



W I L D F L O W E R

a group meeting *and* golf destination

September 8, 2006

Via Email
jgetter@rfgllc.net

Jodie C. Getter
Renaissance Funding Group 1, LLC
2929 University Drive, Suite 210
Coral Springs, FL 33065

Re: Wildflower Resort Project Capital Financing Transaction.

Dear Jodie,

First of all, thank you very much for the interest that you and your organization have expressed in our Project. We also appreciate your kind participation in our conference calls last week under what we understand were difficult circumstances. Your willingness to provide your personal confirmation of Renaissance's interest in financing the construction of the Wildflower Resort Project was instrumental in reaching an agreement with all parties concerned to proceed with what we trust will be a successful consummation of this transaction.

As we discussed yesterday, I have been looking forward to the possibility of your coming to Dallas to visit our site. In addition to giving you a feel for the Wildflower vision, I have always found that the success of any transaction often depends on the personal relationship and general understanding of the Principals established at the outset.

I am sorry that the timing of your closing of the Palazzo del Lago deal and our need to move forward immediately is creating some scheduling difficulties. For this reason I would like to request that you consider meeting with me for a few hours in Coral Springs as early next week as convenient. The objectives and agenda for the meeting are generally outlined as follows:

1. Simply to meet, become personally acquainted, and establish a level of mutual trust and communication that can be relied upon for the ultimate resolution of difficult deal issues arising from time to time.
2. During the course of our Conference Call with the City you were kind enough to offer to provide the City with additional information regarding the background and resources of Renaissance Funding Group 1, LLC. Within the limits of our mutual Confidentiality, Nondisclosure and Noncircumvention agreements, I would personally like to better understand how the proposed funding will be accomplished so that we can be in the best position to support your operating requirements during the term of our business relationship.

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3. A general discussion of our respective organizations and an understanding of delegated responsibilities and communication protocols.
4. The broad terms of our respective business objectives and the very general terms of the proposed transaction.
5. The procedure and schedule for agreeing on a Terms Sheet/Letter of Intent, and ultimately a binding and enforceable Commitment.

Finally, while we are all addicted to our electronic communications, in order to assure the efficient and smooth flow of this transaction I would like to offer to personally spend several days a week in either New York or Coral Springs, as needed, until we successfully consummate the Commitment for this transaction. It is suggested that such face to face working sessions is the best way to not only resolve all open issues, but also the best way to fully understand each parties requirements and potential contributions to a successful transaction.

Jodie, I will give you a call late today as requested to see if we can find a time to meet in Coral Springs next week.

Regards,
WILDFLOWER RESORT COMPANY



Raymond J. Goad
President and CEO

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