

# RIVERCITY

## CASINO

*Lemay, South St. Louis County*

### **Location**

Pinnacle's new entertainment district in south St. Louis County will straddle the frontier between the County and the City of St. Louis. Overlooking the Mississippi River, the site rests just south of the confluence of the Mighty Mississippi and the River des Peres. In 1700, French Jesuits established a mission in this area, which is now one of the most densely populated parts of the St. Louis Metropolitan Area, the nation's 18th largest, with more than 2.6 million residents.

### **Economic Impact**

In the first phase, Pinnacle's world-class project will invest approximately \$380 million into South St. Louis County. Highlights include:

- Creation of approximately 600 union construction jobs, approximately 1,000 permanent jobs and hundreds of ancillary service jobs;
- Construction of a new public roadway to provide primary access to the site and open up new areas of County and City to needed development;
- 90,000-square-foot casino;
- A variety of dining options, including a 300-seat fine dining steakhouse; a buffet with seating for more than 350; a 100-seat tavern; a 100-seat contemporary café, and a classic burger joint;
- Entertainment lounge with live music;
- Parking for more than 3,000 vehicles;
- Contribution of \$5.1 million for community and recreation facilities;
- Environmental clean-up of long-abandoned former National Lead site;
- Among the largest private investments in St. Louis;
- Anchor facility will spur additional development on neighboring sites

### **Property Size**

Pinnacle's Lemay project will sit on approximately 56 acres, located 1.3 miles from Interstate 55. The gaming floor will include more than 2,000 slot machines and more than 50 table games. Visit [www.pnkinc.com/new\\_developments](http://www.pnkinc.com/new_developments) for updates and a link to view the live project webcam.

### **Construction Period/Opening Date**

Pinnacle broke ground on its River City facility on November 8, 2005, with an anticipated opening date in early 2010, upon final approval from the Missouri Gaming Commission.

## **Ownership**

Casino One Corporation, a subsidiary of Pinnacle Entertainment, Inc.

## **Management**

Daniel R. Lee  
Chairman, Chief Executive Officer

Alain Uboldi  
Chief Operating Officer

Steve Capp  
Executive Vice President, Chief Financial Officer

Jack Godfrey  
Executive Vice President, Counsel & Secretary

Cliff Kortman  
President, Construction and Development

## **General Contractor**

Yates / Paric, A Joint Venture

## **Design Team**

Bergman, Walls & Associates, Ltd.	Architects
Avery Brooks & Associates	Interior Design
M.A. Engineering	Structural Engineer
Lay Pitman & Associates	Naval Architects
Horner & Shifrin and David Mason & Associates	Civil Engineers
Lifescapes International, Inc.	Landscape Architects
CHP & Associates	Mechanical Electrical and Plumbing Engineers

## **Design Approach**

The interior and exterior design approach will be New Age authentic, reflective of an overall look of a Missouri riverboat town at the peak of the steamboat trade on the Mississippi River -- historical, yet new. Guests will savor an unexpected visual that maintains the historical integrity of the area's rich history while providing a comfortable, entertaining place for locals looking for that "wow" factor.

## **PINNACLE ENTERTAINMENT, INC.**

Pinnacle Entertainment, Inc. owns and operates casinos in Nevada, Louisiana, Indiana, Missouri and Argentina, and has significant insurance claims related to a hurricane-damaged hotel and casino complex previously operated in Biloxi, Mississippi. The Company opened Lumière Place, a \$507 million casino hotel in downtown St. Louis, Missouri, in December 2007. Pinnacle also has a second casino development project under construction in the St. Louis area, which opening

is dependent upon final approval by the Missouri Gaming Commission. Pinnacle is currently developing a second casino resort in Lake Charles, Louisiana, to be called Sugarcane Bay; and is developing a casino resort in Baton Rouge, Louisiana. Additionally, Pinnacle owns a casino site at the heart of the famed Boardwalk in Atlantic City, New Jersey.

Pinnacle Entertainment, Inc. is publicly traded on the New York Stock Exchange under the ticker symbol PNK. To learn more about Pinnacle Entertainment, please visit <http://www.pnkinc.com>

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