



## VILLAGE PLAZA COMMERCIAL SPACE SELECTION PROTOCOL

Retail lease opportunities for Village Plaza at Tamarack Resort are described below *and* in the Tamarack Resort Retail Lease Application. There are four easy steps to participate in the Tamarack Village selection process.

### STEP 1: BECOME A RETAIL APPLICANT

#### 1. *How important is completion of the application?*

- a) If you are interested in leasing commercial space in Tamarack Resort's Village Plaza, you must complete a Retail Lease Application. Retail Lease Applications are available on the Tamarack Resort Web site ([www.TamarackIdaho.com](http://www.TamarackIdaho.com)) under Village, Commercial Opportunities. You can also request that an application be e-mailed to you by submitting your e-mail address on the same Web-site location.
- b) The Retail Lease Application is the only means for placing you in position to be selected to operate a retail space at Tamarack Resort.
- c) Tamarack will accept applications through January 1, 2009.
- d) To secure a reservation, you must submit a completed application form **along with your application deposit fee** to Tamarack's Village Development Team c/o David Papiez Tamarack Resort LLC, 311 Village Drive PMB 3026, Tamarack ID 83615, phone 208.325.1716, fax 208.325.1967
- e) An application deposit fee of \$20,000 is required for restaurant applicants, \$10,000 for coffeehouse applicants, and \$5,000 for boutique and gallery applicants. Deposits can be made by check, credit card, or wire transfer.
- f) Your application will be reviewed by the Tamarack Village Executive Review Committee ("Tamarack") within 60 days of receipt of your deposit and submission of your complete application.
- g) Your application deposit fee will be held by Tamarack during the application review process until a decision is made about you, your concept and your financial ability to deliver a great commercial experience to Tamarack Village.
  - i. If you are selected to operate a business in Tamarack Village by the Tamarack Village Executive Review Committee, your deposit will be applied to the security deposit as part of your lease.
  - ii. Upon selection by the Committee, you will be given 15 days to review and execute a lease agreement. Past that period, the committee has the discretion to offer the lease to another applicant.
  - iii. If a retail applicant is not selected by Tamarack's Executive Review Committee, the lease application will automatically be canceled and the deposit will be mailed to primary address listed on the Retail Lease Application.
- h) You may cancel your Retail Lease Application only in writing.

#### 2. *What are the benefits of being a retail applicant in Tamarack's Village Plaza?*

- You become a placeholder. First and foremost, the application process is an opportunity to secure your place to be considered as a candidate to lease retail space at Tamarack Resort.
- You will receive ongoing assistance. Throughout the retail-partner selection phase, you will benefit from communication with your Tamarack Village Development Team's Retail Representative. You will be kept informed about selection milestones. You will also be updated on Tamarack Resort event scheduling, as well as construction progress in the Village and around the resort.
- Finally, you will receive preferential access to resort recreation. As a Retail Partner Applicant, you and your immediate family can enjoy the benefits of a 20% discount off green fees for golf and day passes for skiing. These discounts will continue for as long as you are under consideration by the Tamarack Village Executive Committee to operate a business at Tamarack Resort.

## STEP 2: QUESTIONS AND ANSWERS (Q&A) SESSION

### 3. ***Tamarack Resort's Village Plaza Commercial Overview Session?***

During the application process Tamarack Resort will host a Village Plaza Retail Opportunities Q&A Session. It is at this time that selections will become known about who remains under consideration by the executive review committee to become part of Tamarack's Village Plaza. In this session selected retail applicants will have an opportunity to ask questions related to resort development and commercial opportunities. The goal of this session is to provide each retail applicant with enough information to make an informed business and lifestyle decision about the opportunity of operating a business at Tamarack Resort.

All selected retail applicants are required to attend this important event. It will be specifically tailored to your particular interests and needs as someone considering operating a business at the resort and embracing the Tamarack Resort lifestyle. During the event, you will have the opportunity to tour the entire resort development, including current real estate offerings, and to participate in an array of outdoor activities that Tamarack offers.

## STEP 3: ONE-ON-ONE INTERVIEWS

### 4. ***When will specific information about the location and dimensions of my retail space be shared?***

During your visit(s) to Tamarack, and throughout the selection period, one-on-one meetings will be scheduled with each retail applicant. At this meeting, there will be a more formal interview between the retail applicant and the Village Plaza Executive Review Committee designee.

During the interview, you may be required to provide additional documentation, such as a detailed strategic business plan. You will also have an opportunity to explain more about your concept and offering and how you plan to distinguish it from successful retail and restaurant concepts in other resort settings.

## STEP 4: FINAL SELECTION OF VILLAGE PLAZA RETAILERS

### 5. ***When will Tamarack Resort select the Village Plaza Retailers?***

Retail Partner Selections for Village Plaza will be occurring through June 1, 2009.

### 6. ***What is my next step once selected as a retailer in Village Plaza?***

Your Tamarack Village Development Representative will contact you to confirm that you wish to proceed at that time, you will be scheduled for a lease-document signing, and you will be welcomed as a retail partner within the Tamarack Village community!

### 7. ***If I am not selected as a retail partner at this time, then what?***

In the event that you are not selected as a retail partner to lease within Village Plaza, your deposit will be mailed to the address designated on the Retail Lease Application. In addition we may keep your application on file for future releases of commercial space.

Tamarack Resort may refuse to enter into a lease with any retail applicant at its discretion. If a retail applicant fails to meet any of the requirements prior to the selection, their Retail Lease Application will automatically be canceled, and their application deposit fee will be mailed to the primary address designated on the Retail Lease Application.