



W I L D F L O W E R

a group meeting *and* golf destination

February 6, 2006

To Whom It May Concern:
C/O Global Asset Partners, LLC
701 5th Avenue, Suite 4200, Suite 4200
Seattle, WA 98104

Re: Confirmation of Term Loan Assets Payable to Entities Controlled by Global Asset Partners, LLC.

This will confirm that it is a matter of public record that Global Asset Partners, LLC ("GAP") has arranged through various investment entities that it controls in excess of US\$3,000,000 of short term real estate investments in the Wildflower Resort Company ("WRC") which are currently due and payable to GAP. These loan assets are valid and enforceable obligations of WRC to GAP which were scheduled for repayment in 2005; and which, due to matters beyond the control of WRC and GAP, have now been rescheduled for repayment in 2006.

WRC is an active and viable going concern that has invested more than US\$12,000,000 to date in the development of the Wildflower Resort Project, which is a planned mixed use development located approximately 20 minutes from the city of Dallas, the city of Fort Worth and the Dallas-Fort Worth International Airport ("Wildflower" or the "Project"). The Project has a 99-year land lease from the city of Grand Prairie that is in full force and effect. The Land Lease is an asset of the Company with an independently assessed value in excess of US\$75,000,000. See: <http://wildflowerresort.com>

It is also a matter of record that WRC is currently engaged in a Public Private Placement Offering through its registered investment bankers (the "Offering"). The Offering is currently being actively considered by a number of major banks, insurance companies and public Real Estate Investment Trusts. The Offering contemplates total commitments of \$349 million of which \$92 million will be the "Equity Investment" and the \$257 million will be the mini-perm debt or similar debt instrument (the "Debt"). The Equity Investment and Debt will enable the Company to repay the Term Loan Assets payable to GAP and other predevelopment investors; and to commence construction of The Wildflower Project.

The Financial Models upon which such Offering is based expressly provide for the repayment of all of WRC's current debt, including the Term Loan Assets of GAP. WRC has been advised by its investment bankers that they have a high level of confidence that they will be successful in completing the funding of the Offering in early or mid 2006, and upon such event investors can be assured of a priority repayment from such proceeds of all of WRC's predevelopment debt payable to GAP.

Regards,

Raymond J. Goad
President and CEO