



The Palisades

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The Palisades Key Investment Highlights

✓ Shovel Ready

✓ Unique, Beautiful
Scenic Views

✓ Rare, Remote
Location within a
Metropolitan Area

✓ Established
Tourism Industry



✓ Adjacent to an
Established, Well-
Regarded Water
Park

✓ Easy Access to St.
Louis, MO

✓ Dining, Retail and
Entertainment
Access

✓ Tranquility and
Exclusivity

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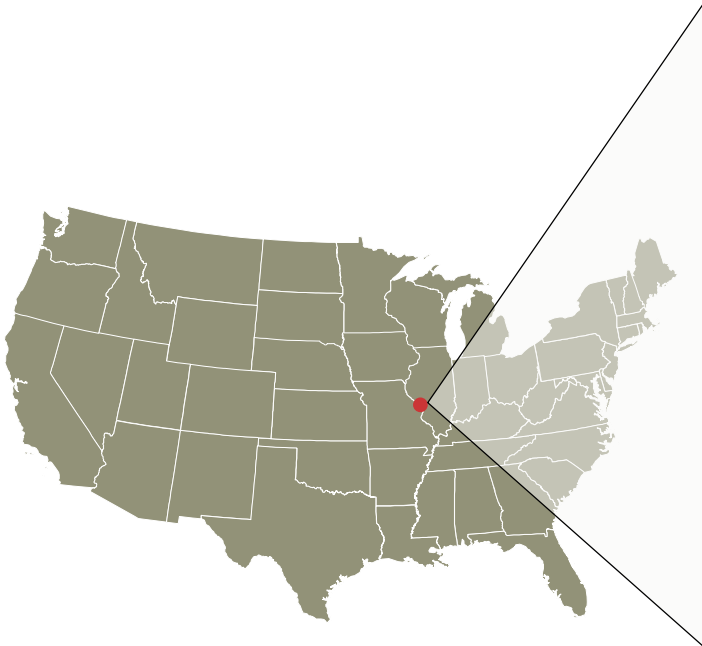
Palisades Overview



The Palisades Overview

The Palisades (the “Property”) consists of approximately 143 acres of scenic, shovel-ready land located between Alton and Grafton, Illinois in the greater St. Louis Metro area. The Property overlooks the confluence of the Mississippi and Illinois Rivers and is renowned for its dramatic bluffs, scenic beauty and views of downtown St. Louis. There is nothing in the St. Louis area that offers the mix of location, natural amenities and surrounding development character existing at the Palisades. The Property’s natural beauty is further enhanced by approximately 430 acres of nature preserve (the “Palisades Preserve” or “Preserve”), located on three sides of the Property, that are forever protected from development. Zoned for commercial, the Property is an ideal location for developing a destination hotel resort, luxury hunting lodge, corporate or family retreat.

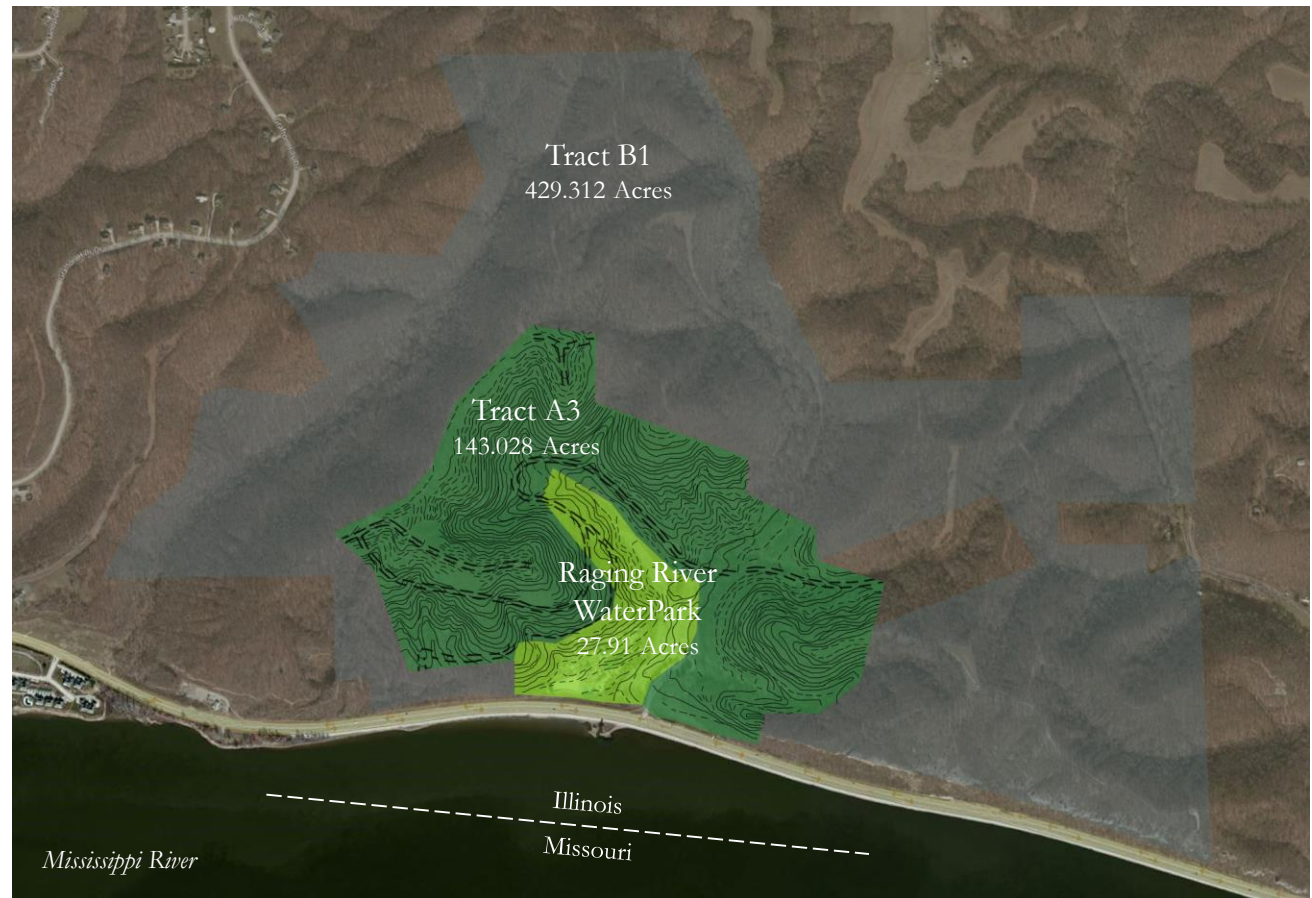
The Property is also adjacent to Raging Rivers WaterPark (“Raging Rivers”), a destination water park that has attracted approximately 90,000 seasonal guests on average for the previous ten years. Raging Rivers has common ownership with the Palisades and can be purchased in a separate transaction in conjunction with Raging Rivers (see accompanying Raging Rivers Confidential Information Presentation).



The Palisades Overview

The Palisades consists of Tract A3 shown below and totals approximately 143 acres. The Property enjoys dramatic bluffs with the highest point of the Property at an elevation of approximately 300 feet above the Great River Road. In addition to the natural beauty of the Property and the surrounding Preserve, the Property currently has access to sewer and electric utilities. A phase one environmental study has also been completed for the Property. Additionally, there is a scenic easement as well as riparian rights that come along with the Property.

Tract A3	143.028 acres of prime real estate available for commercial development
Tract B1	429.312 acres of permanently protected nature preserve
Raging Rivers WaterPark	27.91 acre regional water park



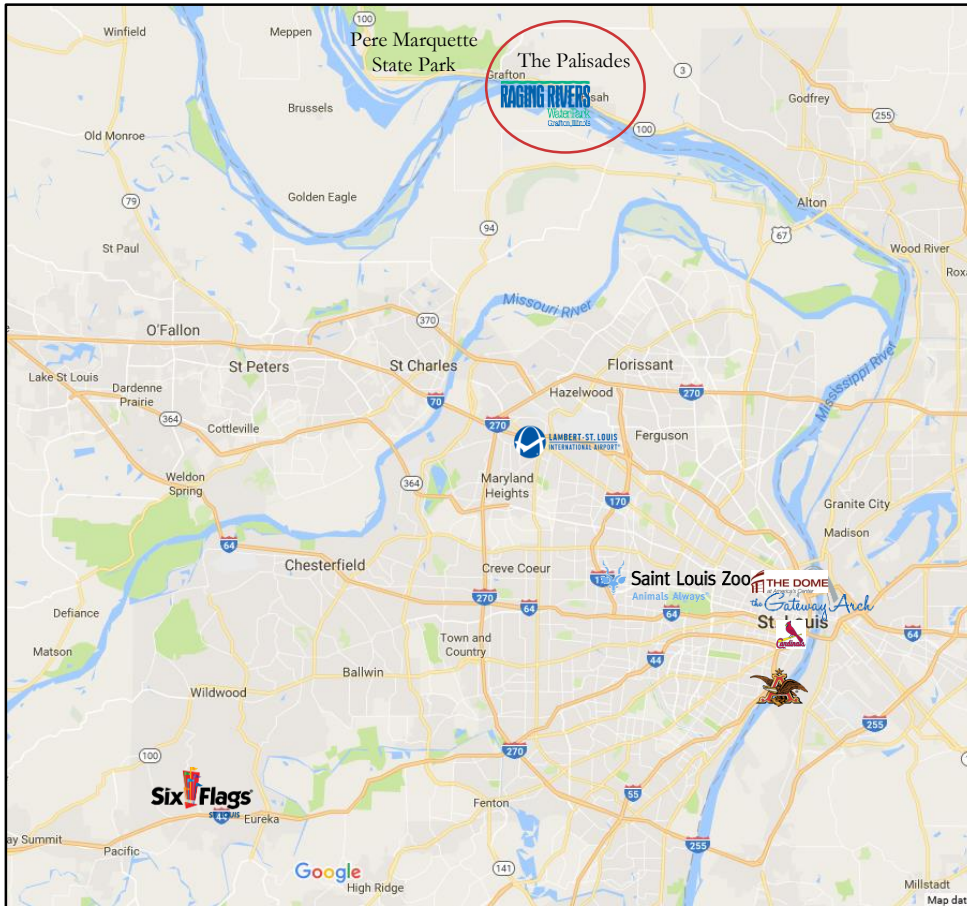
The Palisades Overview

The Property consists of mostly mature forest with an extremely varied topography, ranging in elevation from 400 feet at river level to approximately 750 feet within the heart of the development. Three distinct valleys divide the site in a general north-south alignment. Two of these traverse the site completely with the third forming the general line of the eastern boundary. The side slopes to these valleys are extremely steep, with inclines approaching 30 – 50 percent on average. Within these valleys are watercourses that are ‘blue-line’, and as such fall under the jurisdiction of the U.S. Army Corps of Engineers.



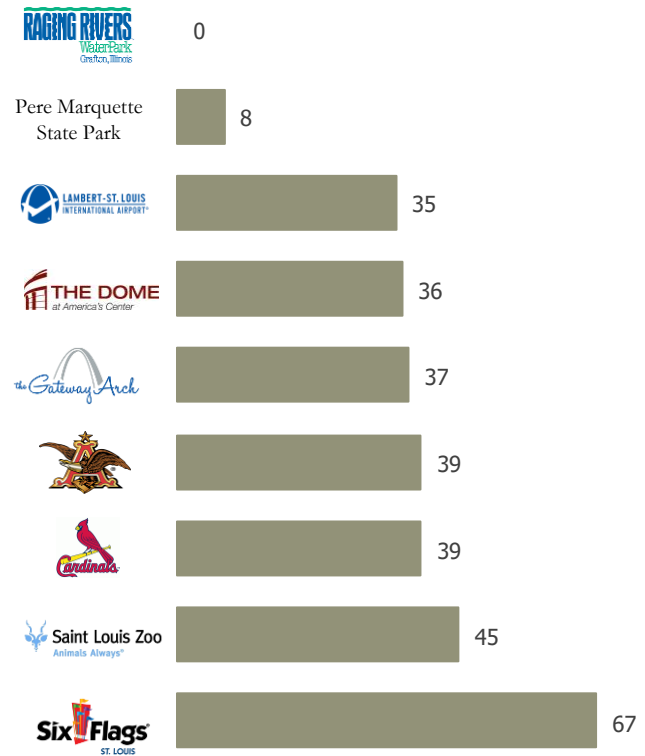
The Palisades Overview

The Palisades is part of the greater St. Louis Metropolitan Area, home to 2.8 million people and 18 Fortune 1,000 companies. Approximately 26 million people visit St. Louis annually, taking in sights such as the world-famous St. Louis Arch and the St. Louis Zoo, which was recently voted the best U.S. zoo in the 2017 10 Best and USA TODAY Readers' Choice contest. The metro area also has a major airport that is located only 40 minutes from the Property.



Distance to St. Louis Area Landmarks

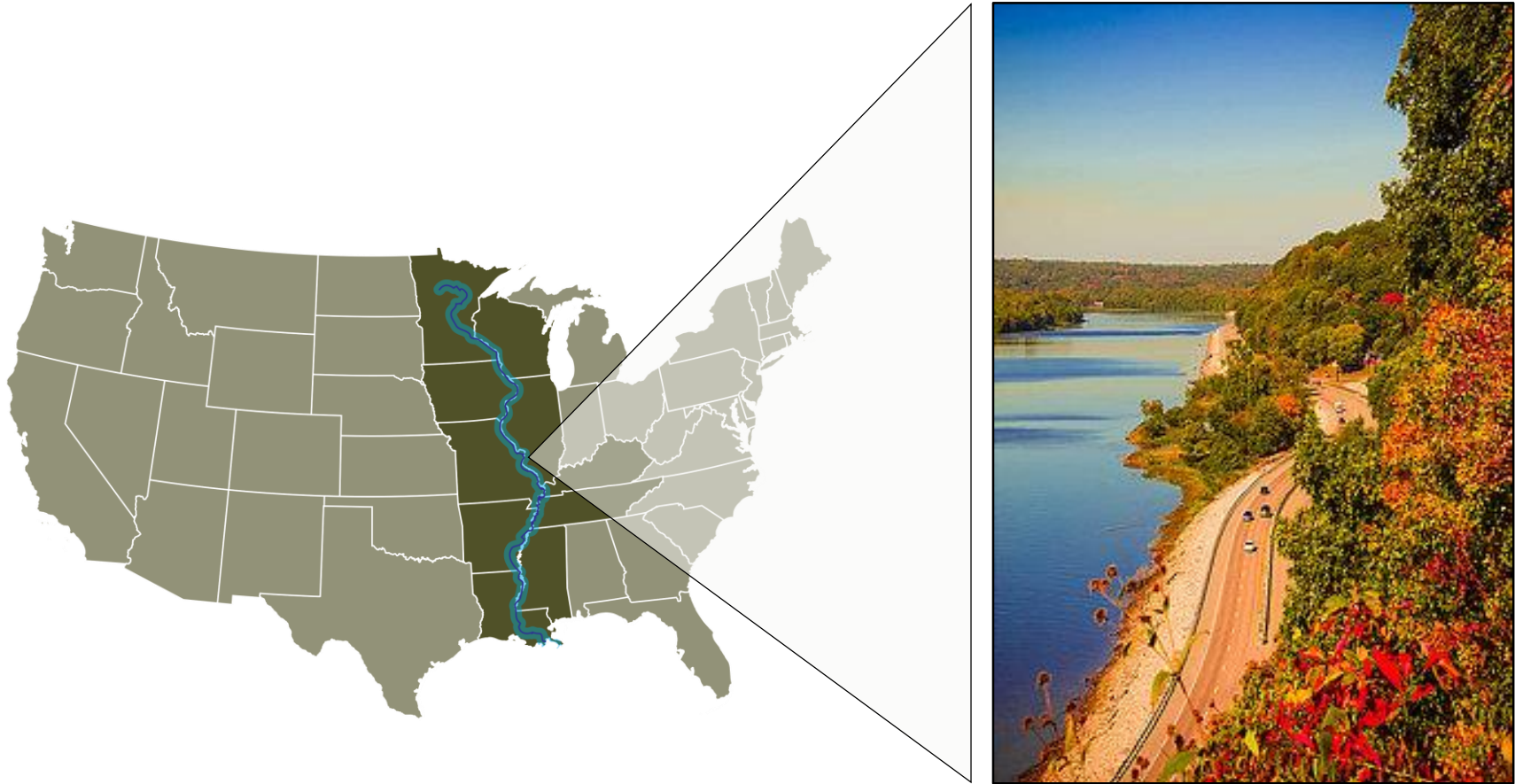
(in miles)



Source: U.S. Census Bureau, Explore St. Louis, USA TODAY and Fortune Magazine

The Palisades Overview

The Palisades is located on the Great River Road, a federally designated National Scenic Byway. The Great River Road National Scenic Byway follows the course of the Mississippi River from northern Minnesota to the Gulf of Mexico, passing through 10 states and hundreds of river towns. The route has been selected because of its natural, cultural, historical, recreational and scenic properties. Each day approximately 20,000 vehicles travel along the Great River Road through the nearby town of Alton, IL.

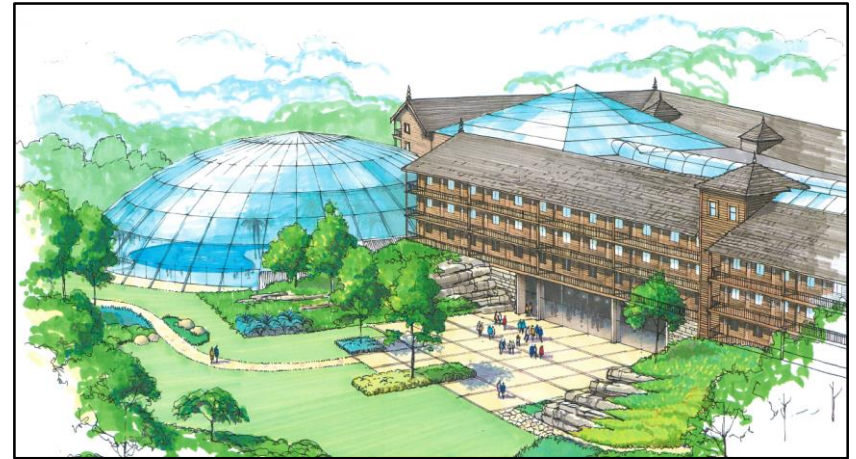


Source: experiencemississippiriver.com and Illinois Department of Transportation

The Palisades Overview

The Property is zoned for commercial development and has already undergone a phase one environmental study. A sewer main also runs through the Property, providing easy access to sewer services. Current ownership previously considered developing a rustic, nature resort on the Property in the early 2000's. Ownership spent significant time, effort and resources in developing the concept and building a team to operate the development (full development plans available). Selected artist renderings of the project are shown below. Ownership strongly believes the Property is the perfect site for a destination nature hotel, hunting lodge, corporate retreat or family escape.

Artist Rendering of Previous Development Concept



The Palisades Overview

The Palisades offers an opportunity to build multiple lodges and cabins with expansive views of the Mississippi and Illinois Rivers. Current ownership has highlighted below the potential to build up to three main lodges and numerous other individual cabins. The layout contemplated below leaves adequate space for maintenance and storage facilities as well as a significant amount of natural space.



The Palisades Overview

The Palisades offers incredible sights of the Mississippi and Illinois Rivers, as well as picturesque sunsets and brilliant Fall foliage.





Regional Overview

The Palisades is located in Grafton, Illinois in the greater St. Louis Metropolitan Area. Approximately 26 million people visit the area annually with numerous attractions that draw visitors to the area throughout the year. The St. Louis Zoo, popular year-round, attracts three million people annually while the Gateway Arch has attracted an average of more 2.6 million visitors annually over the previous ten years.

Sports are a major attraction for the area with the St. Louis Cardinals baseball team and St. Louis Blues hockey team drawing over four million fans annually. College basketball is also a big draw for the area with the Midwest Valley Conference tournament (Arch Madness) held annually in St. Louis for over 25 years. The tournament routinely has over 50,000 in attendance. The NCAA tournament is also routinely held in St. Louis at The Dome at America's Center and the Scottrade Center.

Another significant source of visitors for the area is conventions. In 2016, over 460 conventions/meetings and over 450 group tours committed to approximately 510,000 room nights for groups arriving between 2016 and 2025.

In addition to the major attractions throughout the metropolitan area, the area around Grafton has seen a significant increase in development in recent years. Visitors have the option of visiting antique shops, riding horses taking a river cruise, riding a zip line or enjoying several other activities the area has to offer.

Major Attractions Near the Palisades

- Pere Marquette State Park
- Raging Rivers WaterPark
- Bald Eagle Watching
- Mississippi River Recreational Activities
- Gateway Arch
- St. Louis Zoo
- St. Louis Cardinals
- St. Louis Blues
- Six Flags Theme Park
- The Dome at America's Center

Activities Near the Palisades

- Shopping
- Dining
- Horseback Riding
- Rock Climbing
- Zip Line
- Water Sports, including Boat Rentals
- River Cruises

The Palisades can be Conveniently Accessed by Multiple Modes of Transportation

The Palisades offers a remote wilderness environment, however is part of a major metropolitan area with several ways of accessing the property. St. Louis Lambert International Airport, a major airport, is located 40 minutes away from the Property, offering convenience to those visitors arriving by plane. Located in the central part of the U.S., St. Louis is accessible by plane in three hours or less from most major U.S. cities.

The Property is 15 miles from Alton, IL, where there is a new train station built for high speed rail. Once fully operational, high speed rail is expected to reduce the current travel time by train from Chicago to St. Louis by an hour, making it more convenient for guests from Chicago to visit the Property by train.

River ferries also operate year-round seven days a week and carry visitors across the river to St. Charles County, MO. In St. Charles visitors have access to additional shopping, dining and entertainment options as well as some of the country's best duck hunting.

Grafton Harbor is located less than two miles from the Property and offers easy access to visitors who wish to arrive by boat. The harbor has over 200 slips that can accommodate boats of all sizes and also offers boats and jet skis for rental.

Lambert International Airport Overview



- 15.6 million travelers in 2018
- Over 259 daily departures
- 74 non-stop destinations
- 14 airlines, along with their affiliates and charter companies offer service to/from St. Louis

High Speed Rail Overview



- Travel time from Chicago to St. Louis reduced by 1 hour
- 35 million trips made in the Chicago to St. Louis corridor annually
- 99 percent of trips today made via automobile and air travel
- Short travel time expected to establish a more balanced modal use between Chicago and St. Louis

The Area around the Property is the Winter Home for Bald Eagles

Every December around 1,000 American Bald Eagles return to the Palisades area for the winter. The eagle season, which generally consists of January and February, draws over 50,000 annual visitors who come to get a glimpse of this American symbol. There are several places in the area from which visitors can view the eagles.

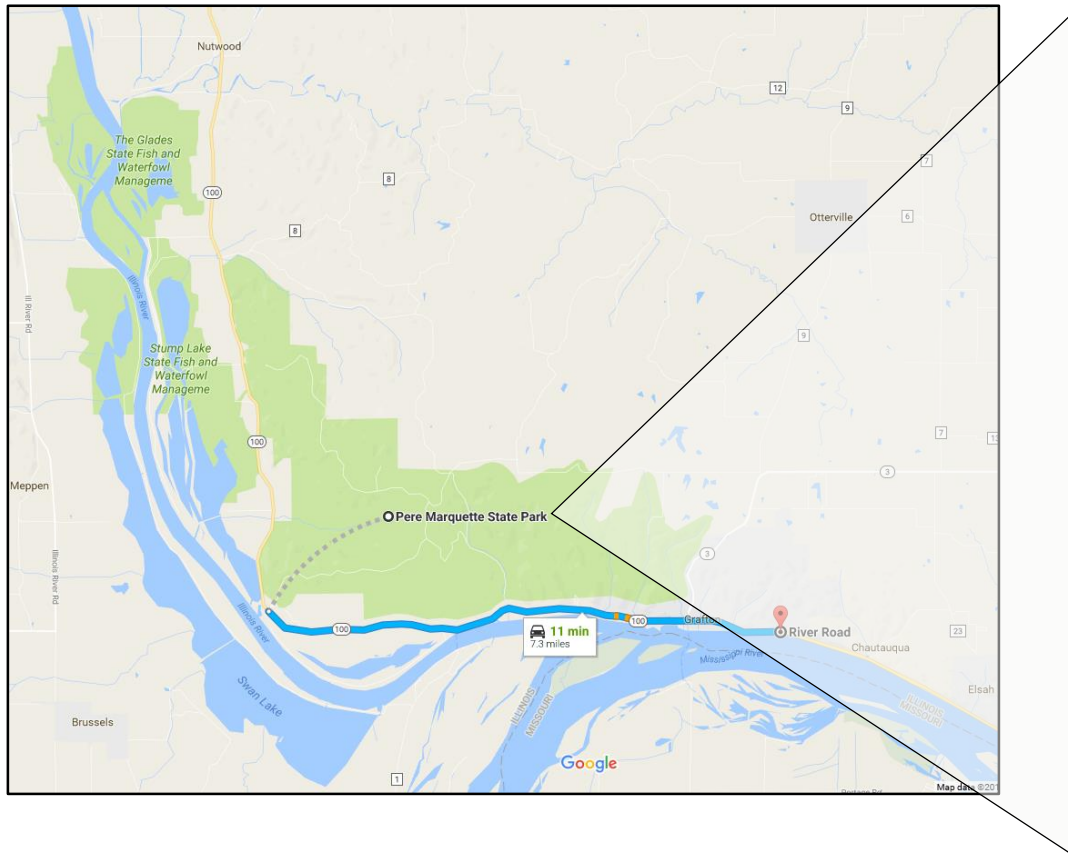
In addition to viewing the eagles from multiple points in the area, there are up to 50 events held throughout the season at local wildlife areas such as the Pere Marquette State Park, Two Rivers National Wildlife Refuge and the Audubon Center at Riverlands as well as several others. The local area is highly supportive of the eagle watching season and very welcoming to visitors. One such example is the Alton Regional Convention & Visitors Bureau's production of an annual watcher's guide creation of a smartphone app that helps visitors find the best places to view these majestic birds.

Example Watcher's Guide and Smartphone App



The Palisades is in Close Proximity to Illinois' Largest State Park

Pere Marquette is the largest, at 8,050 acres, and most popular state park in Illinois. The park draws an estimated two million visitors annually and is a nature lover's paradise. The park's entrance is 7.5 miles west of the Palisades and its close proximity offers additional nature benefits to the Palisades. The park offers several attractions to those that love the outdoors, including approximately 12 miles of trails, approximately 230 bird species, horseback riding in the summer months, fishing and a 2,000 acre public hunting area for deer, squirrel, raccoon, waterfowl and wild turkey, among others. There are also several launching ramps for boats to access the Illinois and Mississippi Rivers.

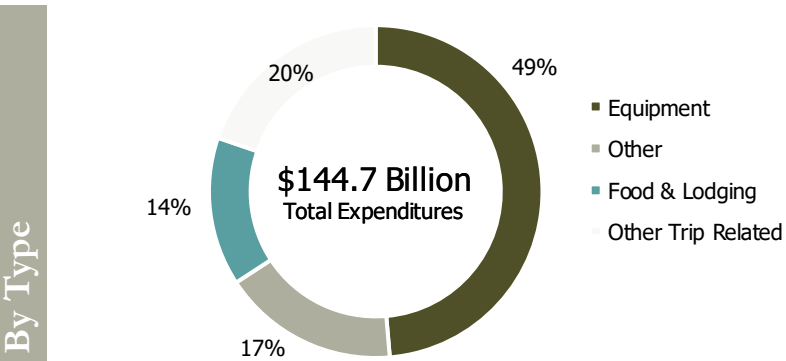
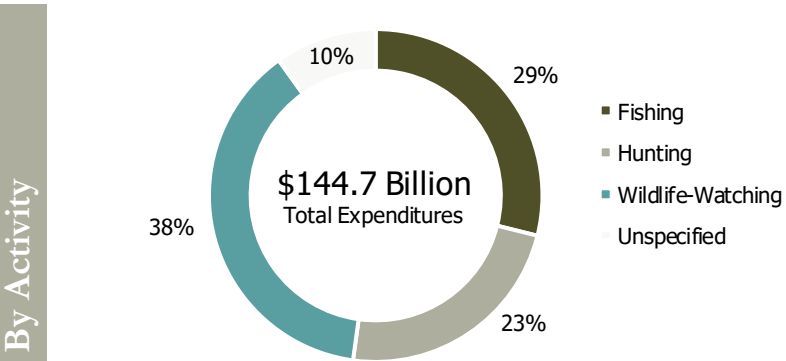


Source: Illinois Department of Natural Resources

The Palisades Offers the Ability to Capitalize on Increasing Spending on Nature

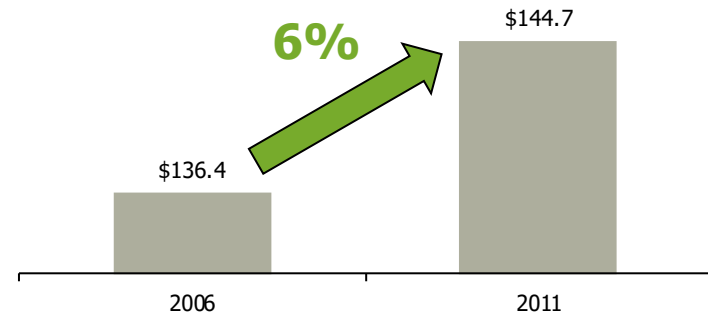
The Palisades, with its towering trees, scenic views and dramatic bluffs, provides an opportunity to capitalize on the growing natural tourism market of the United States. In 2011, 90 million Americans spent \$144.7 billion on related gear, trips, licenses, land acquisition or leases, and other purchases according to the 2011 National Survey of Fishing, Hunting, and Wildlife-Associated Recreation. Both the number of participants and amount spent on outdoor activities increased from the last survey provided in 2006.

Wildlife-Related Recreation Expenditures

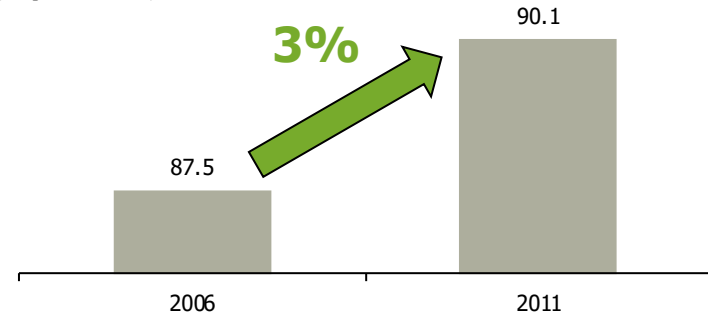


2011 Survey Results Compared to 2006

(\$ in Billions)



(People in Millions)



Note: National Survey of Fishing, Hunting, and Wildlife-Associated Recreation is conducted approximately every five years. The 2011 survey is currently the latest available survey
Source: 2011 National Survey of Fishing, Hunting, and Wildlife-Associated Recreation

Environmental Overview

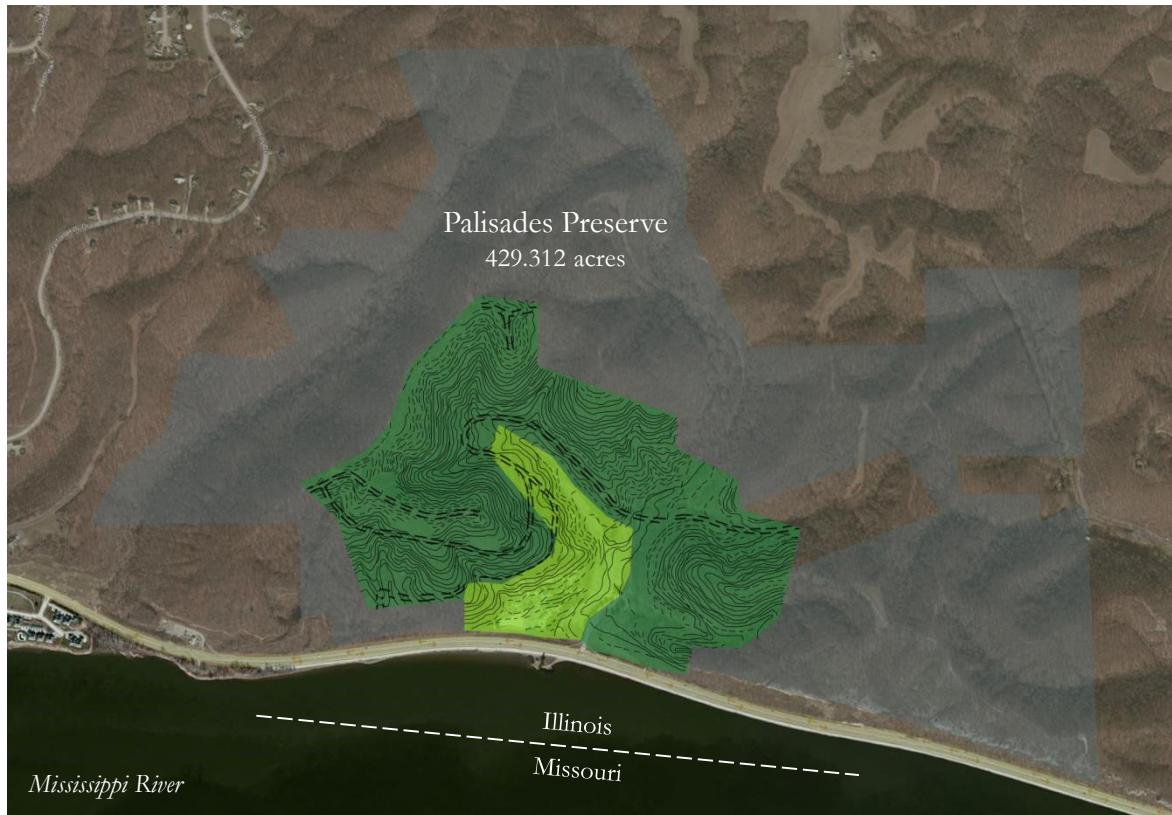


The Palisades Preserve

The Palisades Preserve consists of approximately 430 acres of bluff property that surrounds the Property on three sides, forming a “green collar” around the Property. The Preserve is described as one of the best remaining examples of undisturbed, biologically important land in Illinois.

The land supports many species of conservation concern and is located in the largest flyway in North America for migrating birds. The unfragmented forest provides essential breeding habitat for a suite of songbirds. The Preserve also contains an undisturbed limestone cliff community and Native American burial grounds.

The Preserve was deeded by H. Adams Development Co to the Lewis and Clark Community College Foundation (“LCCC Foundation”) in a collaboration between the Great River Land Trust, Conservation Fund, LCCC Foundation and National Great Rivers Research and Education Center.

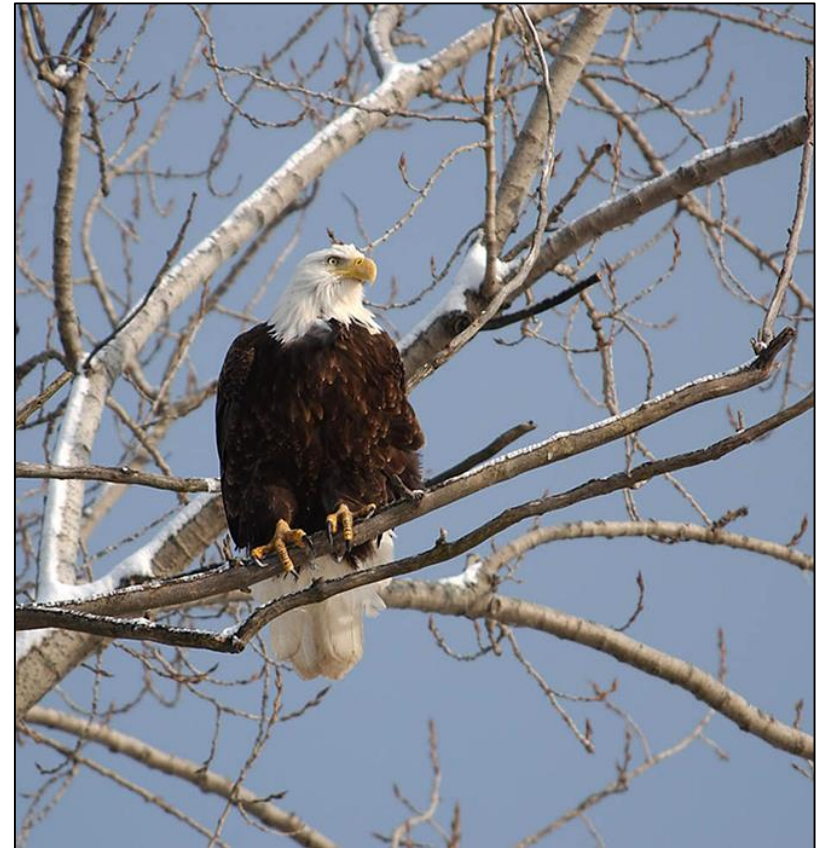


Environmental Significance

The Palisades is the largest and most significant undeveloped property in the region. It is environmentally essential to the protection of 17 endangered or threatened species of plants and animals. The preservation of the Palisades forest allows the great forest along the bluffs to remain connected and unfragmented to Pere Marquette State Park, Illinois' largest state park.

Species of Conservation Concern in the Palisades

- Bald Eagle
- Whip-Poor-Will
- Red-Headed Woodpecker
- Yellow-Billed Cuckoo
- Northern Flicker
- Acadian Flycatcher
- Worm-Eating Warbler
- Wood Thrush
- Kentucky Warbler
- Ovenbird
- Yellow-Breasted Chat
- Indiana Bat
- Eastern Prairie Fringed Orchid
- Prairie Bush Clover
- Decurrent False Aster
- Timber Rattlesnake
- Great Plains Ratsnake



Palisades Preserve Partners

The Palisades Preserve was brought together by the partners below, each bringing a unique set of capabilities with the common goal of preserving and protecting the land, animals and plant life in the Palisades Preserve.



The Conservation Fund is dedicated to balancing economic and environmental objectives to preserve America’s land legacy – its natural, cultural and historic heritage – for current and future generations. Through its partnership-driven approach, the Fund works with corporations, governments and communities to develop innovative solutions for complex conservative challenges. Since its inception in 1985, the Fund has helped to protect more than 5 million acres across the country. The Conservation Fund has been recognized as the nation’s top-rated environmental nonprofit by the American Institute of Philanthropy and named on of the best charitable investments by Forbes, Money and Worth magazines.



Great Rivers Land Trust was founded in 1992 in Alton, Illinois by citizens committed to protecting the lands along the Mississippi River. The Trust is a nonprofit organization dedicated to preserving open spaces, scenic beauty, critical wildlife habitat and the unique river landscape. The Trust achieves this through a variety of conservation techniques including donations of scenic and conservation easements, acceptance of land donations and acquisitions of key parcels of land. The organization also protects 2,500 acres of natural land in the Mississippi River corridor in collaboration with The Nature Institute, Department of Natural Resources and numerous private land owners.



The Lewis and Clark Community College Foundation complements and supports Lewis and Clark Community College by providing scholarships, awards and other assistance that is funded through endowments, individual and corporate gifts, partnerships and fund-raising activities. In cooperation with the Great Rivers Land Trust, The Conservation Fund and National Great Rivers Research and Education Center; the Foundation has preserved nearly 1,000 acres of unique prairie and forest land atop the limestone bluffs overlooking the confluence of the Mississippi and Illinois Rivers.



The National Great Rivers Research and Education Center (“NGRREC”) is the result of a unique partnership between Lewis and Clark Community College, the University of Illinois, the Illinois Natural History Survey and other organizations. The Center is located near the confluence of the Mississippi, Missouri and Illinois Rivers and was developed to explore important questions about the rivers, the environment and the impact on communities as well as to provide education. The mission of the Center is to study the ecology of the big rivers, the workings of the watersheds that feed them and the relationship of the rivers to the communities that use them.