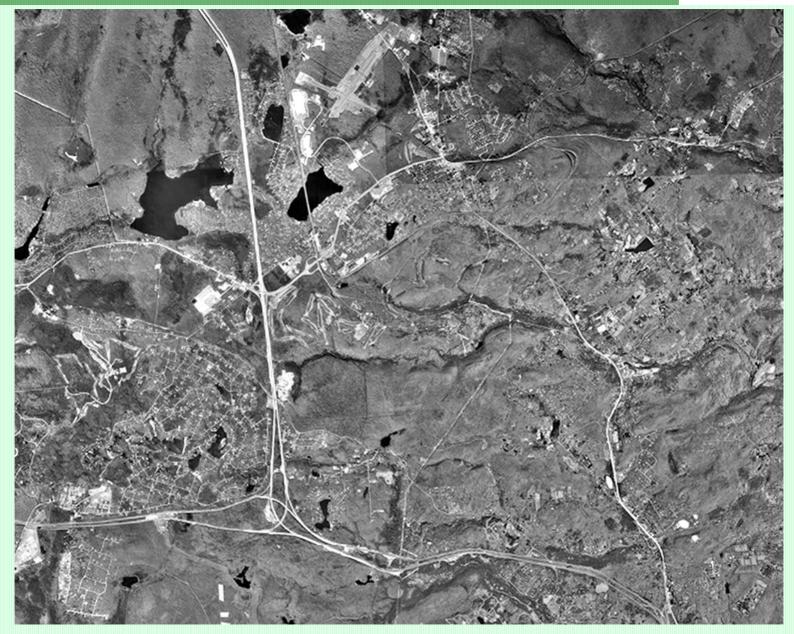


WELCOME ALL

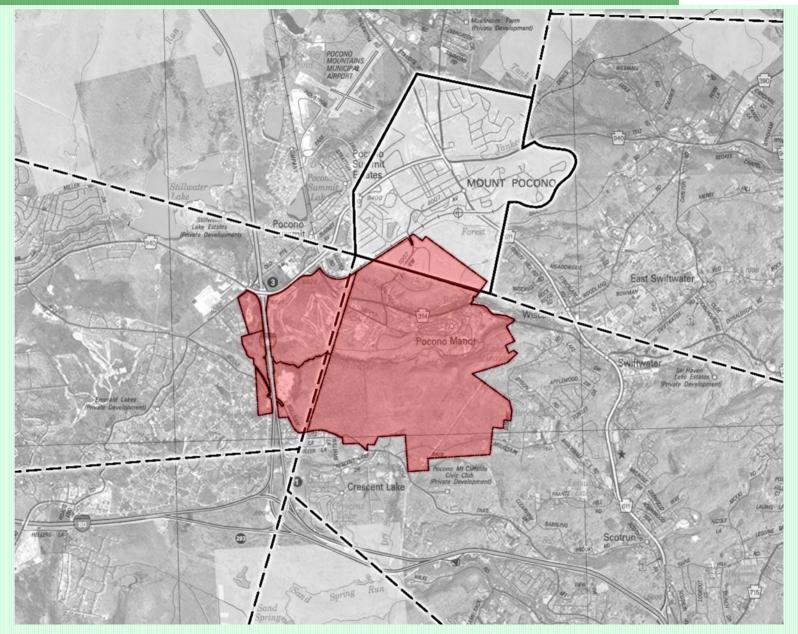
Site Plan Presentation December 5, 2006



www.PoconoManorCasino.com



PA Gaming Control Board Hearing, December 5, 2006



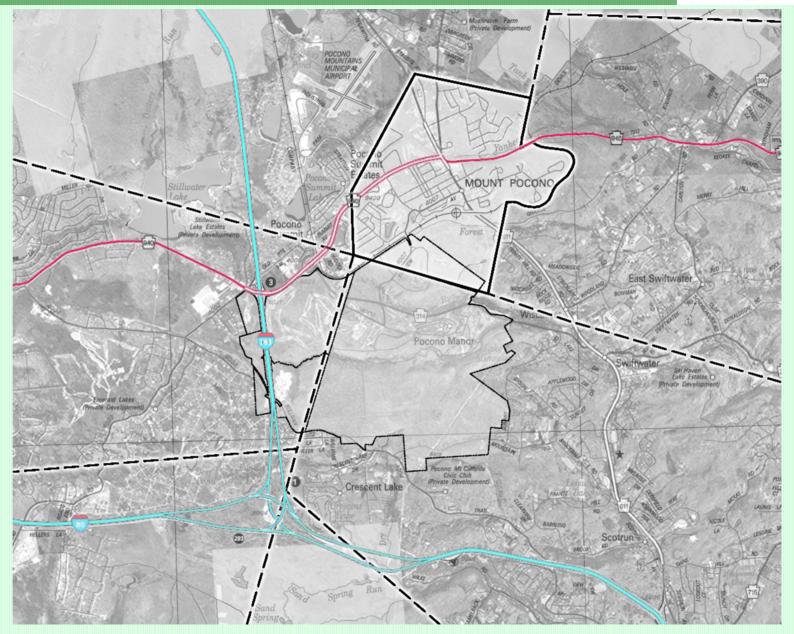
PA Gaming Control Board Hearing, December 5, 2006



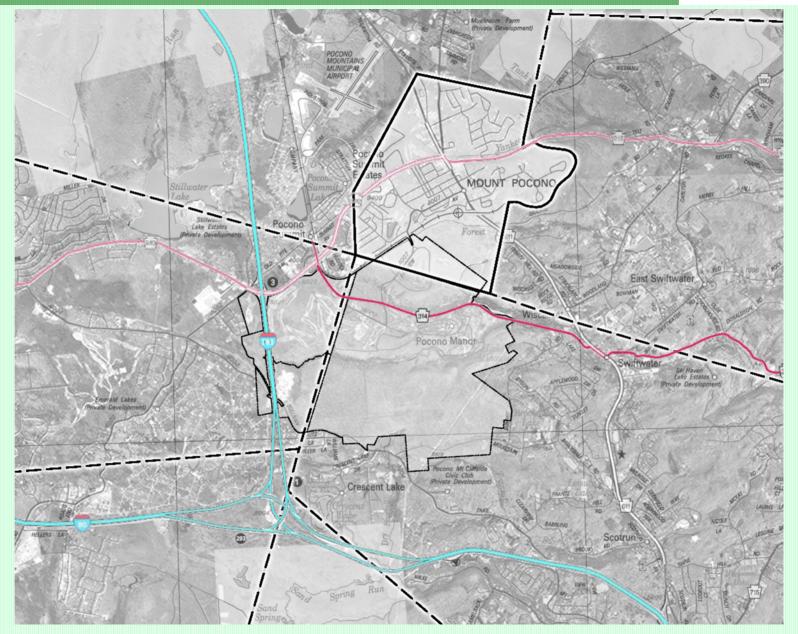
PA Gaming Control Board Hearing, December 5, 2006



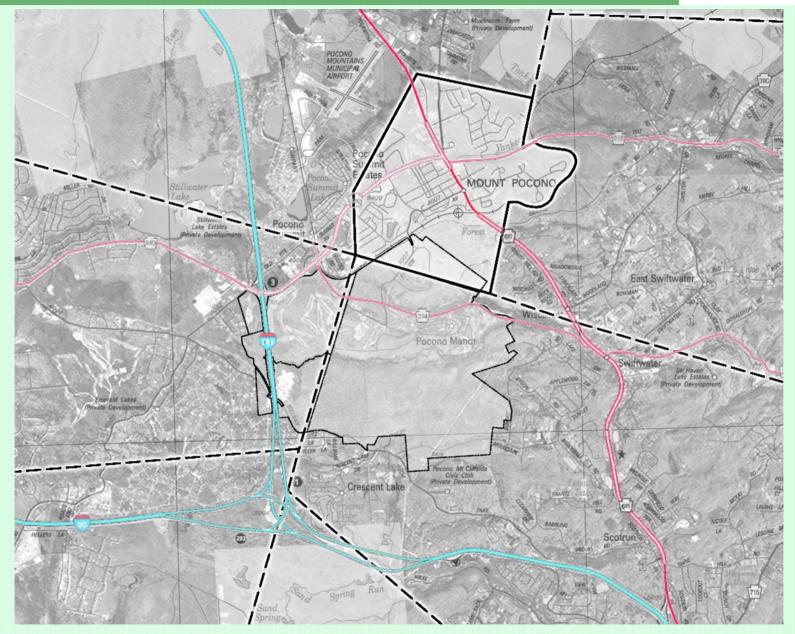
PA Gaming Control Board Hearing, December 5, 2006



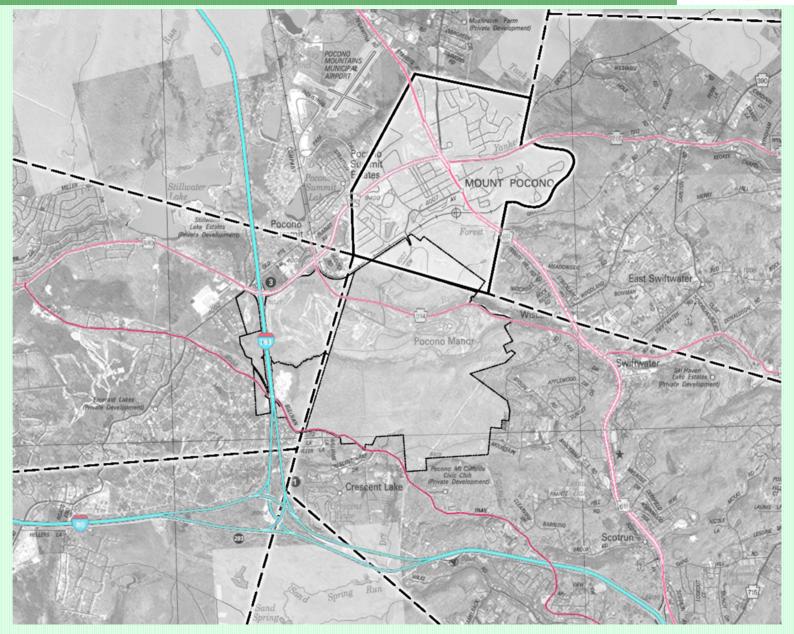
PA Gaming Control Board Hearing, December 5, 2006



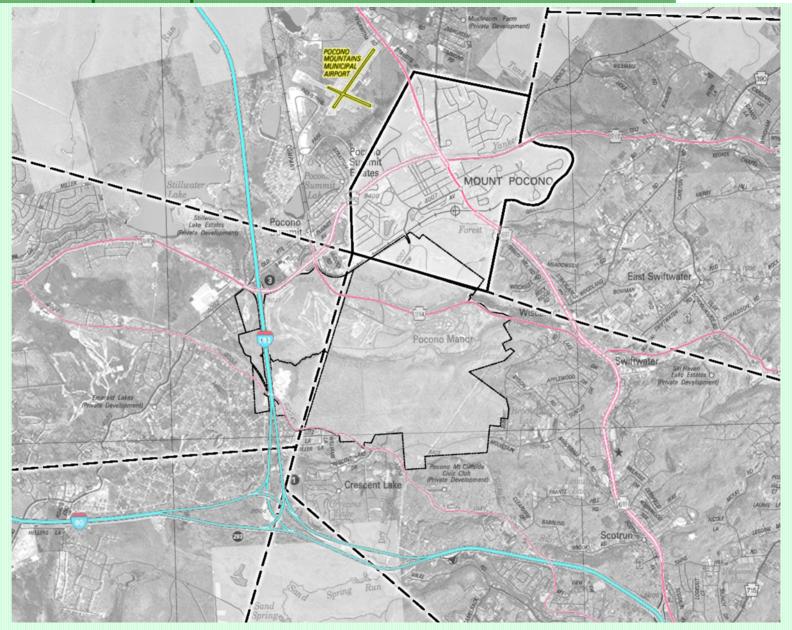
PA Gaming Control Board Hearing, December 5, 2006



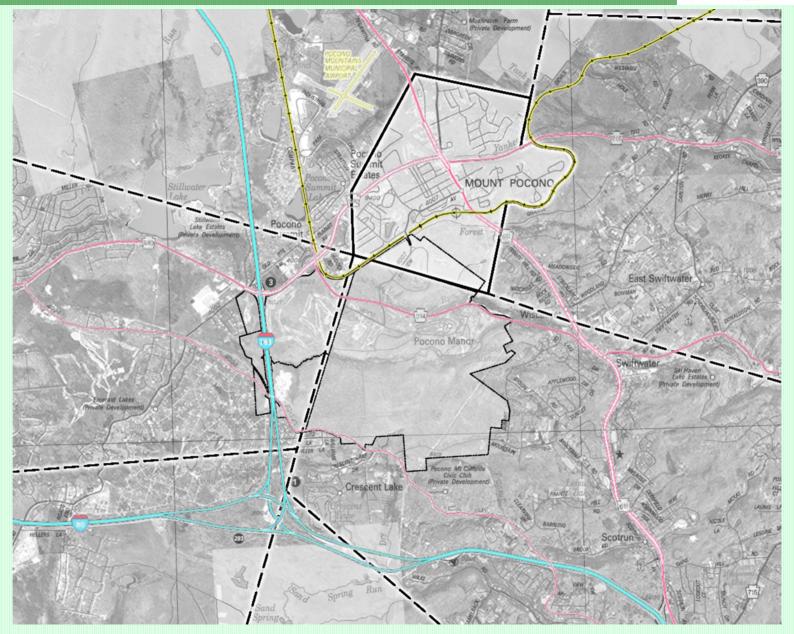
PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006

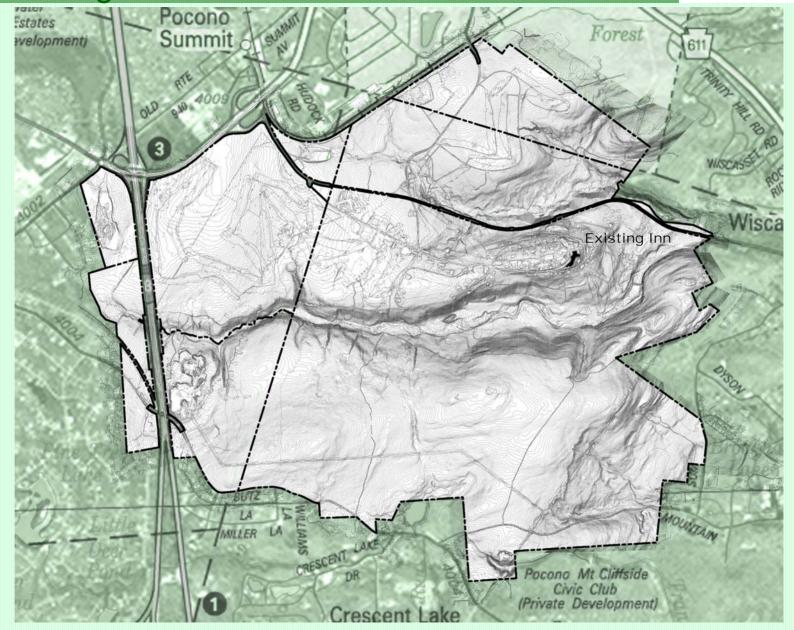


PA Gaming Control Board Hearing, December 5, 2006



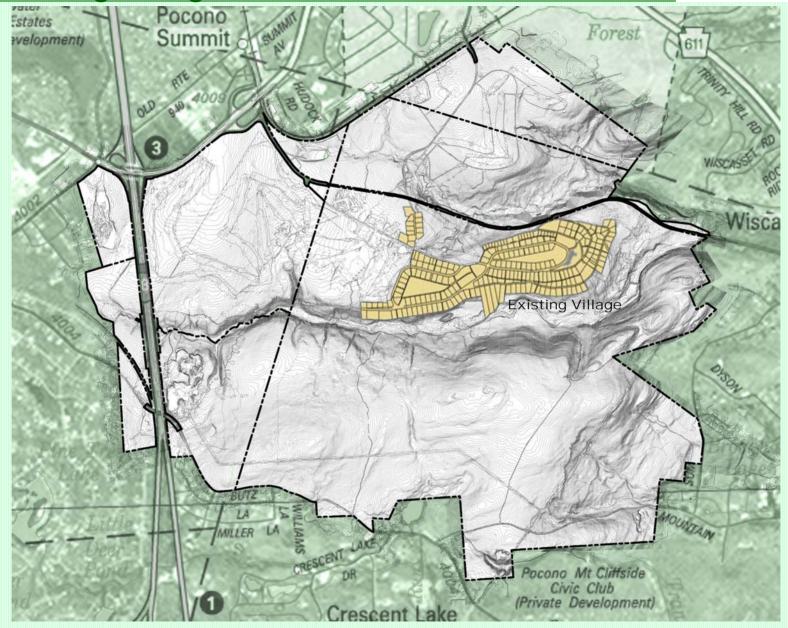
PA Gaming Control Board Hearing, December 5, 2006

Existing Inn



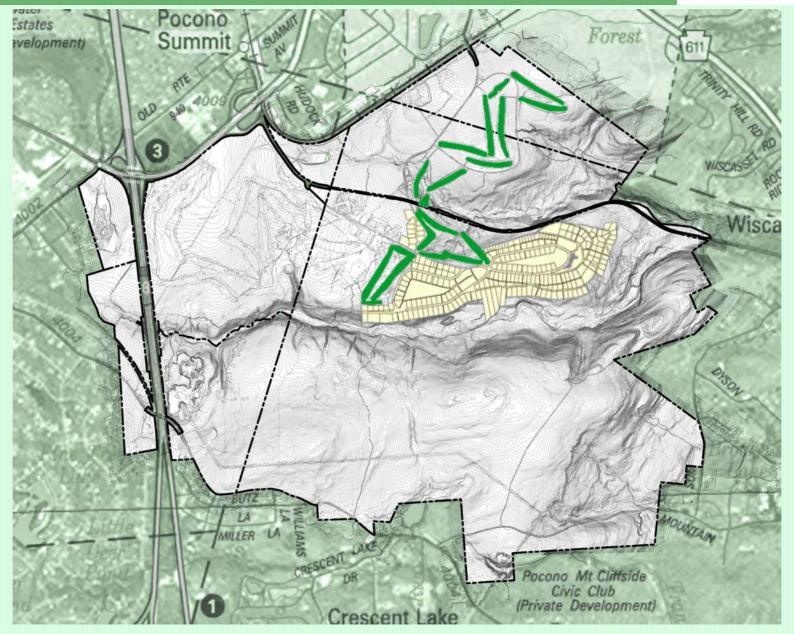
PA Gaming Control Board Hearing, December 5, 2006

Existing Village



PA Gaming Control Board Hearing, December 5, 2006

East Golf Course



PA Gaming Control Board Hearing, December 5, 2006

West Golf Course



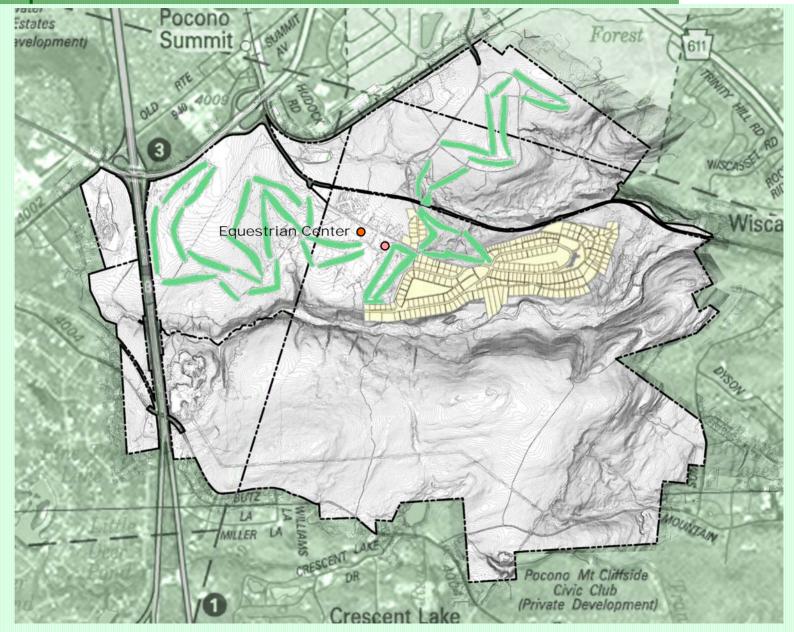
PA Gaming Control Board Hearing, December 5, 2006

Golf Hunting, Restaurant & Shops



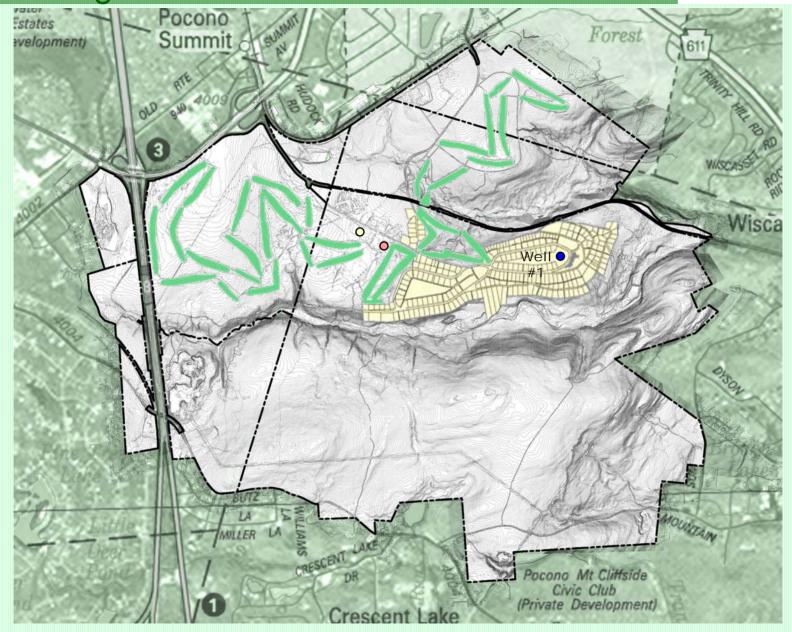
PA Gaming Control Board Hearing, December 5, 2006

Equestrian Center

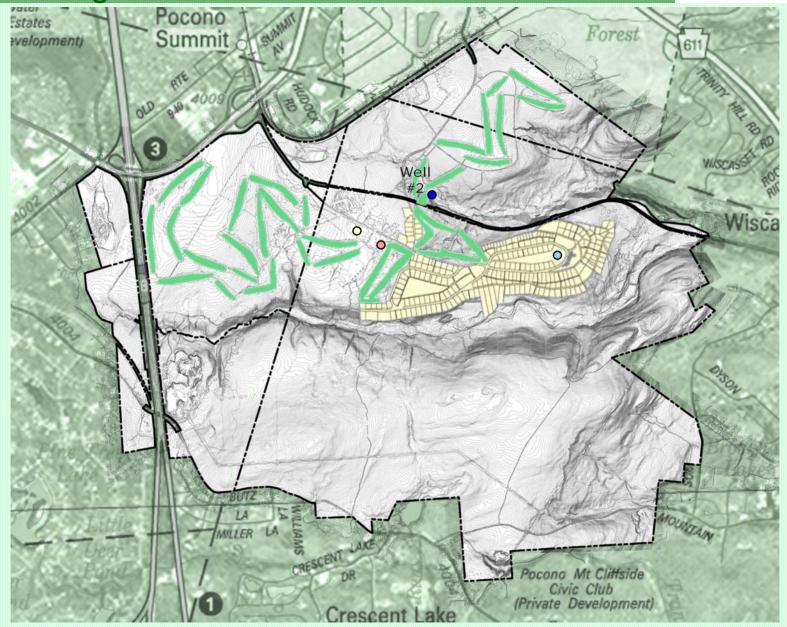


PA Gaming Control Board Hearing, December 5, 2006

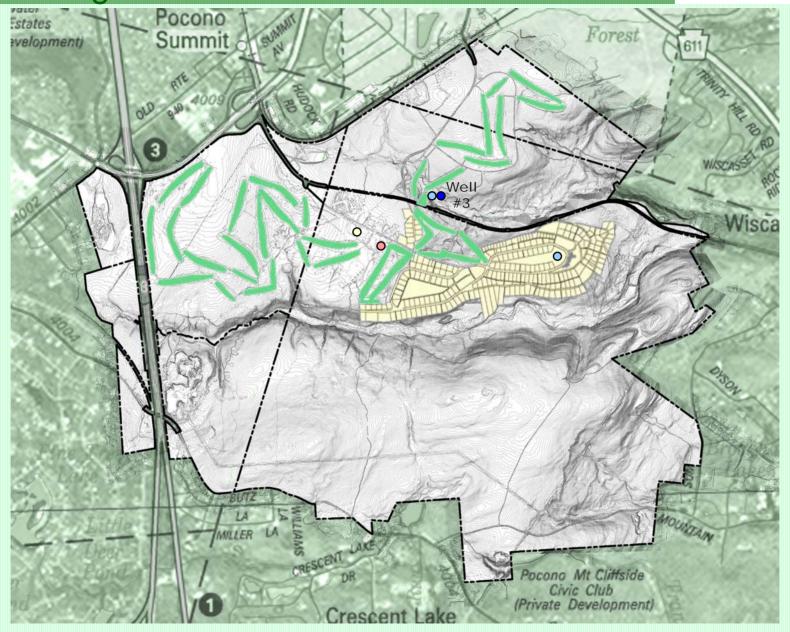
Existing Well #1



PA Gaming Control Board Hearing, December 5, 2006

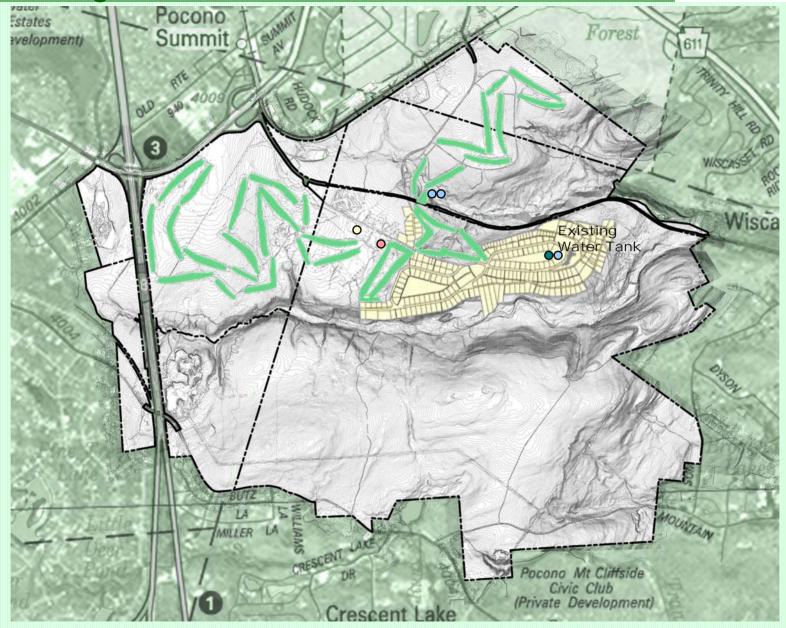


PA Gaming Control Board Hearing, December 5, 2006



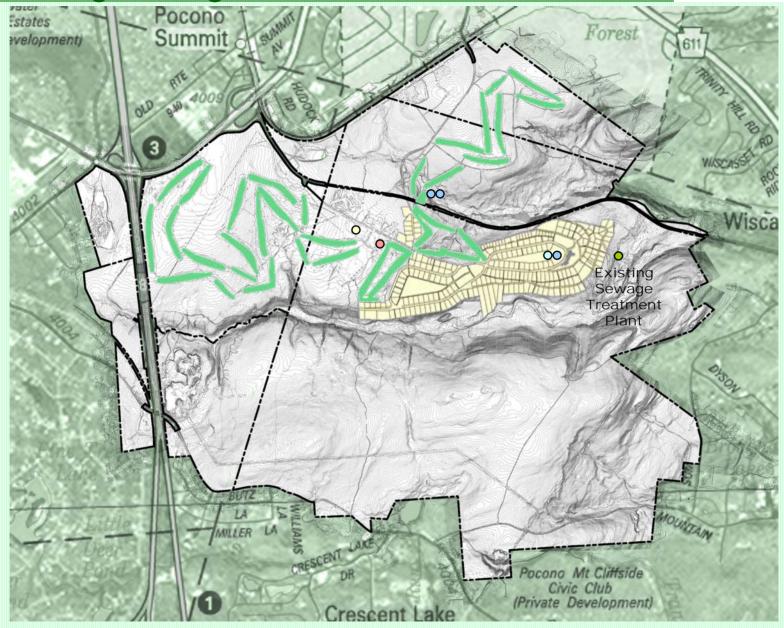
PA Gaming Control Board Hearing, December 5, 2006

Existing Water Tank

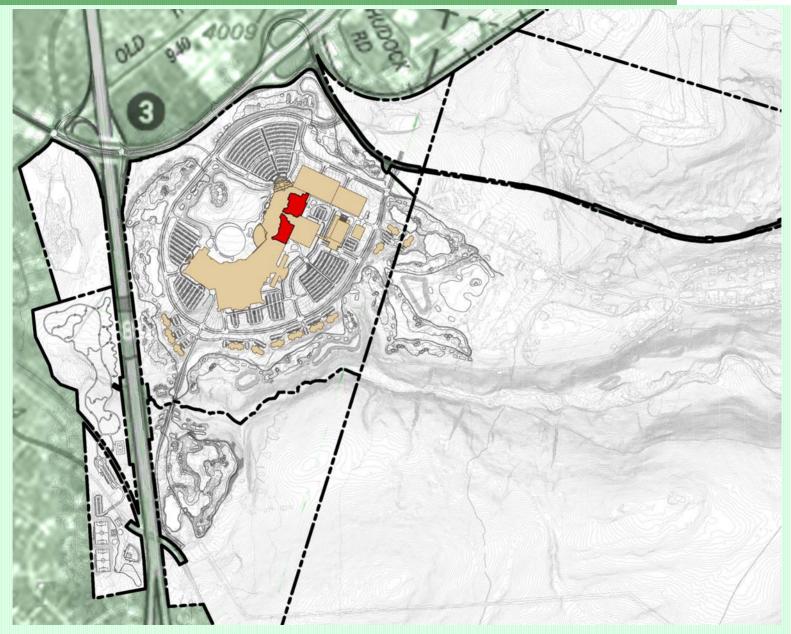


PA Gaming Control Board Hearing, December 5, 2006

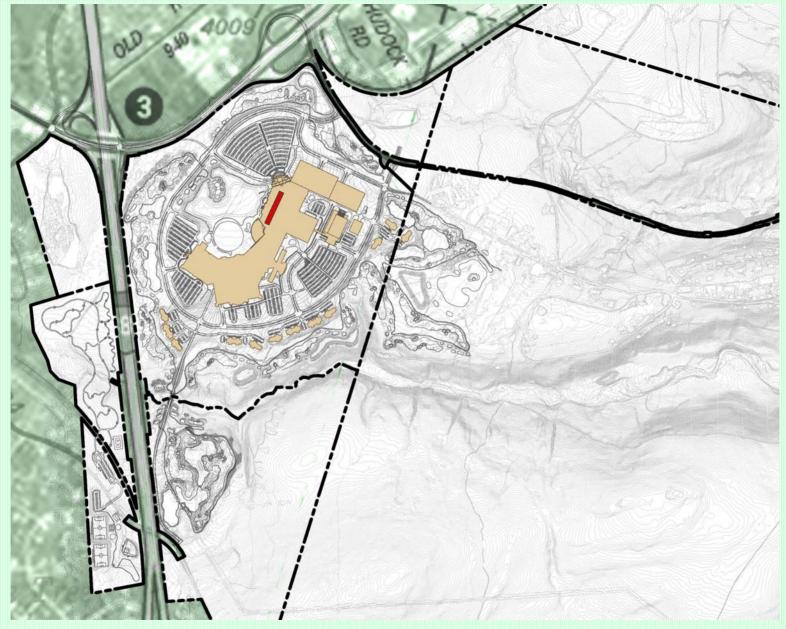
Existing Sewage Treatment Plant



PA Gaming Control Board Hearing, December 5, 2006

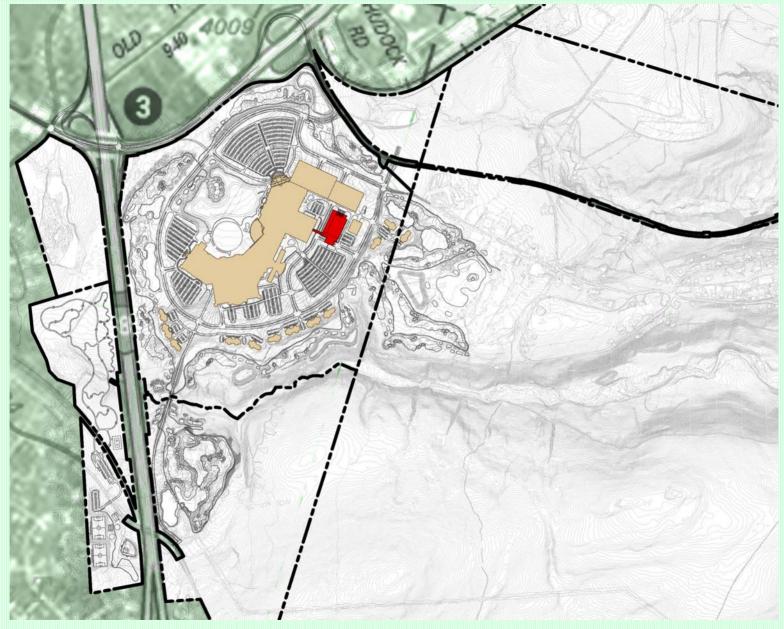


PA Gaming Control Board Hearing, December 5, 2006

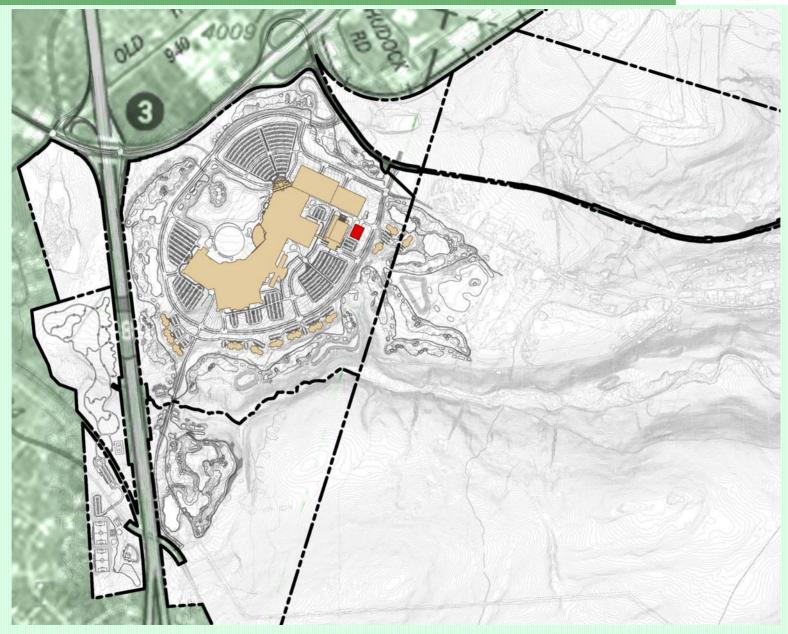


PA Gaming Control Board Hearing, December 5, 2006

Arena with Walkway Connection



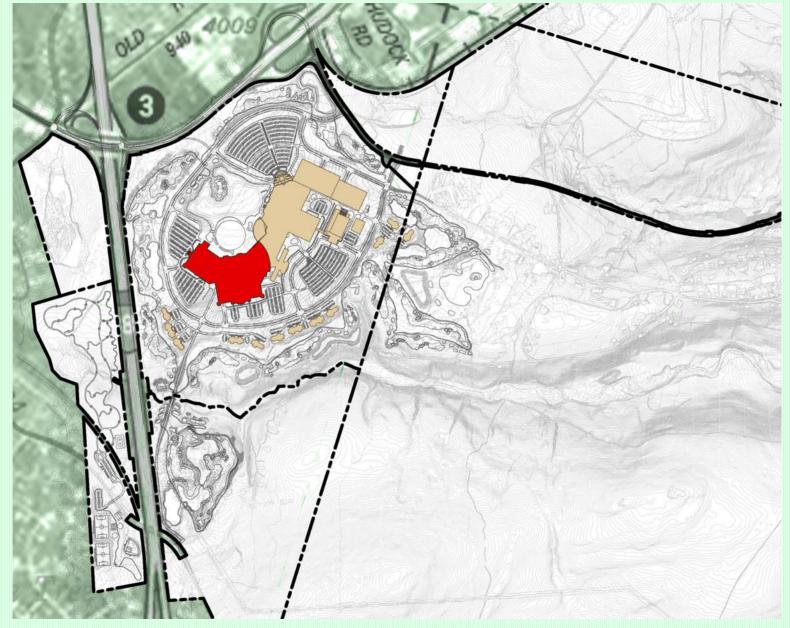
PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006

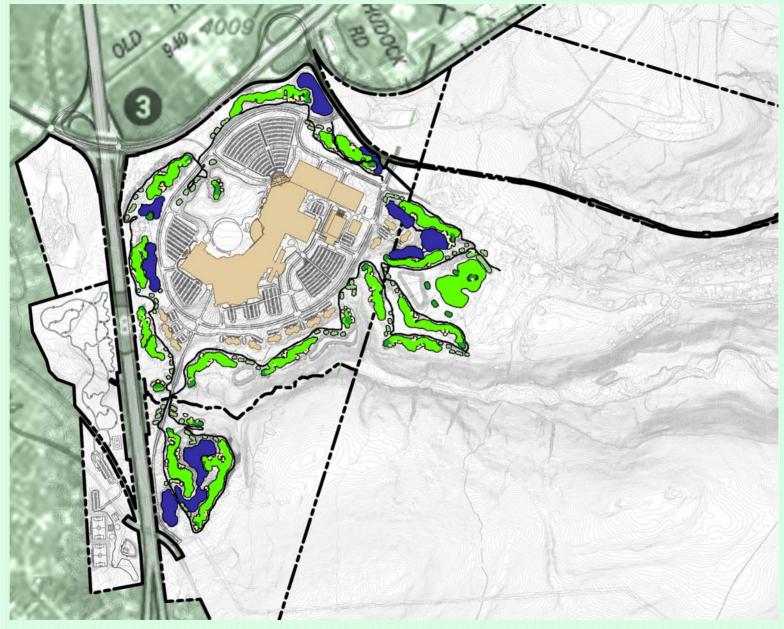
Enclosed Retail, Dining & Entertainment Village Resort & Casino



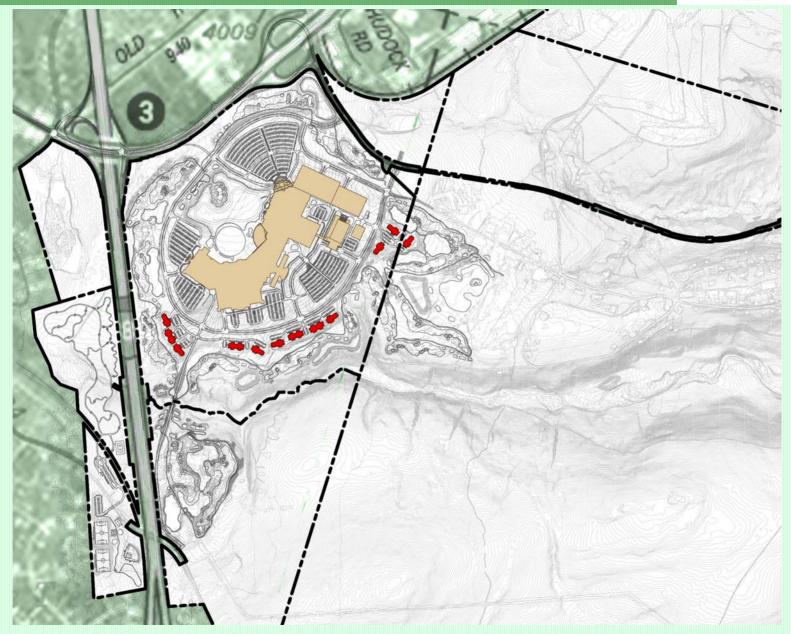


PA Gaming Control Board Hearing, December 5, 2006

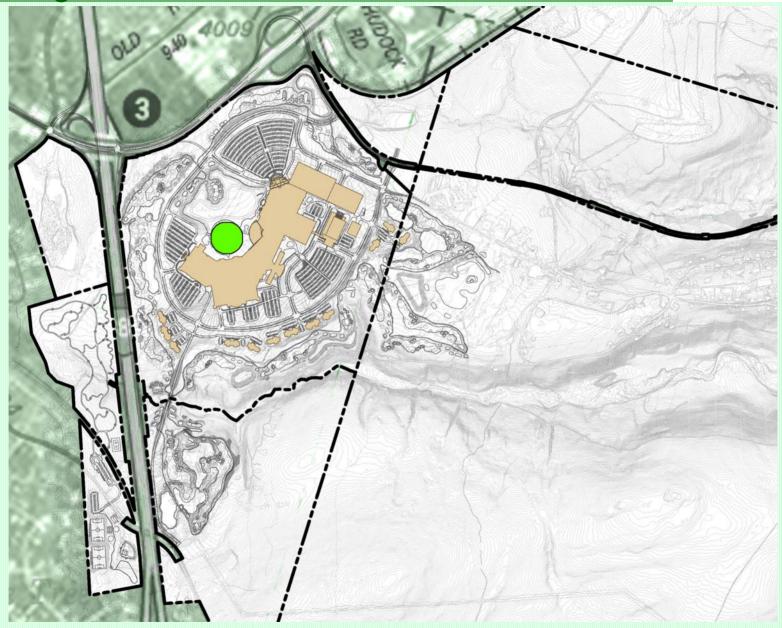
Relocated West Golf Course



PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006



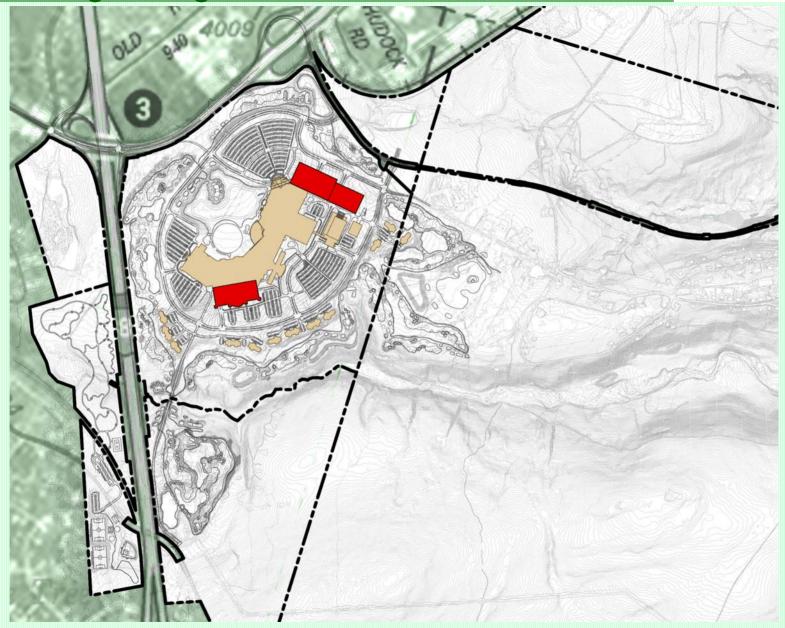
PA Gaming Control Board Hearing, December 5, 2006

Loop and Onsite Roads



PA Gaming Control Board Hearing, December 5, 2006

Parking Garages



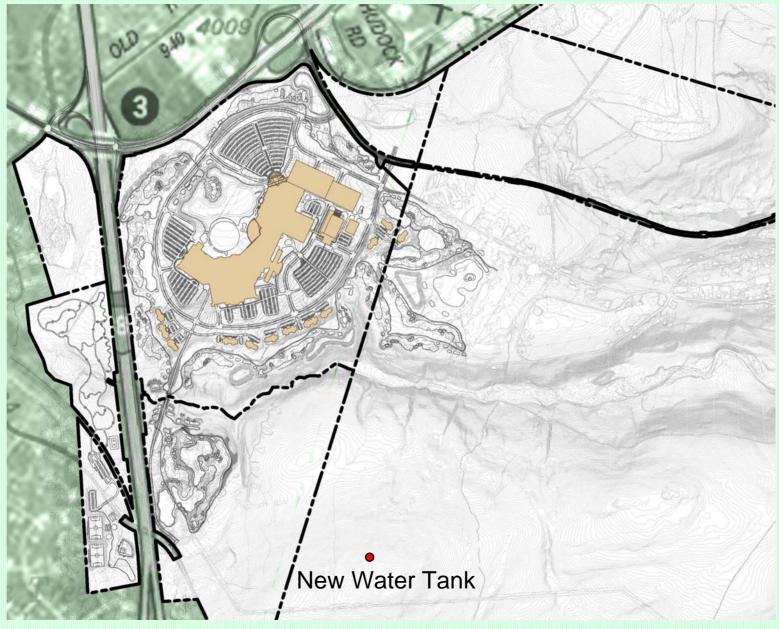
PA Gaming Control Board Hearing, December 5, 2006

Surface Parking



PA Gaming Control Board Hearing, December 5, 2006

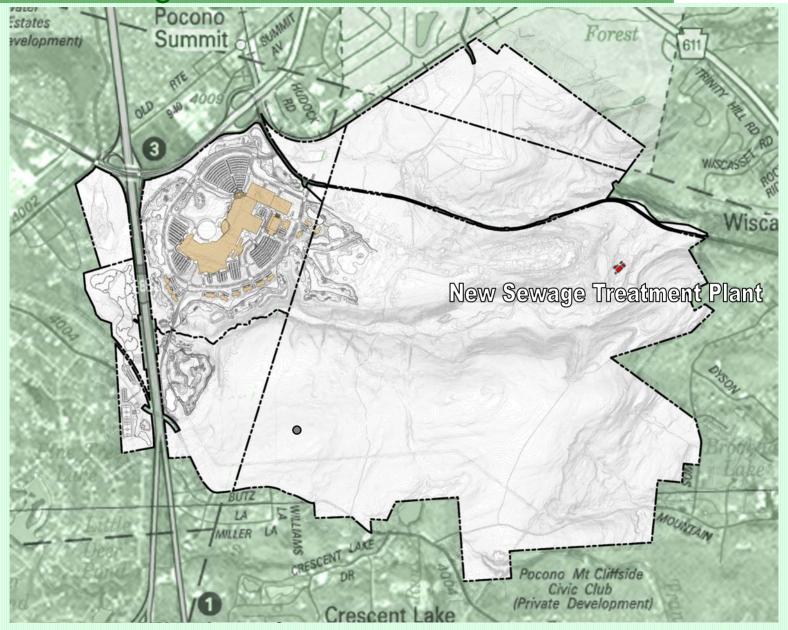
New Water Tank



PA Gaming Control Board Hearing, December 5, 2006

New Sewage Treatment Plant





PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006

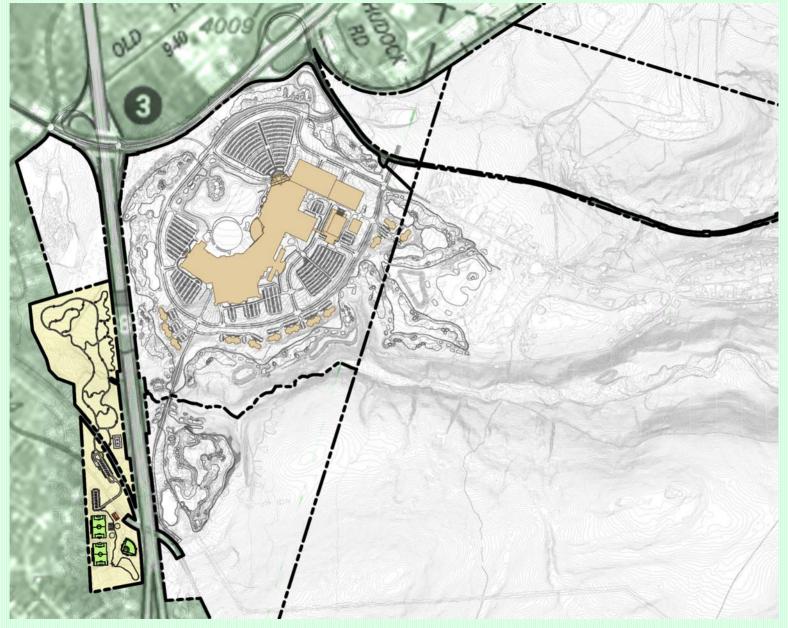
Entrance Signs on Route 314



PA Gaming Control Board Hearing, December 5, 2006

Land to be Dedicated to Tobyhanna Twp.





PA Gaming Control Board Hearing, December 5, 2006

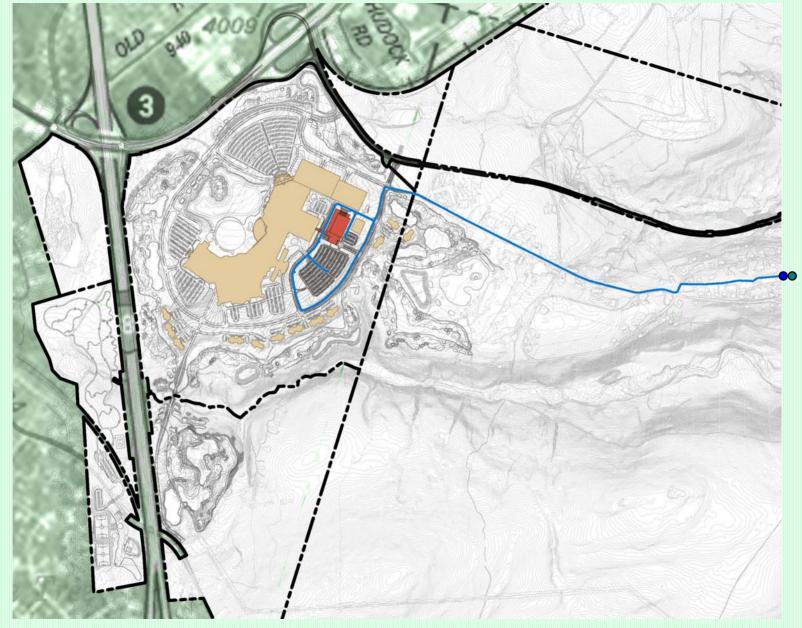
Phase 1: Arena & Parking Improvements





PA Gaming Control Board Hearing, December 5, 2006

Phase 1: Water Improvements



PA Gaming Control Board Hearing, December 5, 2006

Phase 1: Sewage Improvements





PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006

Phase 1: Water Improvements



PA Gaming Control Board Hearing, December 5, 2006

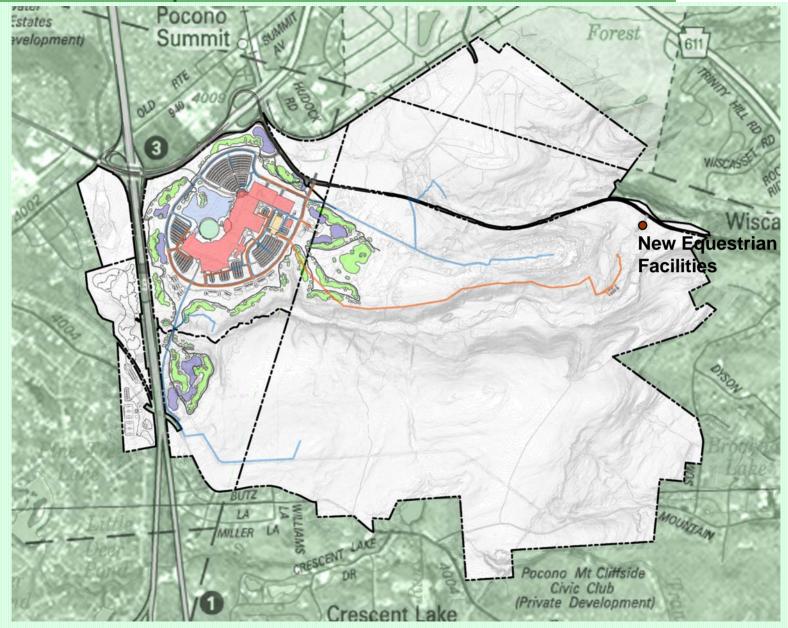
Phase 1: Sewage Improvements





PA Gaming Control Board Hearing, December 5, 2006

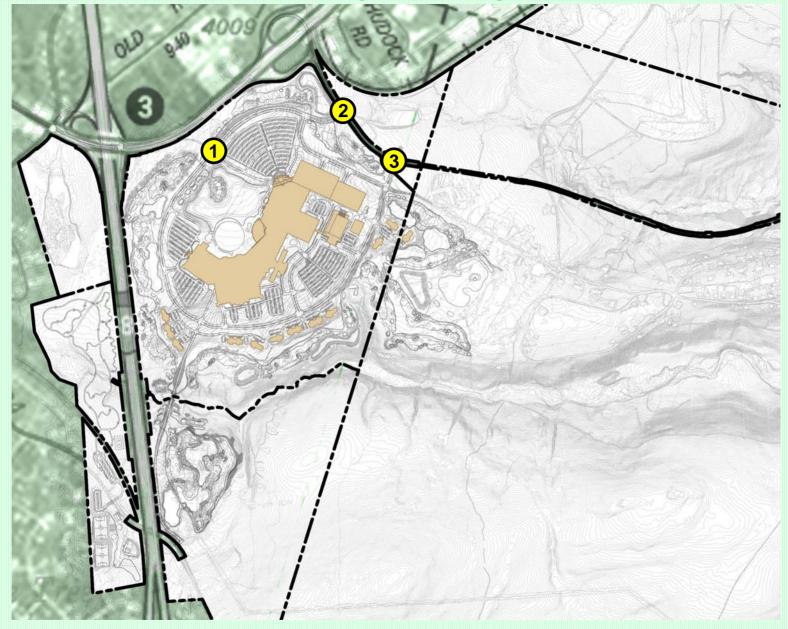
Phase 1: Equestrian Facilities



PA Gaming Control Board Hearing, December 5, 2006

Loop Road, Points of Ingress / Egress

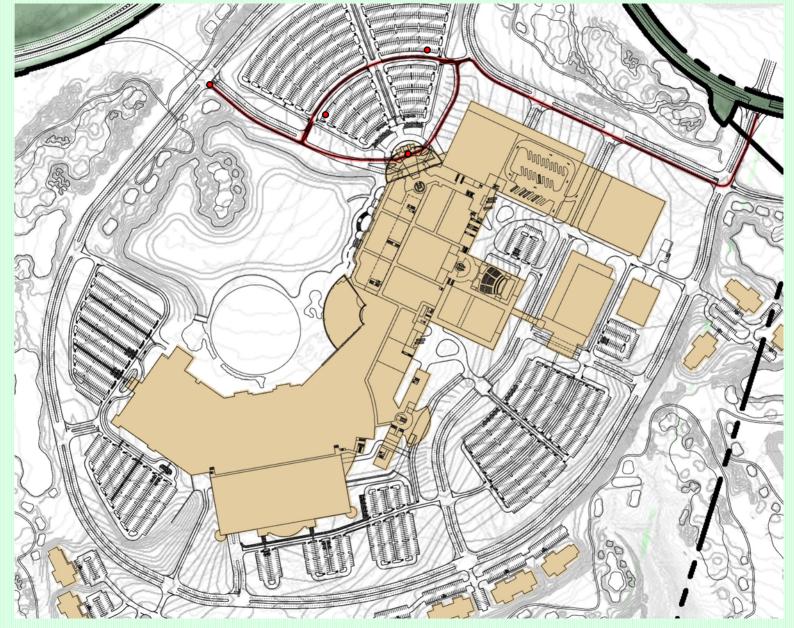




PA Gaming Control Board Hearing, December 5, 2006

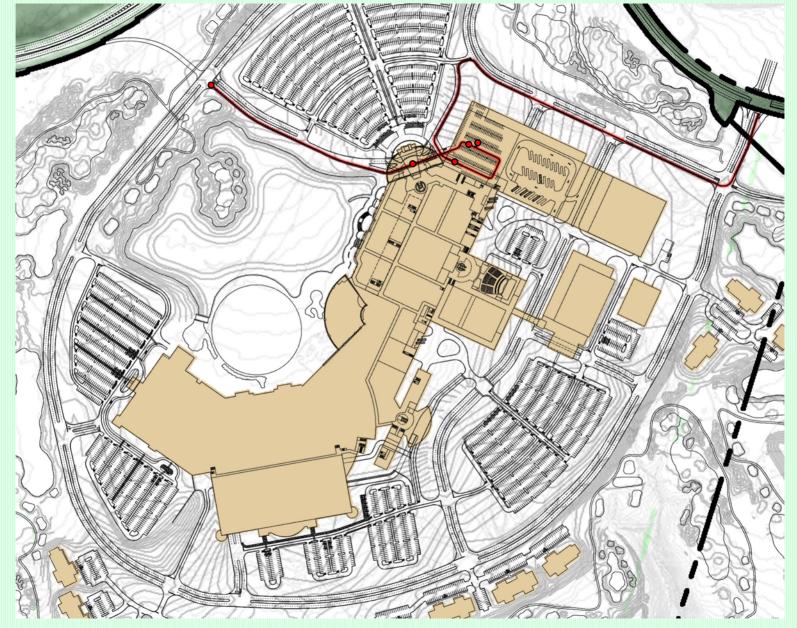
Resort Main Level Flow to Parking Lots

Pocono Manor Resort & Casino



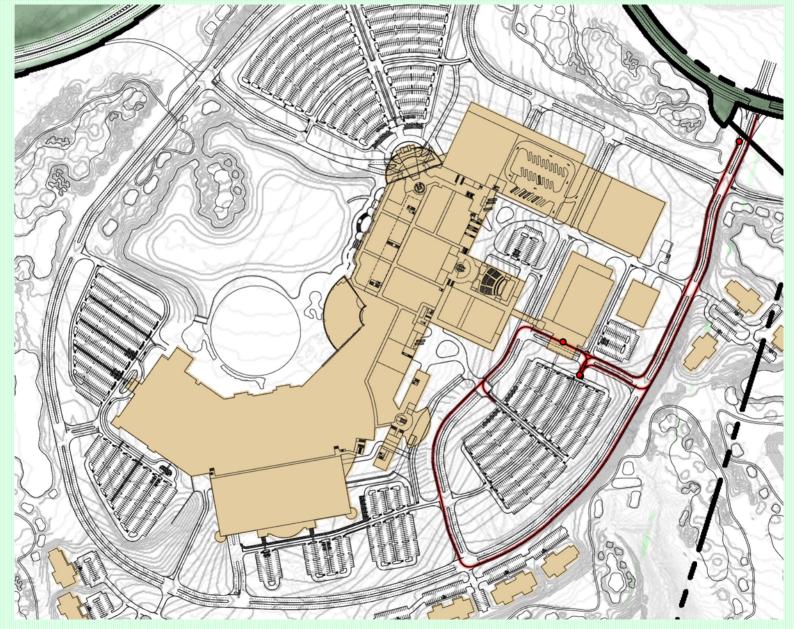
PA Gaming Control Board Hearing, December 5, 2006

Resort Main Level Flow to Porte Cochere/Valet



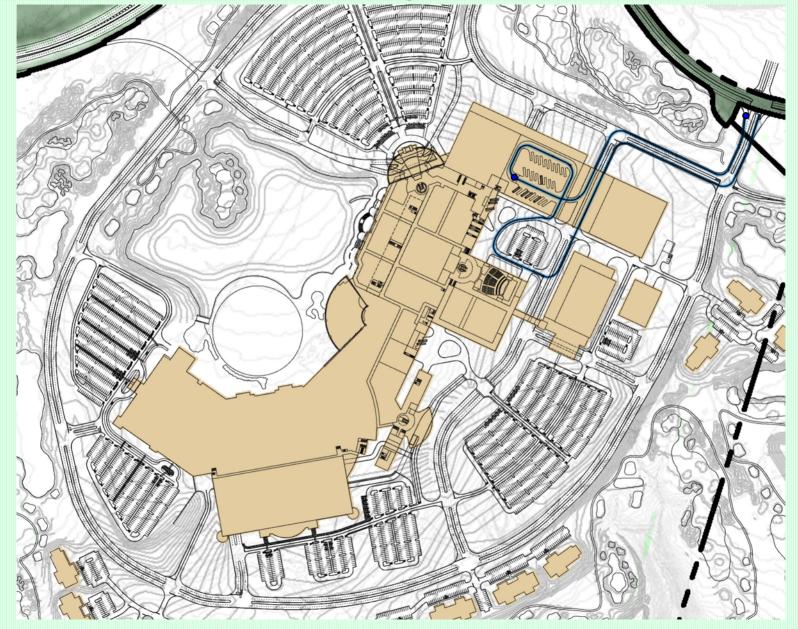
PA Gaming Control Board Hearing, December 5, 2006

Flow to Arena / Temporary Casino



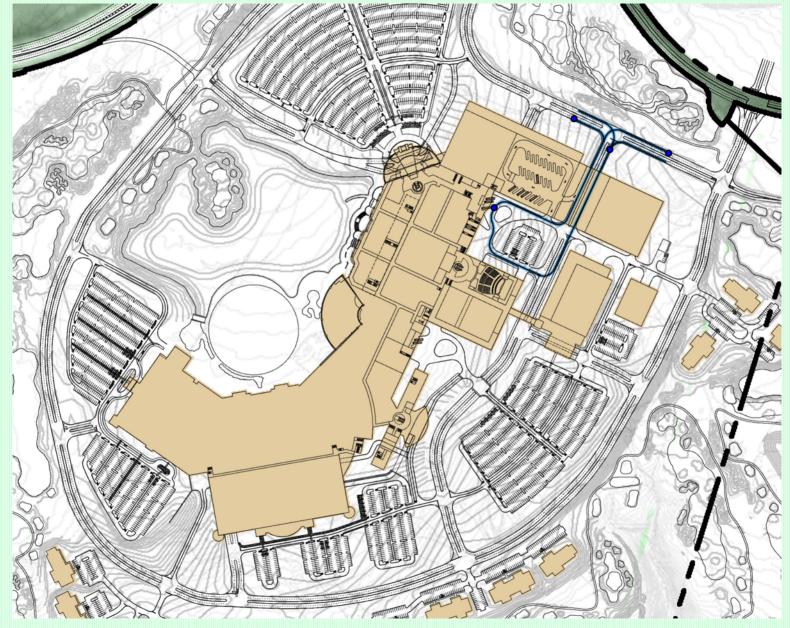
PA Gaming Control Board Hearing, December 5, 2006

Bus Depot Route & Parking

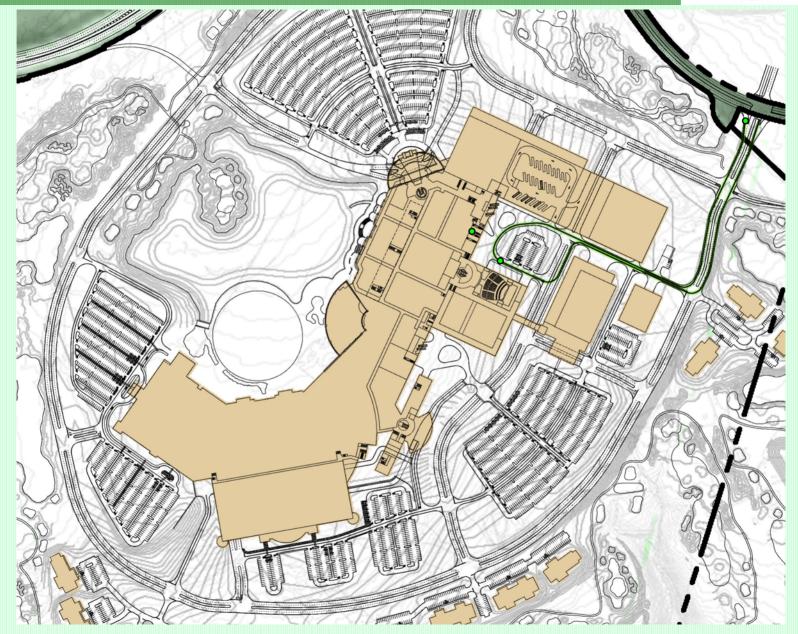


PA Gaming Control Board Hearing, December 5, 2006

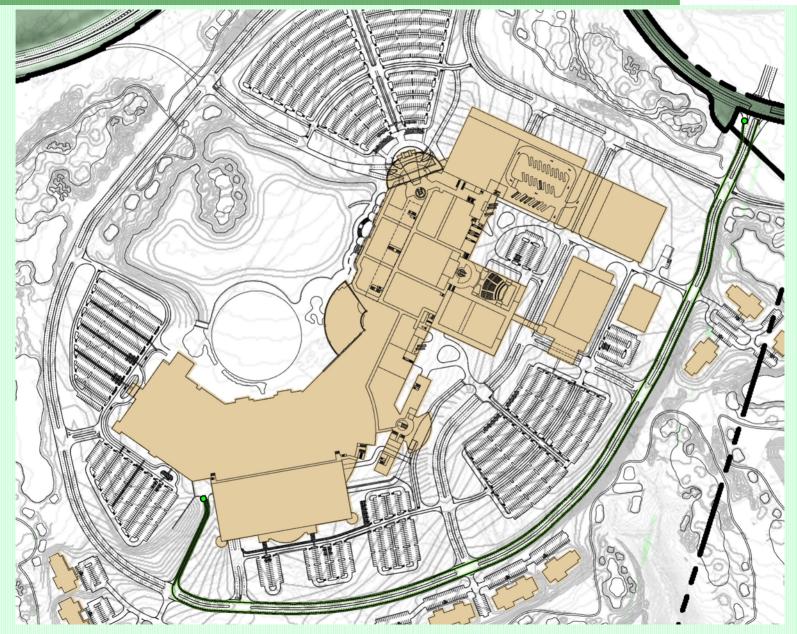
Shuttle Bus to Parking Areas



PA Gaming Control Board Hearing, December 5, 2006

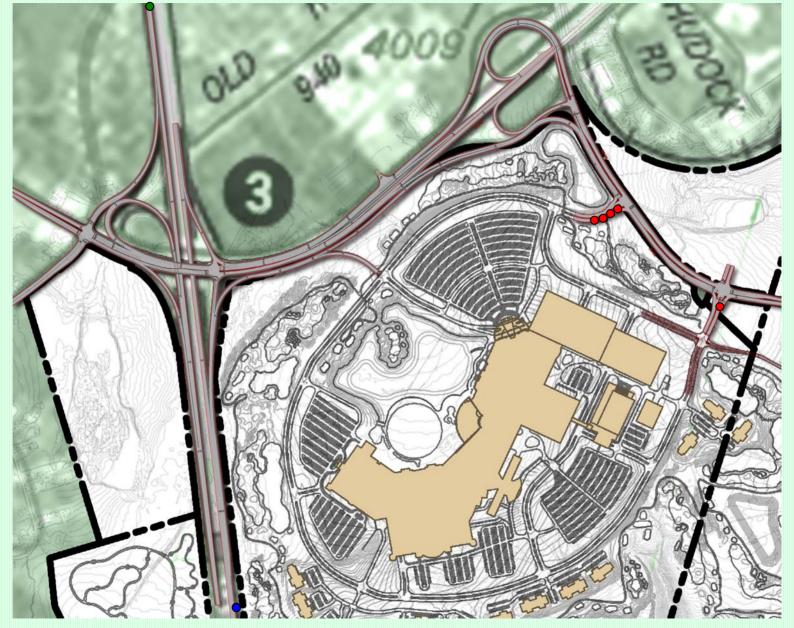


PA Gaming Control Board Hearing, December 5, 2006



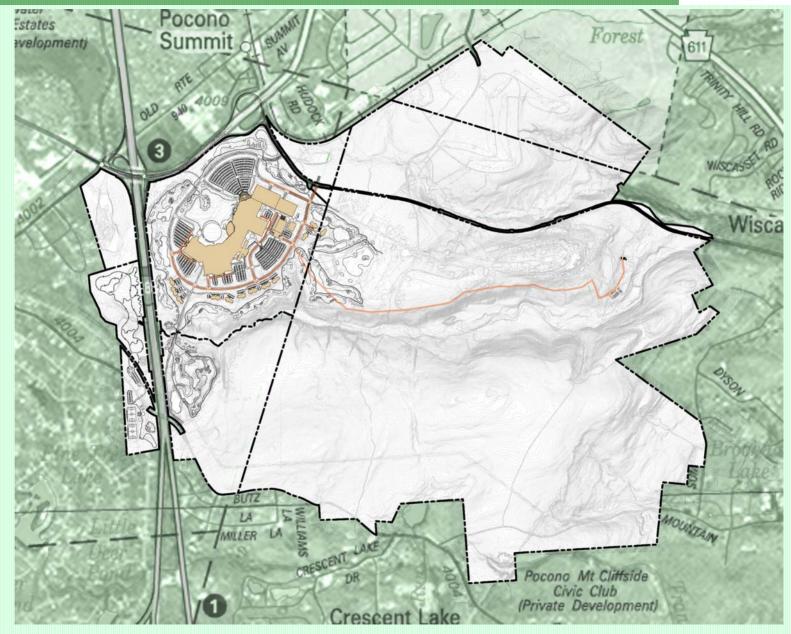
PA Gaming Control Board Hearing, December 5, 2006

Overall Traffic Flow



PA Gaming Control Board Hearing, December 5, 2006

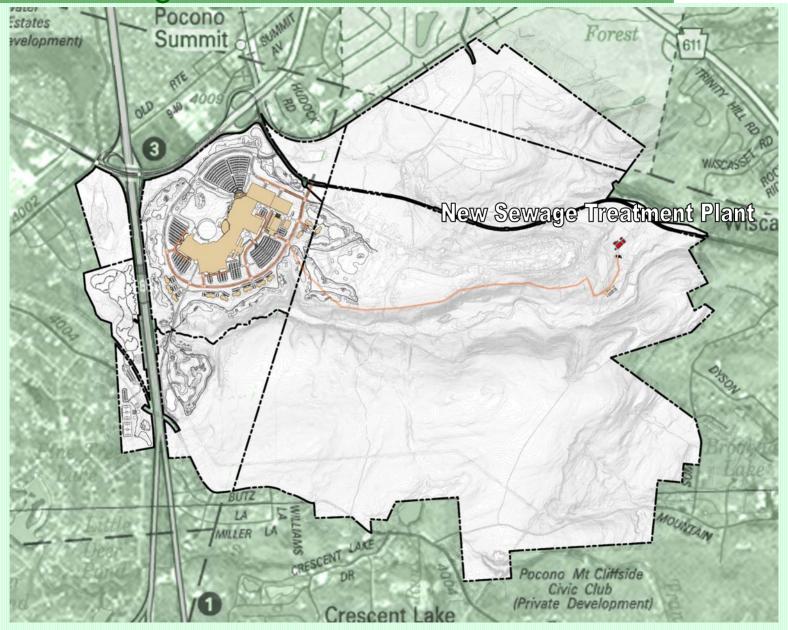
Overall Sewer Plan



PA Gaming Control Board Hearing, December 5, 2006

New Sewage Treatment Plant

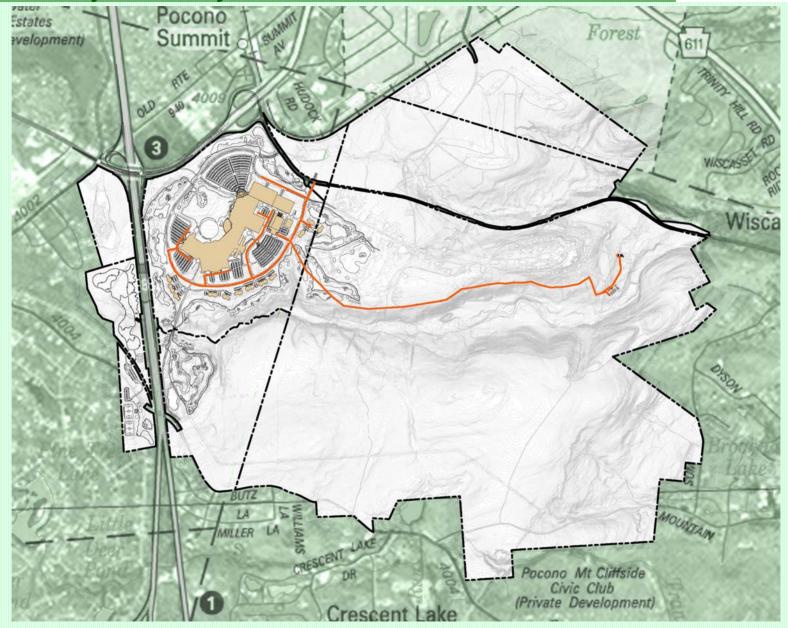




PA Gaming Control Board Hearing, December 5, 2006

Conveyance System

Pocono Manor Resort & Casino



PA Gaming Control Board Hearing, December 5, 2006

Return Conveyance System



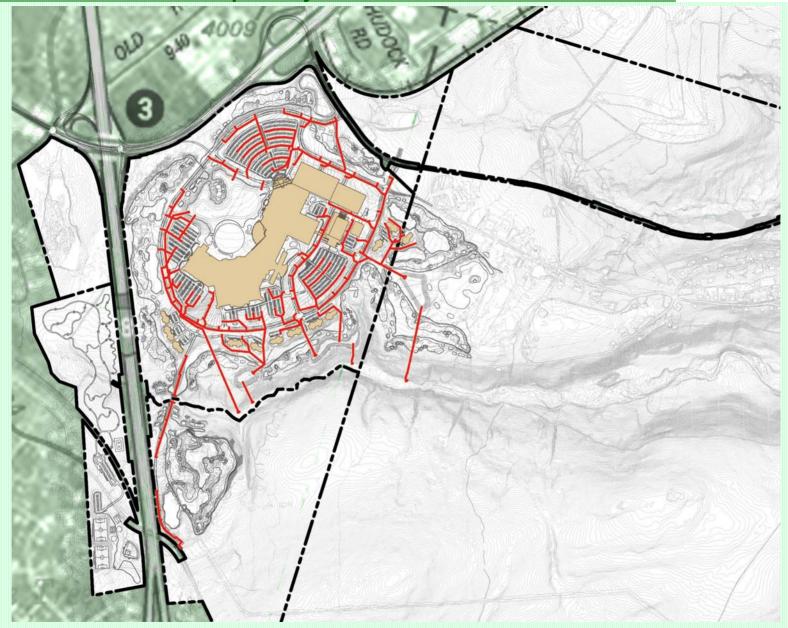
PA Gaming Control Board Hearing, December 5, 2006

Spray Irrigation Athletic Fields



PA Gaming Control Board Hearing, December 5, 2006

Storm Sewer Pipe System



PA Gaming Control Board Hearing, December 5, 2006



PA Gaming Control Board Hearing, December 5, 2006

Groundwater Recharge Areas



PA Gaming Control Board Hearing, December 5, 2006

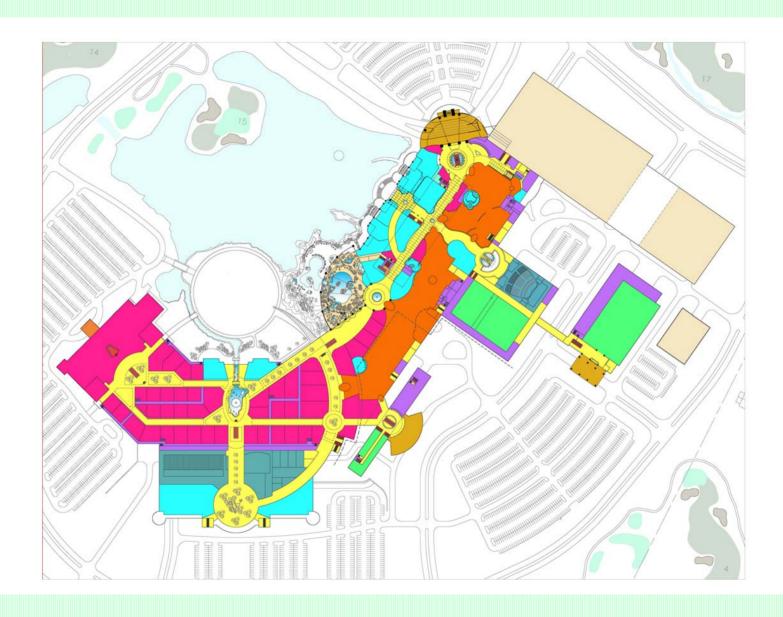
Pocono Manor Resort & Casino

Tour of Resort

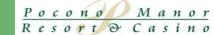


Pocono Manor Resort Floor Plan





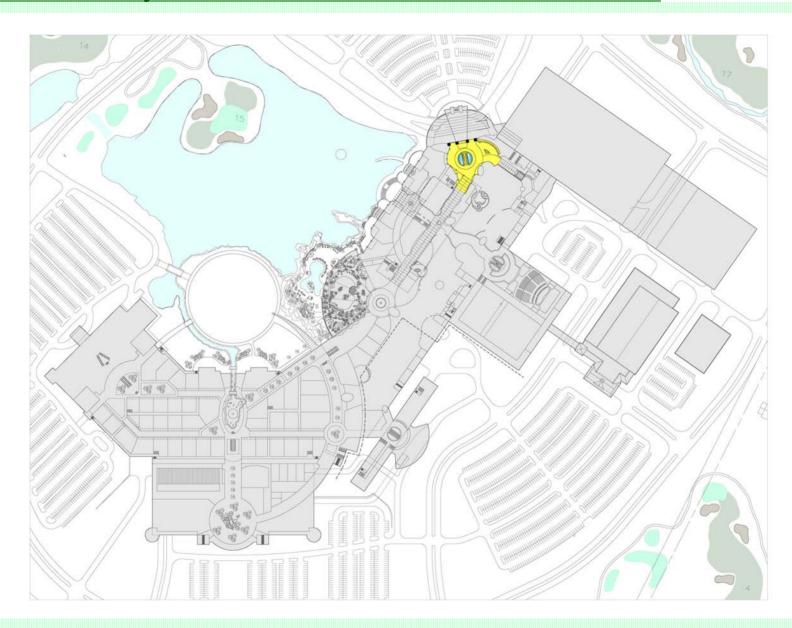
Porte Cochere



×		

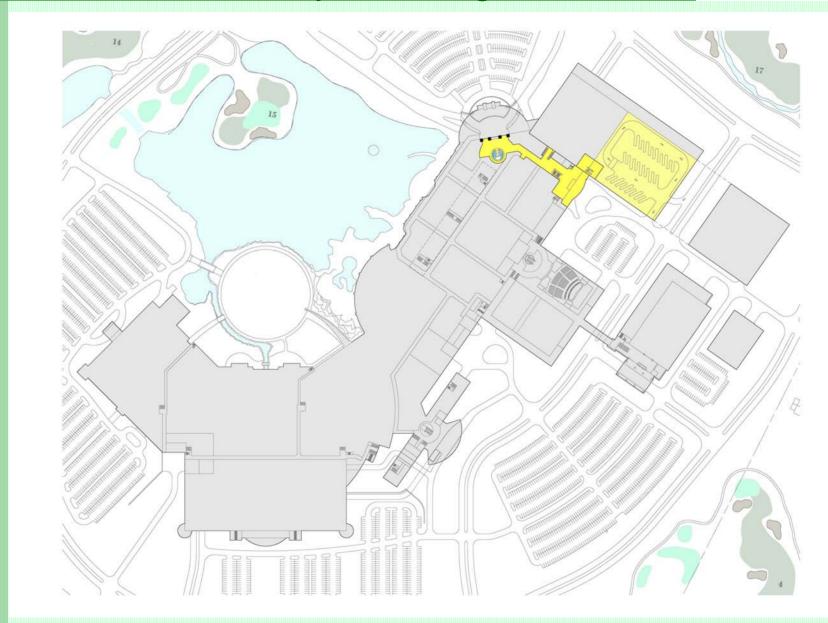
Hotel Lobby Entrance





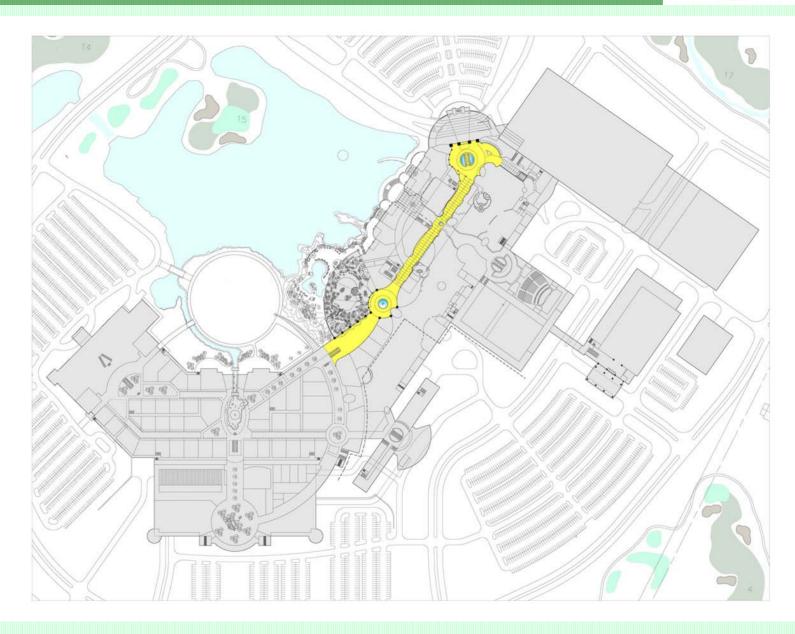
Bus Entrance, Lobby & Parking





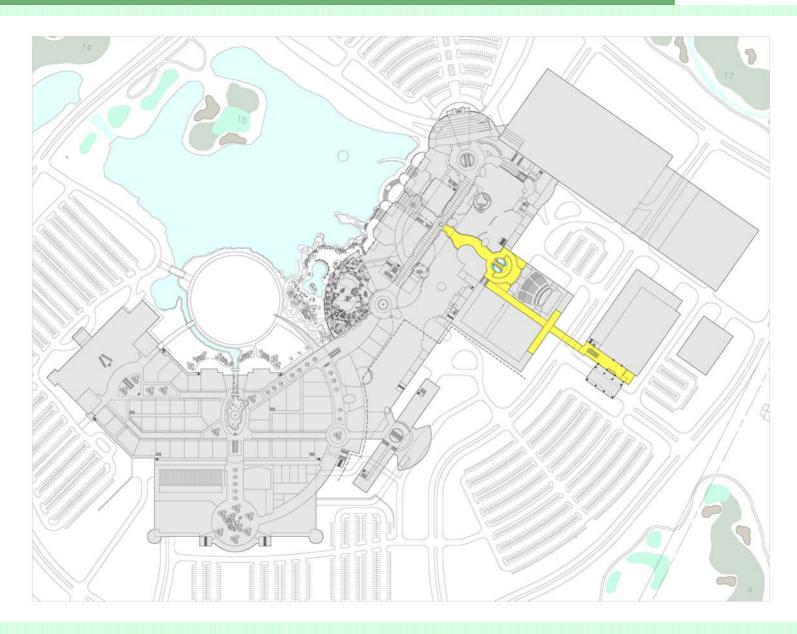
Main Corridors: Hotel





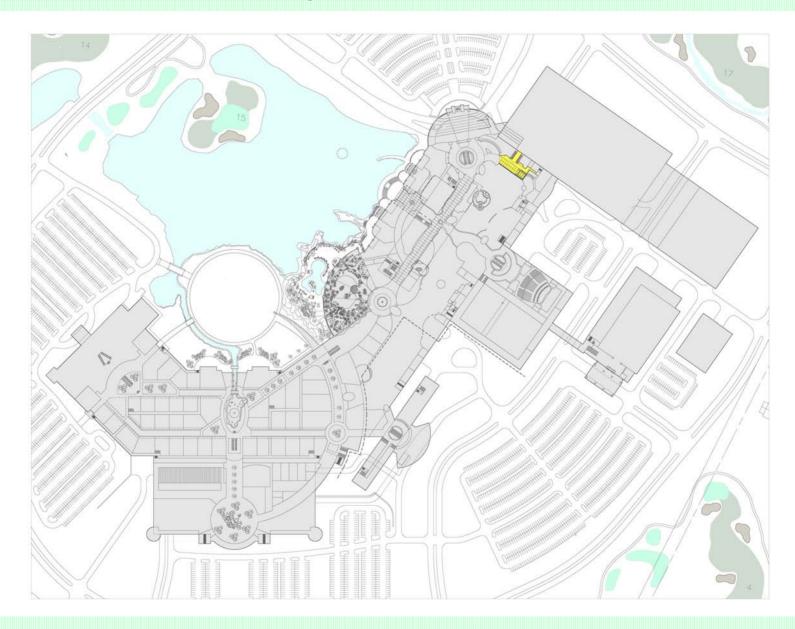
Main Corridors: Convention





Main Corridors: Garage Entrance





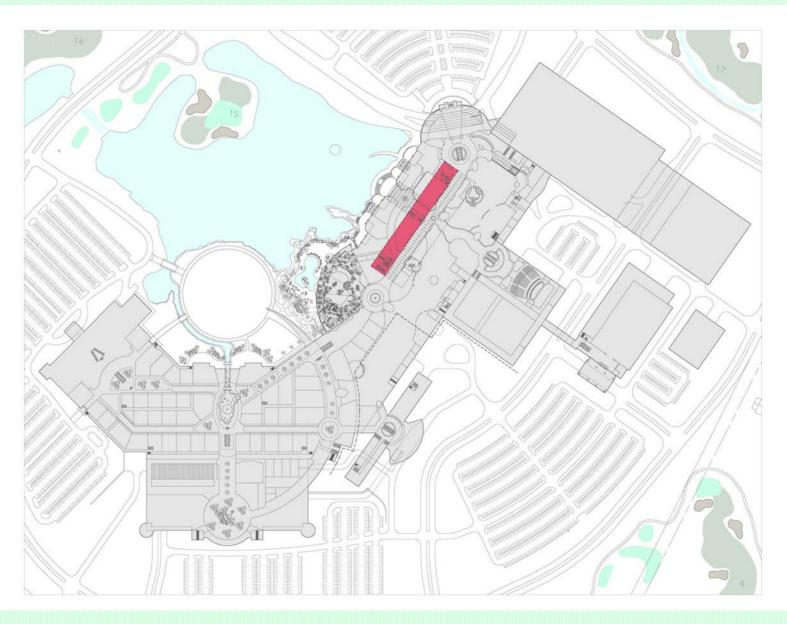
Corridors: Main Level



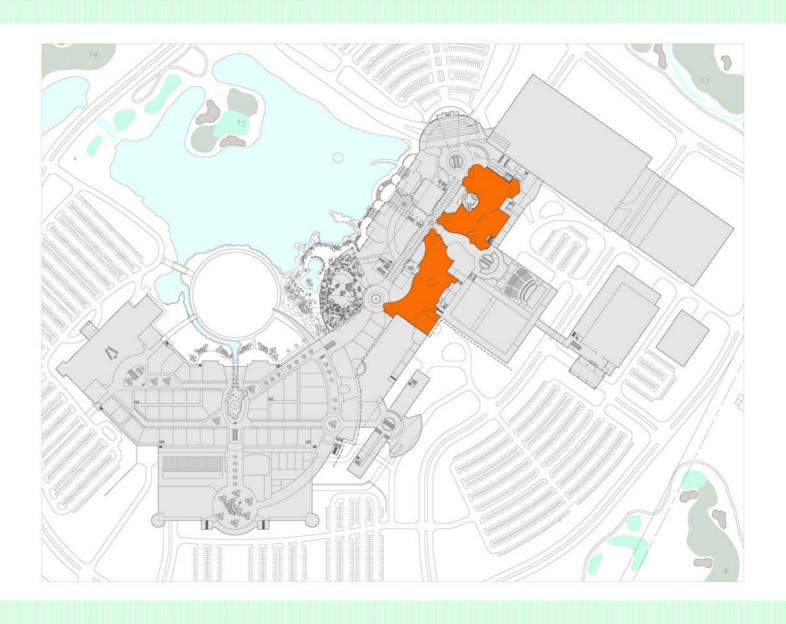


Hotel Footprint



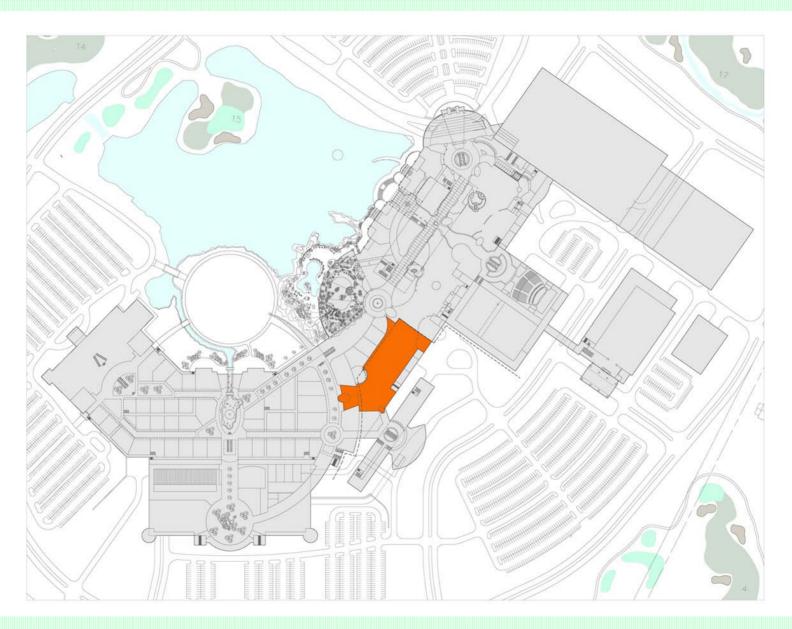


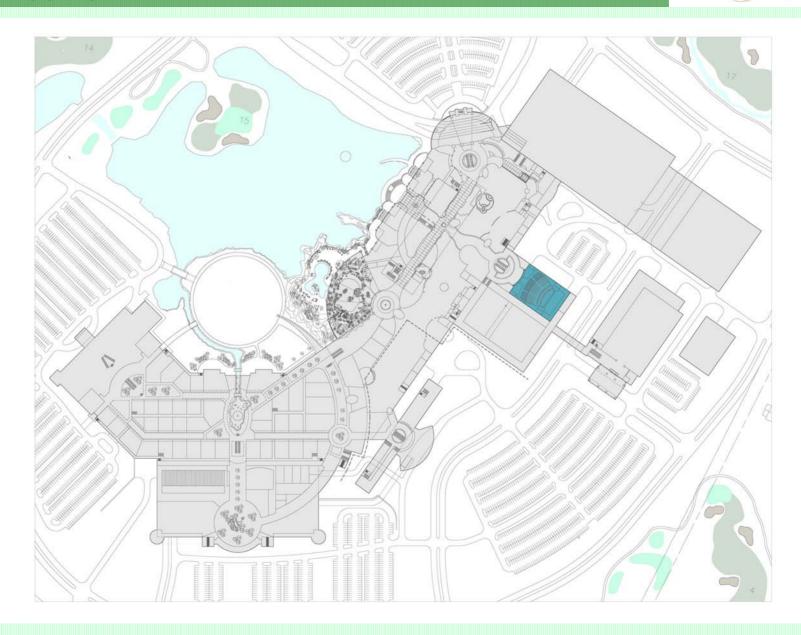




Future Casino / Retail Area

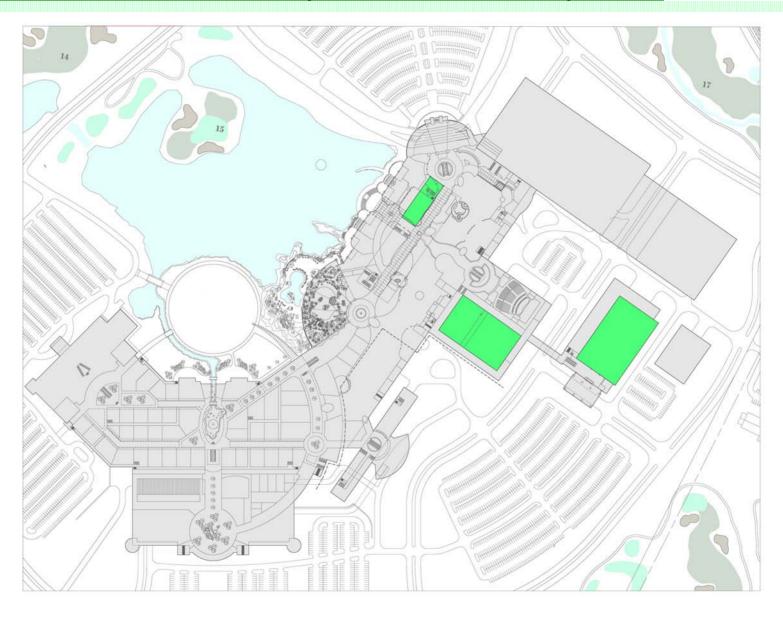


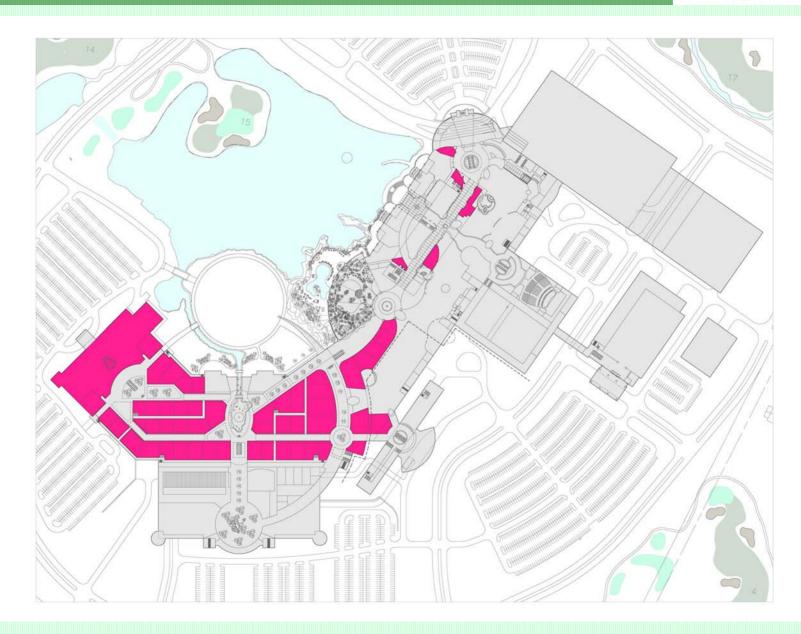


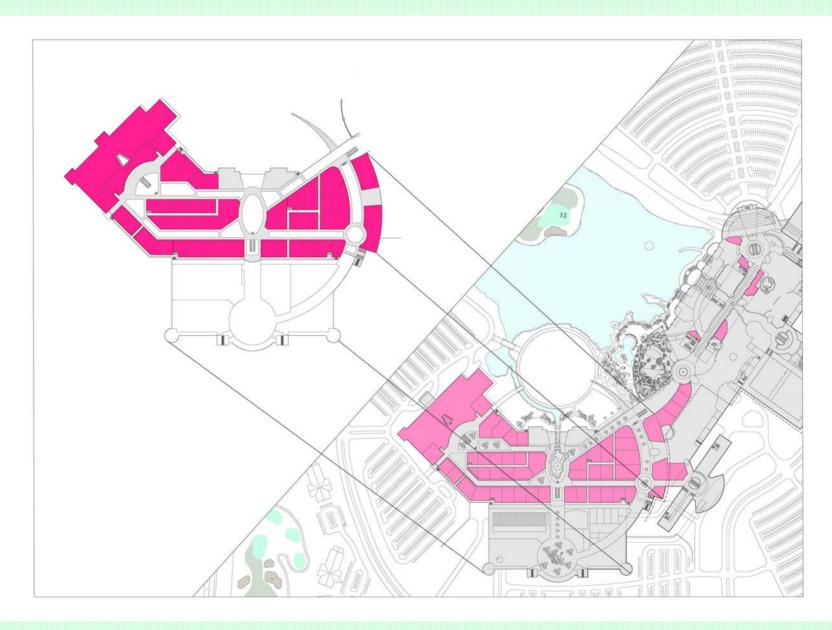


Overall Convention Space: 120,000 sq. ft.









Restaurants & Lounges





World Class Spa

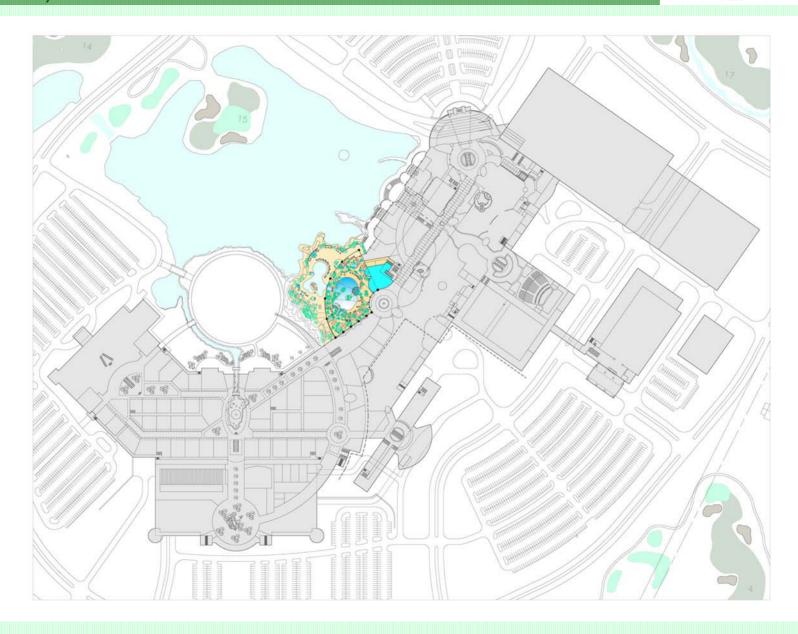




PA Gaming Control Board Hearing, December 5, 2006

Pool, Grotto Inside / Outside





Phase 1: Arena as Temporary Casino

_		
×		

Phase 1: Arena as Sporting Event



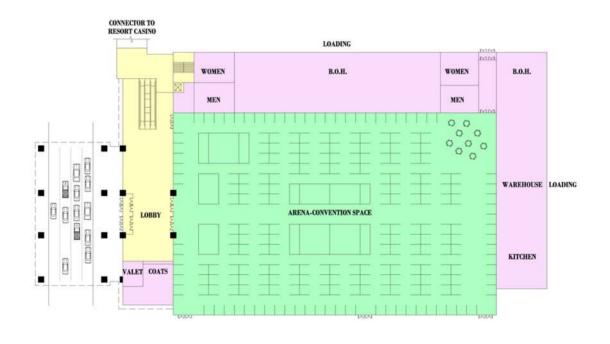
×		

Phase 1: Arena as Concert Hall



×	

Phase 1: Arena as Convention Space



Porte Cochere & Promenade View





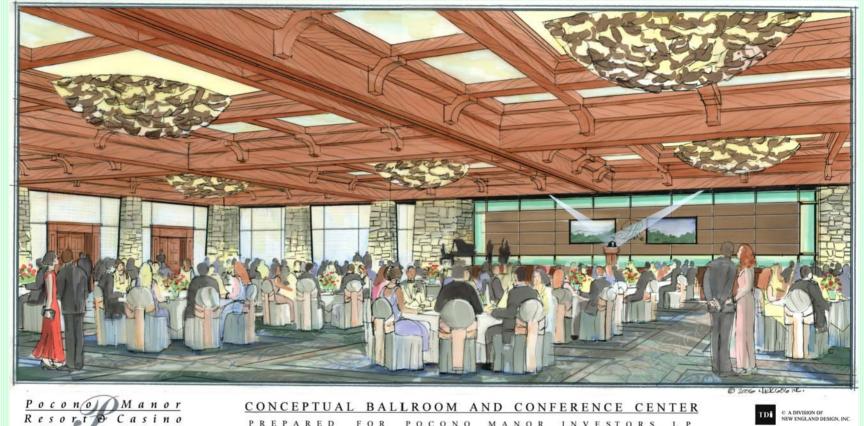
Atrium / Main Corridor View





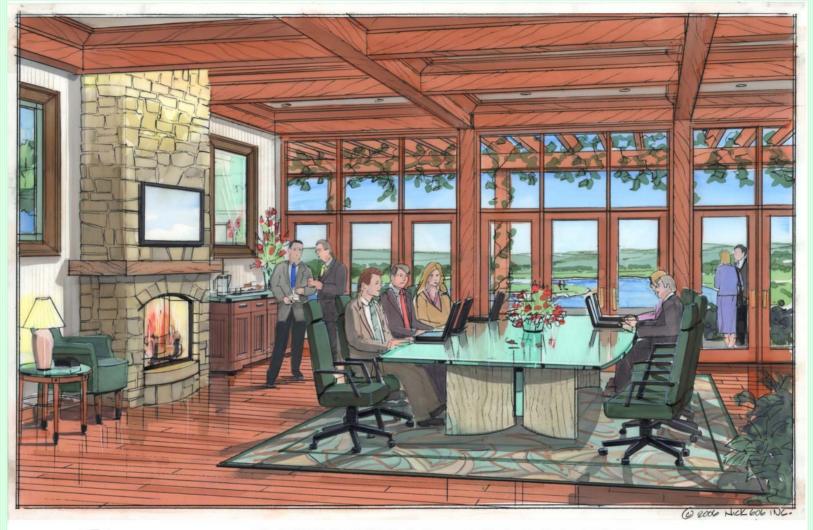
CONCEPTUAL ATRIUM VIEW
PREPARED FOR POCONO MANOR INVESTORS, L.P.





CONCEPTUAL BALLROOM AND CONFERENCE CENTER POCONO MANOR INVESTORS, L.P.







CONCEPTUAL BOARDROOM

PREPARED FOR POCONO MANOR INVESTORS, L.P.







PREPARED FOR POCONO MANOR INVESTORS L.P.







CONCEPTUAL GOLF VILLAS
PREPARED FOR POCONO MANOR INVESTORS, LP

TDI C A DIVISION OF NEW ENGL AND DESIGN INC





CONCEPTUAL POOL GROTTO
PREPARED FOR POCONO MANOR INVESTORS, L.P.













Exterior Building Day Illumination







DAYTIME RENDERING FROM I-380 AND ROUTE 940 PREPARED FOR POCONO MANOR INVESTORS, L.P.



Exterior Building Night Illumination







NIGHTTIME RENDERING FROM 1-380 AND ROUTE940 PREPARED FOR POCONO MANOR INVESTORS, L.P.



Economic Impact to Region



- *Pennsylvania* up to \$196,053,259 in annual recurring revenues
- *Monroe County* up to \$11,379,164 in total annual revenues, less service cost estimated at \$1,157,517 resulting in approximately \$10,221,647 in annual surplus revenues
- *Tobyhanna Township* up to \$6,672,528 in total annual revenues less service costs estimated at \$1,057,500 resulting in approximately \$5,615,028 +/- in annual surplus revenues
- **Pocono Mountain School District** up to \$24,031,590 in total annual revenues less service costs of \$939,631+/- resulting in an annual surplus revenues of \$23,091,959+/-
- Other Municipalities and School Districts up to \$1,336,816 in total annual revenues (earned income tax)
- *PMVB* \$800,000 in annual revenue from 3% hotel tax, plus up to \$1,700,000 in funds derived from the convention business

Regional Fiscal Spending



- Convention attendees will spend up to \$200,000,000 annually at other facilities throughout region
- Attendees at meetings and conventions will generate up to \$398,000,000 in annual spending not counting gaming revenue
- Spend up to \$60,000,000 annually on the purchases of goods and services from other Pennsylvania businesses

Employment Opportunity



- 4,000 on site jobs, plus another 2,000 indirect
- Recurring annual payroll of \$147,000,000
- 5,345 temporary construction jobs across three years
- Temporary construction payroll of \$189,000,000



Thank You!

PGCB Hearing Presentation



www.PoconoManorCasino.com

Pocono Manor Resort & Casino

Project Comparison Charts





ECONOMICS

ECONOMIC COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Business Model	Destination	Convenience	Convenience
Total Project Investment in Pennsylvania	\$1.4 Billion - \$750MM in H/C and \$650MM in RDE	\$360MM	\$350MM
Total Jobs Created	4,000 (2,000 in H/C & 2,416 in RDE)	950	923 (both on and offsite in the county)
Construction jobs	5,345	2,500	1,448 FT/PT
Employees to outside businesses	1,944	ND	ND
Overall Incremental Economic Impact to Region	40% increase in direct visitor spending and total sales generated by traveler spending	ND	\$224 Million
	30% increase in the region's payroll and jobs created in the tourism industry		



ECONOMICS

ECONOMIC COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Total Room Nights (based upon 90% occupancy)	246,375 (based on 750 room casino hotel)	65,700	73,584
Annual Visits	Up to 5.7 million – 3.7 million gaming/hotel/convention, plus up to an additional 2 million from RDE operation	Limited	2.2 million
Convention spending per year, off-premises to others	Up to \$200 million	N/A	N/A
Convention business projections for room nights per year, off premises to others	Up to 456,000, based upon a 750 room casino hotel 750 or 3,100 rooms per night to outside business based upon occupancy rates	ND	Up to 453,512 based upon a <u>224 room</u> hotel



ECONOMICS

ECONOMIC COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Annual Gaming Revenue	Top line projections up to \$358.6MM in annual gaming revenue, year one, increasing to \$403.6MM or more in year five	ND	ND
Annual Payroll	\$103MM all sources, not incl. construction	ND	ND
Local Spend, exclusive of gaming revenues	Up to \$398MM annually	ND	ND



PROJECT and AMENITY COMPARISONS

PHASE 1A

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
1,500+ Temporary Slot Casino, open 2007	Temporary, Reused as a Multi-Purpose Entertainment Arena with 5,200-6,000 Seats or additional 64,000sf of Meeting and Convention Space	0	0
1,023 Parking Spaces	Lot C 97 cars and Lot D 926 cars supports temporary casino/future arena	0	0



PROJECT and AMENITY COMPARISONS

PHASE 1B

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Casinos 1 & 2 Offering 5,000 Slots	5,000 Slots, 2 Lounges with Live Entertainment, High- limit Slot Room with Private Lounge and Smoke Free Casino Area	Approx. 2,200 - 2,300 slots in an estimated 35,000 SQ.FT. casino	3,000 slot machines
Players Lounges, Levels 1 & 2	6,000 SQ.FT. & 4,500 SQ.FT. over-looking pool/grotto area	ND	ND
Hotel Rooms (Hotel 1)	750 Luxury Rooms, including 146 Suites	200	224
Retail Space	43,000sf Retail Space (Boutiques, Shops)	ND	ND



PROJECT and AMENITY COMPARISONS

PHASE 1B

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Restaurants	7 - Buffet, Coffee House, Steak House, 3 Gourmet & Pool Grotto Grill	3	4
Nightclubs	3 Nightclubs, 2 multi-level - and a Pub Club	ND	ND
Fitness Center	3,750 SQ.FT.	See Spa	See Spa
Spa	20,000 sf Spa with 10,000sf Roof-Top Terraces Overlooking the Lake	30,000 SQ.FT. includes fitness center	30,000 SQ.FT. includes fitness center



PROJECT and AMENITY COMPARISONS

PHASE 1B

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Pool Indoor	1 - 40,000 sf Pool Grotto featuring Indoor and Outdoor Pools, Cabanas, a Swim-Up Bar and a Grill	ND	1
Pool Outdoor	1	ND	ND
Tennis – Indoor Outdoor	6 4	ND	0
Event Arena	5,000 seats	0	0
Golf Course	2 (1 existing at Inn at Pocono Manor)	1	0



PROJECT and AMENITY COMPARISONS

PHASE 1B

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Entertainment Theatre	1,800 seats	0	0
"Village Green" Lawn Exhibition Space	120,000 SQ.FT.	0	0
Convention and Meeting Space	123,500 SQ.FT., 6,000 seat capacity	100 seat capacity	0
Parking Spaces	8, 825 - 6,150 Garage Parking Spaces w/ a 25 Bus Depot (2,500,000sf) located adjacent to the Porte Cochere and Arena 1,652 Additional Surface Parking Spaces (23 Acres), plus 1,023 for temporary casino/arena – total of 2,675 spaces	1,567 – highest number recorded on site plans with township	1,500



PROJECT and AMENITY COMPARISONS

PHASE 1C

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Retail Space	616,000 SQ.FT. Retail Shops on 2-Levels	2,500 SQ.FT.	ND
Restaurants	4	N/A	N/A
Nightclubs/Lounges	2	N/A	N/A
Entertainment Center	Located Above the Garage	0	0
Parking	2,176 garage parking spaces 1,872 Surface Parking Spaces (16 Acres)	0	0
Tram Station	Connects all existing and newly constructed amenities on the Pocono Manor Resort project	0	0



PROJECT and AMENITY COMPARISONS

PHASE 2

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Golf Villas/Timeshares	450	ND	0



PROJECT and AMENITY COMPARISONS

PHASE 3

PROJECT AND AMENITY COMPARISONS	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Vacation Homes and 2 nd / Seasonal Rental Homes	2,500 Acres (approx. 800 acres proposed as "greening")	ND	N/A



PROJECT and AMENITY COMPARISONS

Existing Inn at Pocono Manor

EXISTING AMENITIES- INN AT POCONO MANOR	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Rooms	257 room, full-service hotel	0	0
Spa	8,000 SQ.FT.	0	0
18 Hole Golf Course	2, one as new design in Phase 1B	1	0
Nightclubs	2	0	0
Conference Space	25,809 SQ.FT. Capacity for 2,175 persons	0	0
Tennis - Indoor Outdoor	2 4	0	0
Fly Fishing	Orvis-endorsed	0	0
Trap & Skeet Shooting	Orvis-endorsed	0	0

PA Gaming Control Board Hearing, December 5, 2006



PROJECT and AMENITY COMPARISONS

Existing Inn at Pocono Manor

EXISTING AMENITIES- INN AT POCONO MANOR	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Horseback Riding	18 horse stalls	0	0
Dog Sledding	Yes – January – March, weather permitting	0	0
Cross Country Skiing	5 miles of trails	0	0
Hiking Trails	25 miles	0	0

^{*} Existing Inn at Pocono Manor is an affinity partner of the proposed new Pocono Manor Resort and Casino, located on property contiguous to the proposed project.



PROJECT and AMENITY COMPARISONS

Site, Logistics, EMS, Regional Info.

Site, Logistics, EMS, Regional Info.	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Location	Intersection Interstate 80/380 and State Route 940, 4-lane express	Woodland Road, 2 lane country road located approx. 5 miles from nearest Interstate access.	Intersection of US Route 30 and US Route 15
Police	Regional Force - 1 mile	State Police, 4 miles	4.6 miles



PROJECT and AMENITY COMPARISONS

Site, Logistics, EMS, Regional Info.

Site, Logistics, EMS, Regional Info.	POCONO MANOR	MOUNT AIRY	GETTYSBURG
Fire	Pocono Summit .4 miles	Employees trained as volunteer firemen & EMS Responders.	2.5 miles
		Current Dispatch- Barrett Township 7 miles, 15 mins.	
EMS	On-site	Offsite Physician	2.5 miles
Local/Regional Support	Nearly 8,125 signatures in support of project	N/D	190 support petitions submitted to PGCB, additional unknown.
Local/Regional Opposition	Negligible	Negligible	Significant – over 62,000 signatures



TOURISM BY MARKET

TOURISM BY MARKET	POCONOS	LEHIGH	GETTYSBURG
Annual Visitors	6.4 Million	ND	2 Million
Overnight Visitors	3.4 Million	1.5 Million	1 Million
Average Length of Stay	2.9	3.1	3.3
State Market Rank as Destination Location	5 th	10 th	Projected 11 th as Gettysburg-only market
Feeder Markets	Significant Market Penetration of Pocono tourism brand, with 60% of visitors from NY/NJ, plus 10% from DC/MD	Not known as a tourism destination. Minimum as Bethlehem destination for Christmas Holiday – will require higher marketing cost to penetrate major feeder market as tourism brand	Major feeder market Balt/DC, is also predominant feeder market for Philadelphia casinos



Thank You!

PGCB Hearing Presentation



www.PoconoManorCasino.com