schedule.

As I have set forth in my Market Analysis dated September 23, 2010 provided to the Commission examining all four of the pending license applicants currently before the Commission, it is my professional opinion that the greatest potential for "new" gaming revenues to the State of Missouri would come from a gaming facility located near the Chain of Rocks Bridge in the City of St. Louis.

Please feel free to share this letter with the Commission (or its staff). Should the Commission or its staff members have any questions regarding the Market Analysis or would like to discuss its methodology, I would willing to provide my expertise.

Regards,



Donald J. Kridel, Ph.D.