



Renaissance Funding Group I, LLC

August 16, 2006

Mr. Raymond J. Goad
President & CEO
Wildflower Resort Company
100 Crescent Court, 7F
Dallas, Texas 75201

Dear Raymond,

Our firm, Renaissance Funding Group, LLC, was recently presented with information on the proposed Wildflower Resort in Grand Prairie, Texas. We have reviewed the materials and have had discussions with your advisors about this exciting project. I want to express to you our high level of interest in providing 100% of the balance of the capital necessary to fund the project subject to customary due diligence.

We will need approximately two - four weeks to complete our initial due diligence including a site visit with the goal being to then issue you a letter of intent to provide the financing. That is because we are closing our first deal over the next two weeks, which is a \$600 million financing of the Intercontinental in Orlando to be known as the Palazzo Del Lago. Should you choose to accept our terms, we would then require approximately two weeks to conduct our confirmatory due diligence and issue a commitment. Funding would be subject to documentation of the transaction.

Renaissance Funding Group, LLC is a multi-billion investment fund focused on real estate and energy, and is presently working on over \$2 billion of deals. As I said, we are just closing on our first investment, a 1,000 room Inter-Continental hotel and 2,000 room condominium project in Orlando, Florida called Palazzo del Lago (www.palazzodellago.com). For this project, the fund is providing 99% of the \$600 million of capital required. The fund is also working to provide capital to several other real estate projects of a similar nature to Wildflower and has the financial capacity to fund the Wildflower project in its entirety.

We look forward to working with you toward a successful transaction.

Sincerely,

Jodie C. Getter
Managing Director