

SILVER RAILS PROPERTIES LLC

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I need your expertise to locate investors or developers of entertainment complexes, amusement or water parks. I have 40 acres of land for sale directly at the exit of a major highway in a region where there are currently no major entertainment venues. The wider region has a population of 26 million with easy access via an airport 6 miles from the location with multiple daily low-cost (\$29) flights from St. Louis and daily Amtrak train service from Chicago, Kansas City and other cities.

Since your company is in the business of providing design, construction or equipment to these types of venues, it would be to our mutual interest to locate an entity interested in purchasing this land for this purpose.

In 2006-2008 my company was creating such an entertainment complex that was to be called "Silver Rails Resort". The design and business plan was created by Barry Howard Limited, a pioneer in the field of interpretive design having achieved international prominence through the creation of myriad Cultural Attractions, Museums, Visitor Centers, Worlds Fair Pavilions and major exhibitions. There were a number of major investors interested in participating in this venture until the economic decline of 2008. Unfortunately, by the time the economy recovered, all the major participants had moved on to other ventures. My company still owns the 40 acres of land that was acquired for this venture. If you wish to see what was planned for that land, the website of that abandoned project still exists at SilverRailsResort.com.

The rationale and potential profitability of building an entertainment complex, amusement or water park at this location has not changed. If an entity would be interested in building any type of entertainment complex, amusement or water park at this location, we are offering this property at \$1.2 million.

Please review the attached flier that highlights many of the features of this location.

If you have contacts that may be interested in purchasing this land, please either forward this information to them or forward their contact information to me. Any help you can provide would be greatly appreciated.

Yours truly,



Barbara Cepinko

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SilverRailsProperties.com