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March 9, 2007

Mr. Daniel Saturn  
4506 Tanglewood Circle  
Killeen, Texas 76543-2819

Re: White Bluff Resort Food and Beverage Credit Program

Dear Mr. Saturn:

Please accept this letter in response to the demands outlined in your letter dated 6 March 2007 as well as to additional statements attached thereto. As you were previously informed, the White Bluff Property Owners Association Board of Directors properly adopted the food and beverage credit program in an effort to promote the common benefit and enjoyment of the property owners at White Bluff Resort. This action was authorized in the Bylaws of the White Bluff Property Owners Association and unanimously approved by the Board. Thus, any comment or complaint regarding this program should be addressed to the Board in accordance with the bylaws of the association.

Moreover, we do not consider threats of unfounded legal action accompanied by ultimatums an appropriate form of protest. To threaten that which one has a legal right may not be actionable, but the threat of false and defamatory statements could be actionable as would any attempt to use the threat of litigation as a vehicle to harass. Double Diamond places significant value on the satisfaction of its customers as well as on its reputation within each of the communities it serves. As such, should you continue to pursue your proposed course of action, Double Diamond will not hesitate to vigorously protect its interests by any and all legal means.

Please also be advised your account continues to be delinquent. As a lien holder on the property, Double Diamond is compelled to inform you that failure to satisfy this obligation constitutes a default under your loan agreement, and Double Diamond has the option to declare the loan in default and accelerate all payments due it under the note. Therefore, please make arrangements with the White Bluff Property Owners Association to make your account current. Nothing contained in this letter is intended to waive any default or event of default, waive any rights, remedies or recourses available or be an election of remedies resulting from any default that may exist with respect to the Note and Deed of Trust.

Thank you for your attention to this matter. Should you have any additional comments or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Scott Settle".

C. Scott Settle  
Associate General Counsel