



*First American
Title Insurance Company*

INTERNATIONAL DIVISION

November 27, 2007

Platinum Yucatan Resorts S.A. de C.V.
C/o David Cross
Platinum Chambers
581 Calle 59
Merida, Yucatan
Mexico

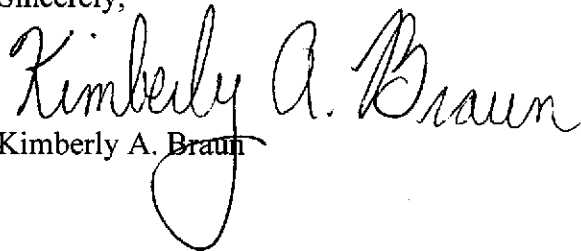
Re: Owner's Policy – Finca San Antonio No. 1002, Flamingo Lakes Golf Resorts, Mexico
Policy No.: INT-O 300455; File No.: MEX 2007-04818

Dear Mr. Cross:

Thank you for allowing First American Title Insurance Company to assist you in your international investments by insuring the title to your property in Mexico. As promised, enclosed please find the original Policy for your acquisition.

It was a pleasure working with you and I wish you the best of luck with your investment.

Sincerely,


Kimberly A. Braun

Enclosures

Cc: Jose Luis Cortes
Craig Dyce

13450 W. Sunrise Boulevard, Suite 300, Sunrise, FL 33323

MAIN 954.839.2900 ▼ TOLL FREE 877.641.6767 ▼ FAX 954.838.9228

www.firstam.com



Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

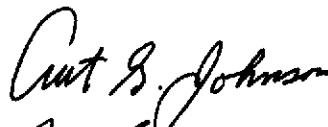
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation in the United States of America (herein called the "Company"), insures, as of Date of Policy shown in Schedule A, against actual monetary loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A;
2. Any defect in or lien, charge, privilege, Mortgage or encumbrance on the Title;
3. Forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation affecting the Title;
4. Lack of a right of access to and from the Land;
5. Restrictive covenants on the Title limiting use of the Land;
6. Others having rights arising out of leases, contracts or options on the Title;
7. An easement or right of way on the Title;
8. Unauthorized transfers or conveyances of the Title by any corporation, partnership, trust, limited liability company or other legal entity;
9. The invalidity of any document upon which the Title is based because it was not properly executed, sealed, acknowledged, notarized, delivered or Recorded;
10. The invalidity of any document upon which the Title is based because it was executed under a falsified, expired or otherwise invalid power of attorney;
11. The invalidity of any conveyance or transfer of the Title because it was derived through a defective judicial or administrative proceeding;
12. The invalidity of any conveyance or transfer of the Title derived through a decedent's estate;
13. Estate or inheritance tax liens on the Title; and
14. An erroneous or inadequate legal description of the Land affecting the Title.

The Company will also pay the costs, legal fees and expenses incurred in defense of the Title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

BY:  PRESIDENT

BY:  SECRETARY



SCHEDULE A

File No.: MEX 2007-04818

Policy No.: INT-O 300455

Amount of Insurance: \$2,200,000.00(U.S.)

Date of Policy: July 13, 2007

1. Name of Insured:

Neil Baines, David Cross, David Pinto, Chris Sebire and Mark Jeffery

2. The estate or interest in the Land which is covered by this Policy is:

Fee Simple (*Dominio Pleno*)

3. The Title is vested in:

Platinum Yucatan Resorts, S.A. de C.V.

4. The Land referred to in this Policy is:

A parcel of land known as Finca San Antonio No. 1002, also known as the Flamingo Lakes Golf Resorts, with an approximate surface area of 8,819,191.73 square meters and Cadastral Number 1002, as described in *Acta* (Document) No. 1,074, of the protocol of Notary Public No. 74, Lic. Mario Enrique Montejo Perez, in and for the State of Yucatán, Mexico, registered at Entry No. 736200 of the Public Registry of Property and Commerce of Yucatán, México, and which is located in the Municipality of Dzemul, State of Yucatán, México

First American Title Insurance Company

By: Kimberly A. Braun
Authorized Signatory