



# CHAMPION'S CENTRE

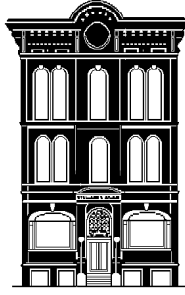
## RESERVATION INSTRUCTIONS

1. Download and print the reservation agreement from the Champion's Centre website, [www.champions-centre.com](http://www.champions-centre.com).
2. Complete your reservation agreement by entering the below information in the following sections (PLEASE USE BLUE INK):
  - Section 2: Fill in your phone number
  - Section 5: Select option A or B. If B is selected, please designate a fax number.
  - Page 2: Enter your Name, Address, Telephone and Fax number just below Section 13.
  - Page 2: After completing your contact information, enter the date, print your name and authorize with your signature.
3. Attach a personal or cashier's check made payable to Stallard & Schuh, Inc "Escrow Agent". For your convenience, funds may be wired electronically. Wiring Instructions are also available on the Champions Centre website for download and print.
4. Overnight or mail your Reservation Agreement to Collegiate Ventures, 3330 Cumberland Blvd SE, Suite 500, Atlanta, GA 30339. If you choose to wire your funds electronically, you may fax your reservation form to 678.638.6658 for rapid processing.
5. If you have any questions or need help with the process, simply call Chris Bearden, Sales Manager for Champion's Centre, at 1.866.708.8188! IT'S THAT EASY!

### Receiving Your Priority Reservation Number

In the order that Reservation Agreements are received, Priority Reservation Numbers will be assigned by the development team. As described in Section 4 of the agreement, once your agreement has been received by the development team, a Priority Number will be assigned and written into a box at the top right hand corner of your agreement. The developer will Date, Time and Initial this box, authorize the agreement and a copy will be mailed to you at the address you have designated on page 2.

Thank you for your interest in and enthusiasm for Champion's Centre. We are very excited to be bringing this exciting venture to West Lafayette. In the coming months, we will be in constant contact providing you with exciting development news and progress. We look forward to speaking with and meeting you very soon!



## Stallard & Schuh, Inc.

SINCE 1892 ▯ TITLE INSURANCE ▯ COMPLETE LAND TITLE RECORDS ▯ APPROVED TITLE PLANT  
MEMBERS OF AMERICAN AND INDIANA TITLE ASSOCIATIONS

### WIRE INSTRUCTIONS

WIRE TO:               REGIONS BANK  
                              417 North 20<sup>th</sup> Street  
                              BIRMINGHAM, AL 35203

ABA/ROUTING NO.:       062005690

ACCOUNT NAME: STALLARD & SCHUH, INC., ESCROW ACCOUNT

ACCOUNT NO.:           4450071016

REFERENCE:           BUYER NAME

ADDRESS               301 COLUMBIA STREET, LAFAYETTE, IN 47901  
INFORMATION:       P.O. BOX 929, LAFAYETTE, IN 47902

PHONE:                765-423-1642

FAX:                    765-742-2151

**CHAMPION'S CENTRE RESIDENTIAL CONDOMINIUM**  
**PRIORITY RESERVATION AGREEMENT**

**THIS PRIORITY RESERVATION AGREEMENT**(hereafter referred to as the "Agreement") made by and between **COLLEGIATE VENTURES, LLC**, a Georgia limited liability company, its successors and assigns (hereafter referred to as the "Developer"), and the hereafter named Prospective Purchaser.

**BACKGROUND INFORMATION**

The Developer is the owner of certain real property located in Section 7, Township 23, North Range 4 West of Tippecanoe, Indiana (hereinafter referred to as the "Property") which it expects develop as a mixed use community, and a portion of which shall contain residential condominium units it intends to offer for sale at a later date. Prior to the offering of these units for sale to the general public, it is the desire of both parties that Prospective Purchaser be permitted to reserve a priority-right to purchase a unit and to make a fully refundable and escrowed deposit to be held by Developer, all under the following terms and conditions:

**AGREEMENT**

1. Developer does hereby agree to hold a priority right for the herein named Prospective Purchaser to purchase a residential condominium unit (hereafter referred to as the "Unit") at Champion's Centre Residential Condominium (hereafter referred to as the "Condominium") to be located on a portion of the Property for and in consideration of the payment of a deposit made by Prospective Purchaser.
2. Prospective Purchaser makes herewith a deposit of \$5,000 (hereafter referred to as the "Reservation Deposit") by check made payable to Stallard & Schuh, Inc., hereinafter the "Escrow Agent." Developer agrees to deposit the Reservation Deposit with the Escrow Agent within ten (10) banking days from Developer's acceptance of this Agreement. In the event any Reservation Deposit check is not honored, for any reason, by the bank upon which it is drawn, Developer shall promptly notify Prospective Purchaser at the following telephone number: \_\_\_\_\_ Prospective Purchaser shall have three (3) banking days after notice to deliver immediately available U.S. funds to Developer. In the event Prospective Purchaser does not timely deliver immediately available U.S. funds to Developer, Developer shall have the right to unilaterally terminate this Agreement, which termination shall take effect upon the date written notice is deposited in the U.S. Mail or sent by facsimile to the Prospective Purchaser from Developer, whereupon this Agreement shall be of no further force or effect, and Developer shall have no further obligations to Prospective Purchaser.
3. No interest shall accrue on the Reservation Deposit. Developer shall be responsible for all fees of the Escrow Agent.
4. Prospective Purchaser hereby acknowledges and agrees Developer shall assign a consecutive "Priority Number" to each Priority Reservation Agreement it receives on a first-come, first-served basis. The Priority Number assigned to this Agreement shall be written on the upper right-hand corner of the first page of this Agreement by Developer. It is agreed that when the Prospective Purchaser pays the Reservation Deposit, the Prospective Purchaser is reserving a space in the development, not a particular unit or location within the project and that the actual price and floor plans as seen in brochures and other media are estimates only that may change.
5. On or before June 30<sup>th</sup>, 2008, Developer will notify all prospective purchasers in writing, in order of the Priority Number assigned to each prospective purchaser, of the opportunity to purchase a Unit (hereafter referred to as the "Notice of Purchase Opportunity"). Prospective Purchaser's Notice of Purchase Opportunity to Prospective Purchaser shall be delivered in the following manner: *[Select either (a) or (b) below]*
  - a. by Federal Express or similar courier service at Prospective Purchaser's address as shown in Section 11 of this Agreement (no P.O. Boxes). Notice shall be deemed to have been delivered on the date package is delivered shown by the courier's tracking system; or
  - b. by facsimile at the following number: \_\_\_\_\_. Notice shall be deemed to have been delivered on the date notice is sent as shown on the sender's delivery confirmation log sheet.
6. If Prospective Purchaser elects to purchase a Unit, Prospective Purchaser shall, within **one (1) day** after the date the Notice of Purchase Opportunity is deemed to have been delivered to Prospective Purchaser, execute and return to Developer a purchase agreement (using Developer's standard form purchase agreement) for the Unit Prospective Purchaser desires to purchase (the "Purchase Agreement" ), and a deposit in an amount equal to fifteen percent (15%) of the total purchase price of the Unit (less the amount of any Reservation Deposit received under this Agreement), as set forth in the Purchase Agreement.
7. If Prospective Purchaser fails to execute and return the Purchase Agreement to Developer within one (1) day after the date the Notice of Purchase Opportunity is deemed to have been delivered to Prospective Purchaser, Prospective Purchaser shall lose the Priority Number previously assigned to him or her. All other persons having executed reservation agreements and received Priority Numbers shall then have an opportunity to exercise their rights, pursuant to such agreements, before Prospective Purchaser will be given another opportunity to purchase a Unit in the Condominium.
8. This Agreement shall terminate and expire upon the happening of any of the following events:
  - a. Escrow Agent's receipt of written notice from Prospective Purchaser terminating this Agreement (which notice shall be executed by Prospective Purchaser and which shall specifically release Prospective Purchaser's interest under this Agreement), whereupon Escrow Agent shall return the Reservation Deposit to Prospective Purchaser and shall notify Developer;
  - b. Escrow Agent's receipt of written notice from Developer of termination of this Agreement by Developer in accordance with Sections 2 or 9 hereof (which notice shall be executed by Developer and which shall specifically release Developer's interest under this Agreement), whereupon Escrow Agent shall return the Reservation Deposit to Prospective Purchaser; or
  - c. Escrow Agent's receipt of an executed Purchase Agreement between Developer and Prospective Purchaser, which Purchase Agreement shall specifically direct Escrow Agent to release the Reservation Deposit to Developer.
  - d. The passage of three hundred and sixty-five (365) days from the date of this Agreement, after which Escrow Agent shall return the Reservation Deposit to Prospective Purchaser and shall notify Developer that Escrow Agent has done so; however this Agreement may be extended by written

notice to the Escrow Agent signed by both Prospective Purchaser and Developer that the Agreement is being extended to a date certain or for a specific number of days.

9. In the event Developer decides not to develop the Condominium or determines for any reason not to submit a development to the condominium form of ownership as may be permitted by the laws of the State of Indiana, the Developer shall provide Prospective Purchaser written notice of its decision to terminate this Agreement, which termination shall take effect on the date such written notice is delivered to Prospective Purchaser, and whereupon this Agreement shall be of no further force or effect. In the event Developer elects to terminate this Agreement, the Reservation Deposit will be refunded to Prospective Purchaser.

10. Prospective Purchaser's interest in this Agreement, the Priority Number assigned to this Agreement, and any subsequent Purchase Agreement for a Unit in the Condominium, may not be transferred or assigned, in whole or in part, without Developer's prior written consent. Developer may transfer or assign its interest in this Agreement, any subsequent Purchase Agreement, and all of Developer's right in and to the Reservation Deposit.

11. Developer and Prospective Purchaser do hereby authorize and agree that upon receipt of the Reservation Deposit, it shall be held by Escrow Agent. **THIS AGREEMENT SHALL HAVE NO FORCE AND EFFECT UNTIL SIGNED BY ESCROW AGENT AND ESCROW AGENT HAS RECEIVED ESCROW DEPOSIT. DEVELOPER SHALL HAVE NO RESPONSIBILITIES HEREUNDER AND NO LIABILITY TO PROSPECTIVE PURCHASER FOR ESCROW DEPOSITS NOT DELIVERED TO DEVELOPER OR LOST IN TRANSIT TO ESCROW AGENT WHEN PROPERLY ADDRESSED AND DEPOSITED IN U.S. MAIL OR WITH PRIVATE COURIER BY DEVELOPER.**

12. This Agreement shall be governed by the laws of the State of Indiana. If any provision of this Agreement shall be held void, voidable, invalid, or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid, or inoperative provision had not been contained herein.

13. Each notice, except for the oral notice permitted in Section 2 above, required or permitted to be given under this Agreement shall be in writing and shall be delivered either by personally delivering it by hand or Federal Express or similar courier service to the person to whom notice is directed, by facsimile transmission, or by depositing it with the United States Postal Service, certified mail, return receipt requested, with adequate postage prepaid, addressed to the appropriate party (and marked to a particular individual's attention). Such notice shall be deemed delivered at the time of personal delivery or, if mailed, when it is deposited as provided above, and the time period in which a response to any such notice must be given or any action taken with respect thereto shall commence to run from the date of such notice. Notice by facsimile transmission shall be deemed to have been given as of the date and time it is transmitted if the sending facsimile machine produces a written confirmation with a date, time and facsimile number to which the notice was sent. Rejection or other refusal by the addressee to accept the notice shall be deemed to be receipt of the notice. In addition, the inability to deliver the notice because of a change of telephone number, facsimile number, or address of the party of which no notice was given to the other party as provided below shall be deemed to be the receipt of the notice sent. **THE TELEPHONE NUMBERS, FACSIMILE NUMBERS AND ADDRESSES OF THE PARTIES TO WHICH NOTICES ARE TO BE SENT SHALL BE SPECIFICALLY SET FORTH BELOW. SUCH TELEPHONE NUMBERS, FACSIMILE NUMBERS AND ADDRESSES MAY BE CHANGED BY EITHER PARTY BY DESIGNATING THE CHANGE OF INFORMATION TO THE OTHER PARTY IN WRITING IN THE SAME MANNER AS OTHER NOTICES ARE GIVEN UNDER THIS PARAGRAPH.**

Developer:	Collegiate Ventures 3330 Cumberland Blvd SE, Suite 500 Atlanta, GA 30339	Prospective Purchaser:	_____
			_____
			_____
Tel:	(770) 933-6856	Tel:	_____
Fax:	(678) 638-6658	Fax:	_____

THIS AGREEMENT is dated this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

**PROSPECTIVE PURCHASER(S):**

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**SELLER: COLLEGIATE VENTURES, LLC**

Date: \_\_\_\_\_ By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACCEPTANCE BY ESCROW AGENT**

The undersigned hereby accepts appointment as escrow agent according to the terms and conditions of the above Agreement and acknowledges receipt of the Reservation Deposit listed therein.

Dated this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

By: \_\_\_\_\_

STALLARD & SCHUH, INC.  
301 Columbia Street  
Lafayette, IN 47901