



**Neimann Trading
International Corporation**

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December 29, 2004

Mr. Raymond Goad, President
Wildflower Resort Company
100 Crescent Court, 7th Floor
Dallas, TX 75201

Dear Sirs:

Re: U.S. \$90.0 Million Funding for Wildflower Resort Company

We can now confirm that we have received a \$90.0 Million loan commitment from ANZ Banking Group Limited ("ANZ") dated December 22, 2004 as the first tranche of the \$220 Million funding contemplated under the amended NTIC Memorandum of Understanding. We wish to confirm the following information:

1. ANZ Banking Group Limited ("ANZ") has committed in writing to provide the funding necessary for the \$90.0 Million funding, conditional upon receipt of project due diligence report and the receipt of GICs as collateral security which will be issued by AIG;
2. AIG is ready to place a GIC with ANZ with the following terms:
 - Guaranteed return of principal at completion of term
 - Guaranteed non-fluctuating rate of interest for duration of term
 - 10-year term or longer

We further confirm that the funding can close after ten (10) business days following the receipt of the project feasibility report, which is expected to be provided to NTIC and ANZ on or about January 15, 2004.

Yours Sincerely,


David Neimann
President & Chief Executive Officer

cc: Paradigm Global Capital Ltd.
NTIC Legal