



**Neimann Trading
International Corporation**

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March 15, 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 have now completed the first phase of the funding for Wildflower Resort Company and wish to confirm the following:

1. ANZ Banking Group Limited (“ANZ”) has committed in writing to commence closing the financing we have arranged for Wildflower Resort Company on March 23rd. Per the loan documents you have approved the financing will net U.S. \$90.0 Million to Wildflower Resort Company subject to the terms of the AIG Guaranteed Investment Contract; and
2. AIG has also committed in writing to provide the required GIC to ANZ as of March 23, 2005 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 confirm that following the delivery of the AIG GIC on March 23rd, not later than the end of the month \$90.0 Million, less the agreed upon fees and transaction costs, will be deposited by bank wire transfer to the Bank of America accounts that are being set up for Neimann Mortgage Funding Corp., for the benefit of Wildflower Resort Company.

Yours Sincerely,

David Neimann
President & Chief Executive Officer

cc: Paradigm Global Capital Ltd.
NTIC Legal