

July 14, 2004

Mr. Mario Ducret  
Commercial Lending  
c/o Portland Investments Commercial Real Estate Corp  
4040 Douglas Way  
Lake Oswego, OR 97035

Dear Mr. Ducret:

I am the Manager of Global Currency Trading Group, LLC, a Washington state Limited Liability Company that was formed in 2000 to manage various hedge funds investing in the foreign currency markets. In 2002, Global Currency Trading Group, LLC began managing funds for individual clients and financial organizations in addition to its fund management activities. In this capacity we often act as an Escrow Agent for various financing transactions.

Wildflower Resort Company has contracted with Global Currency Trading Group, LLC for the purpose of managing the distribution of loan proceeds anticipated under a Memorandum of Understanding for a Financing Proposal providing equity funding for the first \$90MM of Phase I of the Wildflower Project, as well as for the proceeds of the Bridge Loan which we understand you are in the process of arranging for the Company.

To perform this function Global Currency Trading Group, LLC has set up a separate escrow account for Wildflower Resort Company and appointed myself, Joe Lavin, as the Escrow Agent for this account. The funds should be deposited by Bank wire Transfer as follows:

Name of Account: Global Currency Trading Group, LLC  
Account Number: 153591338931  
Bank Routing Number: 125000105  
Name of Bank: US Bank  
Bank Address: 530 Dexter Avenue North  
Bank City: Seattle  
Bank State: WA  
Bank Zip: 98109  
Bank Phone: 206-344-2388

After the Bridge Loan proceeds have been received by Global Currency Trading Group, LLC funds will be disbursed in accordance with bank wire instructions from the subject parties as follows:

Name	Amount
Dolores B. Esquibel	300,000
T2 Diversified Funding	450,000
Turner Construction	3,190,464
Turner/Gensler Deposit	750,000
Nicklaus Design	542,637
Troon Golf	75,000
EPDC Interest	90,000

The remainder of the funds, after banking fees are paid, will be transferred to Global Currency Trading Group, LLC, for management until and as needed by Wildflower Resort Company.

With respect to the distributions above, or the use of the remainder of funds after the distributions, no additions, deletions, or changes may be made without the express written permission of the Bridge Lender.

If you need any more information please feel free to call me on my cell phone at 206.817.6007 or e-mail me at [joe@gctg.net](mailto:joe@gctg.net).

Executed this 14th day of July, 2004

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Joe Lavin  
Manager  
Global Currency Trading Group, LLC