



## EXCLUSIVE PRIORITY RESERVATION INSTRUCTIONS

Thank you for your interest in the Granby Ranch community. Along with these guidelines please find your "Exclusive Priority Reservation Agreement" for Base Camp One at Granby Ranch.

Please follow these procedures to execute your Exclusive Priority Reservation Agreement:

1. Print your name in the "Preferred Purchaser" section of the Reservation Agreement.
2. Sign your name on the "Preferred Purchaser Signature" lines at the bottom of the Reservation Agreement & add any other person you are planning to purchase with. Only names listed on the Reservation Agreement are allowed to purchase with you on the Sales Selection Day.
3. Write a **deposit check** in the amount of \$3,000.00 payable to "Title Company of the Rockies".
4. Fax back your two-page Reservation Agreement and a **copy of your Deposit Check** to: **(866) 605-1691**.
5. We need to receive your actual Reservation Agreement and Deposit Check within three business days of your fax submittal, so please return by mail or courier to:

**Via US Mail:**

Granby Ranch  
P.O. Box 1770  
Granby, Colorado 80446  
Attn: Real Estate Mountain Preview Center

**Via Courier:**

Granby Ranch  
999 Village Road  
Granby, Colorado 80446  
Attn: Real Estate Mountain Preview Center

All Reservations will be submitted sequentially according to the order in which they are received. This order will ultimately determine the order in which you will have the opportunity to select a property when they are released for sale in April (prior to the release to the general public) on the Sales Selection Day.

Reservation Holders will receive detailed information about Base Camp One residences on a priority basis as it becomes available. By the time the properties are released for sale in April, you will have all the information you will need to make a well informed decision about this incredible opportunity. Please remember, making a reservation does **NOT** obligate you to purchase. It merely places you on the list of insiders who have the opportunity to purchase first! In the event that you do not select a property for any reason, your reservation deposit will be completely refunded, at anytime, per your request. If you have any questions, please do not hesitate to contact us at toll free: **888-850-4615** or **970-887-5250**.



## EXCLUSIVE PRIORITY RESERVATION

*Base Camp One at Granby Ranch*



*This is to certify that:*

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("Preferred Purchaser")

wishes to obtain an Exclusive Priority Reservation to participate in the Base Camp One Residence Selection Event and Dundee Base Camp, LLC ("Seller") wishes to grant the Preferred Purchaser certain privileges subject to the following terms and conditions:

1. **Deposit:** Preferred Purchaser has executed and delivered this Exclusive Priority Reservation and has remitted to Seller herewith an amount of THREE THOUSAND DOLLARS (\$3,000.00) (the "Refundable Deposit") to be deposited in a non-interest bearing trust account held by Title Company of the Rockies or its affiliate. The Refundable Deposit shall be returned to Preferred Purchaser at any time, upon the written request by Preferred Purchaser to terminate or cancel the Exclusive Priority Reservation ("Agreement"). The Refundable Deposit can be applied against the earnest money deposit of a Purchase and Sale Contract for a Residence at Base Camp One.
2. **Deposit Receipt and Reservation:** Upon the receipt of the Refundable Deposit and signed copy of this Agreement, Seller will confirm to the Preferred Purchaser that a Reservation has been received and accepted. The Preferred Purchaser acknowledges and agrees that the number of Reservations received and accepted may exceed the number of available Residences and that the receipt and acceptance of a Reservation by Seller does not guarantee that the Preferred Purchaser will be given an opportunity to purchase a Residence at Base Camp One. Seller may cease accepting reservations without notice at any time, and may accept as many reservations as Seller deems appropriate, in its sole discretion.
3. **Selection of Residence:** Provided that this Agreement has not been terminated or cancelled, the Preferred Purchaser shall be given the opportunity, upon terms and conditions to be specified by Seller, to participate in the Residence selection process and reserve the right to purchase a Residence in Base Camp One. With best efforts, Seller shall give Preferred Purchaser at least five (5) days prior written, faxed or verbal notice of the time, place and manner of the Base Camp One Selection Event. At Seller's option, Residences will be selected based upon factors considered relevant by Seller including, but not limited to, the time of receipt of signed Exclusive Reservation Agreements and Reservation Deposits. Additionally, in the event that any participating Preferred Purchasers have the same Receipt Times, Seller may then randomly draw the names of those Preferred Purchasers to determine priority.
4. **Termination:** Either party may terminate this Exclusive Priority Reservation at any time for any reason by delivering written notice to the other party. In such event, the Refundable Deposit shall be returned to Preferred Purchaser at the address below.
5. **Miscellaneous:** This Exclusive Reservation is not assignable by Preferred Purchaser. Notices delivered personally or sent by fax shall be deemed received on the date of delivery or transmission if such occurs prior to

5:00 p.m. (Colorado time) on a business day and otherwise on the next following business day. Notices sent by mail shall be deemed received on the third business day following the posted date of mailing. Seller will not accept more than two Exclusive Priority Reservations from any one person or entity. This Exclusive Priority Reservation shall be governed by and enforced in accordance with the laws of the State of Colorado.

This is not an offering for sale and nothing in this Exclusive Priority Reservation or any marketing materials shall be construed as an offering for sale. This Exclusive Priority Reservation is limited to the rights specifically provided herein and does not constitute an agreement, right, or obligation to purchase, or sell, a letter of intent or any similar instrument.

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DATED THIS \_\_\_\_ day of \_\_\_\_\_, 2007.

**PREFERRED PURCHASER NAME AND SIGNATURE(S):**

Name: \_\_\_\_\_

**Signature:** \_\_\_\_\_

1 Partner Name: \_\_\_\_\_

**1 Partner Signature:** \_\_\_\_\_

2 Partner Name: \_\_\_\_\_

**2 Partner Signature:** \_\_\_\_\_

(Attach additional pages if necessary)

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**PREFERRED PURCHASER(S) CONTACT INFORMATION:**

ADDRESS: \_\_\_\_\_

CITY and STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_ PHONE: (\_\_\_\_\_) \_\_\_\_\_

FAX: (\_\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

(Attach additional pages if necessary)

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**RECEIPT OF DEPOSIT CHECK**

ACKNOWLEDGED BY: \_\_\_\_\_

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**SELLING BROKER INFORMATION**

SELLING BROKER: \_\_\_\_\_

SELLING BROKERAGE FIRM NAME: \_\_\_\_\_

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**DELIVERY NOTICE ADDRESS**

Granby Ranch 999 Village Road PO Box 1770 Granby, Colorado 80446  
Attention: Real Estate Mountain Preview Center

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**FOR INTERNAL USE ONLY:**

RESERVATION TAKEN BY FAX OR IN PERSON DATE AND TIME: \_\_\_\_\_

DATE: \_\_\_\_\_, 2007 EXCLUSIVE PRIORITY RESERVATION TAKEN BY: \_\_\_\_\_