



ESTRELLA DEL MAR

*Golf and Beach Resort
Mazatlan*

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FOR IMMEDIATE RELEASE

Estrella del Mar Golf and Beach Resort

**Breaks Ground on Phase 3 of Lagunita Condominiums;
Announces Special Pre-Construction Pricing Available
Only Until
July 31, 2007**

June 5, 2007, Denver, Colo., ... Estrella del Mar Golf and Beach Resort in Mazatlán, Mexico, proudly announces that it has broken ground on the third phase of its Village of Lagunita condominiums. This third "village" will be comprised of 85 one-, two-, three-bedroom and penthouse condominiums situated along Estrella del Mar's 3.5 miles of pristine, golden-sand beaches. The first two phases, or villages, of condominiums have already sold out; the first building is occupied and the second building of 63 units will be turned over to owners this summer.

During this pre-construction period, Estrella del Mar is offering potential buyers an incredible opportunity to take advantage of special pricing, available June 1 - July 31, 2007 only. During this brief window of time, prices for owning a one-bedroom, oceanfront condominium will start in the low \$290,000s; after July 31, the starting price goes up to the low \$320,000s. This is an incredible opportunity for people looking to purchase a second, vacation or retirement home in Mexico!

Phase 3 of the Lagunita Condominiums offers a variety of condominium floor plans ranging in size from 1,000 to nearly 3,000 square feet, each offering exceptional living environments. The Village of Lagunita condominiums are constructed to meet the highest U.S. standards; the interior design features granite countertops, GE Profile appliances, travertine marble flooring, natural finish solid wood cabinetry, kitchen island, pantry,

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laundry room, central air conditioning, solid wood doors, Internet access, satellite television and more.

Each of the Village of Lagunita condominiums sit on the beach offering spectacular views of the ocean, as well as easy beach and golf course access. Each unit is designed to maximize views of the ocean by featuring either a private walkout patio with immediate access to the swimming pool and beach on the ground level, or private decks on the second and third levels providing outstanding panoramic views of the waterfront. At the center of each village complex is an elegantly designed heated swimming pool that features an artistic flow of curves and an "infinity edge," giving the appearance that the pool drops right off into the Pacific Ocean.

Located along 3.5 miles of pristine beachfront, Estrella del Mar Golf and Beach Resort is the only American master-planned gated community in Mazatlán. The 816-acre property also features the 70 room Las Villas boutique hotel and Los Delphines restaurant, full spa, a Sea Turtle Sanctuary, tennis courts, clubhouse/golf pro shop, La Paloma restaurant and an 18-hole Robert Trent Jones Jr. championship golf course. The master plan for the community also includes the addition of a 200+ room hotel, an additional full-service spa, and three restaurants, an additional 9-hole golf course, and an equestrian center.

Upon completion of the residential development, Estrella del Mar will feature more than 800 condominiums and 1,200 private homes. All properties are full-ownership with Stewart

Title Insurance, not timeshare, allowing owners to enjoy their condos whenever they want, and as often as they want! That means no points to accrue, no blackout dates, no worrying about the mess the previous guest left. Condominium owners do have the option of participating in Estrella del Mar's rental pool; but it is just that... an option! When owners purchase a condominium at Estrella del Mar, they own it, all of it, all of the time.

Estrella del Mar is being developed by Club Acquisition Company and Paladin Realty Group. Club Acquisition Company (CAC) is the managing partner of Estrella del Mar, and is headquartered in Denver, Colo. CAC began developing real estate in Mexico in 1994 and currently has over 40,000 acres under development in Mexico.

Mazatlán is a short and convenient trip from the United States, with direct flights on US Airways, Frontier Airlines, Sun Country, Continental, Delta and Alaska Airlines.

For more information on purchasing a condominium at Estrella del Mar, visit www.estrelladelmar.com, or call 480-945-0480 (877-297-2253 toll free).

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Club Acquisition Company (CAC) is a 13-year-old resort and second home development company committed to its strong and expanding corporate presence in the region. A leading residential and resort development and management company, CAC's holdings are located in Mexico and Colorado.