

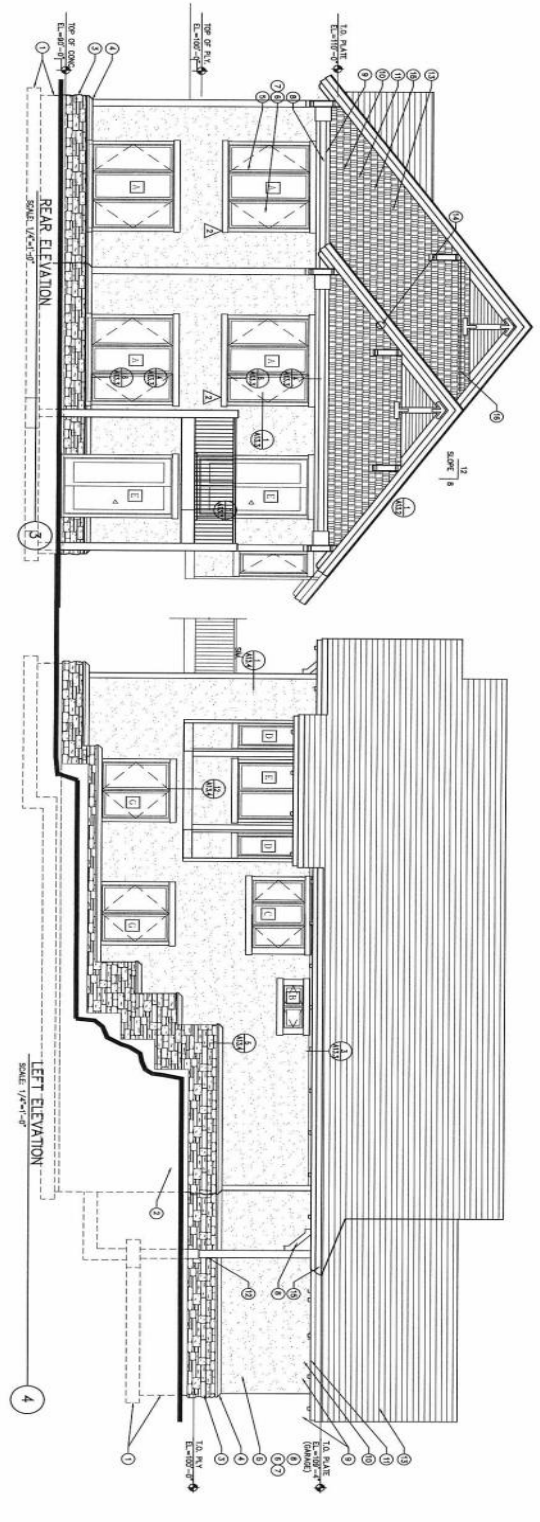
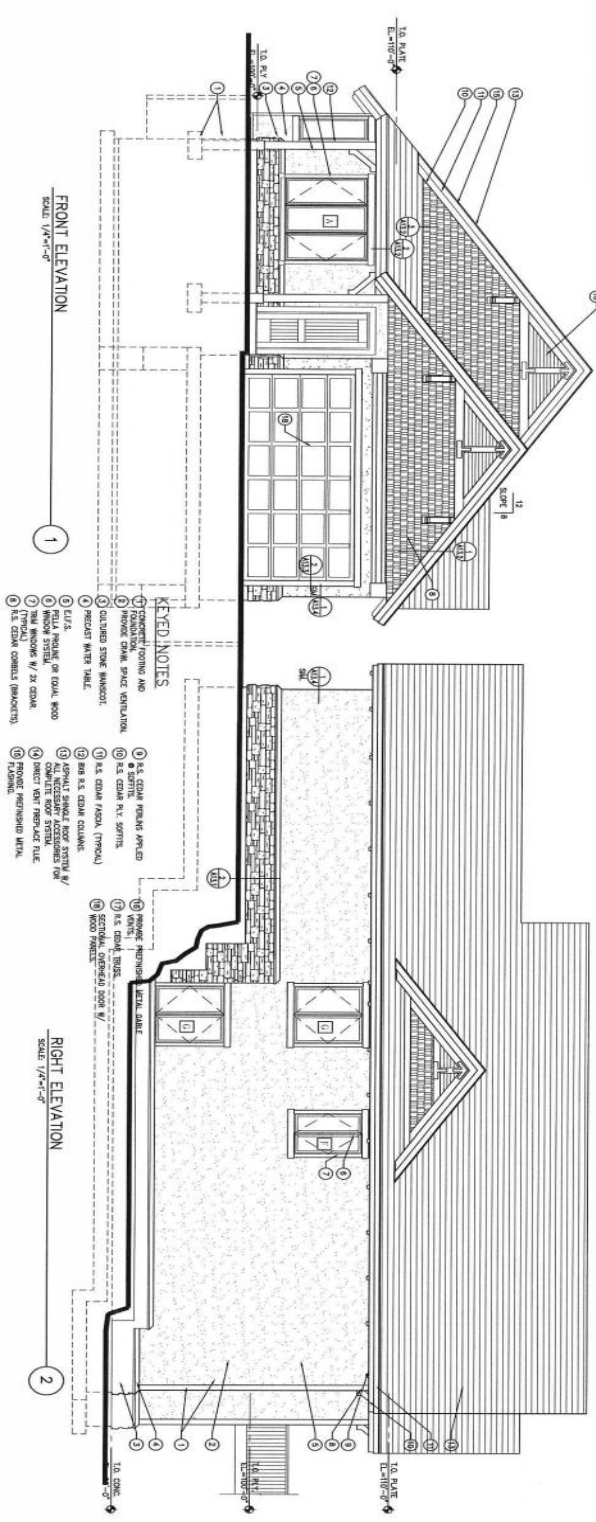
Exhibits

- A. Proposed Trapper's Ridge at Wolf Creek PRUD, Phase 8 preliminary subdivision
- B. Architectural Plans
- C. Landscape Plans
- D. Wolf Creek Resort Zoning Development Conceptual Plan
- E. Feasibility Letter

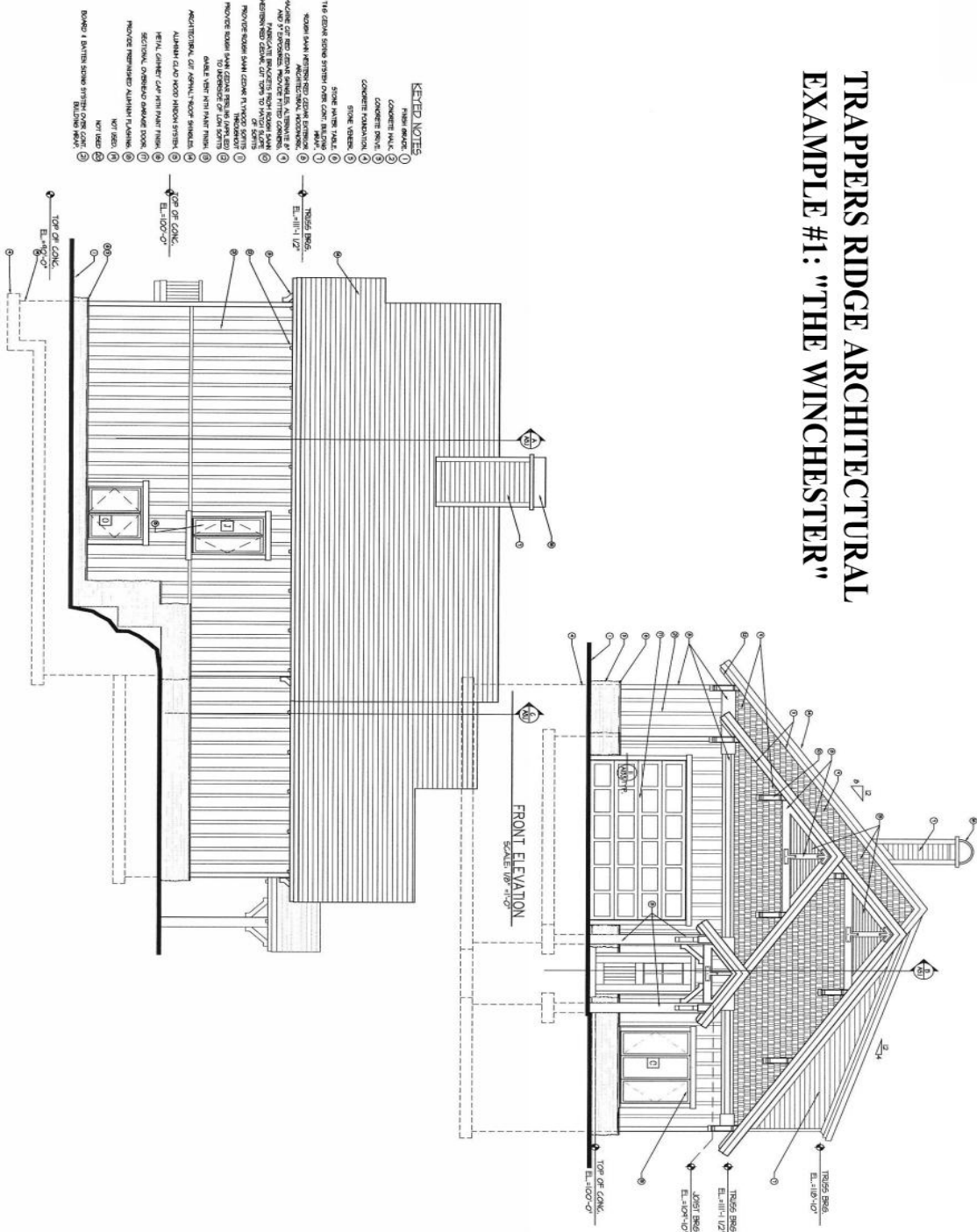
Location Map



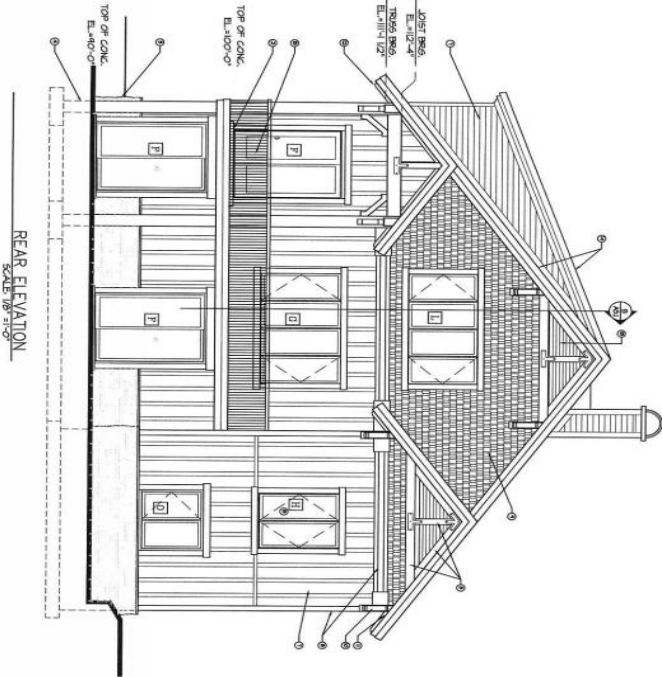
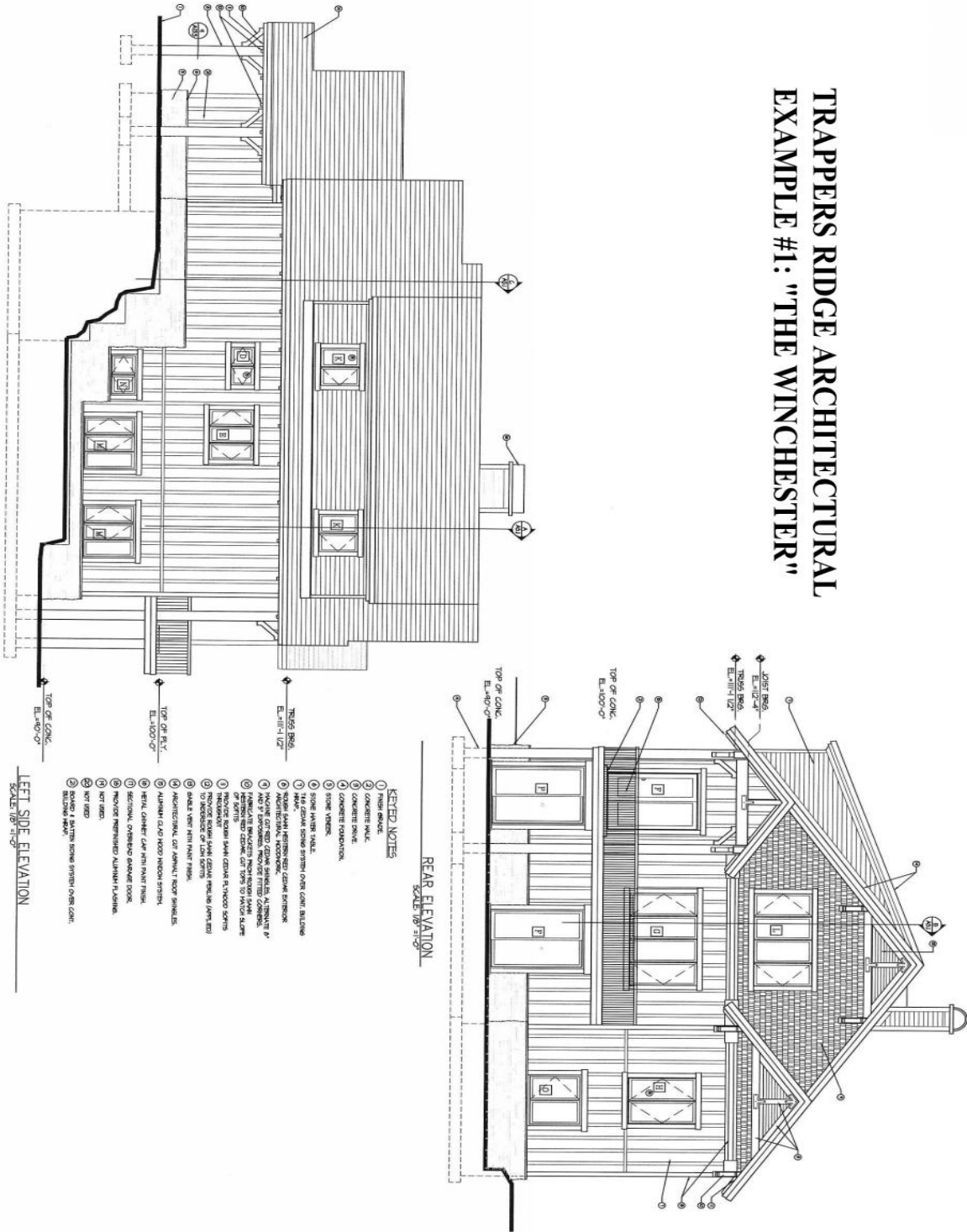
TRAPPERS RIDGE ARCHITECTURAL
 EXAMPLE #4: "THE TELLURIDE"



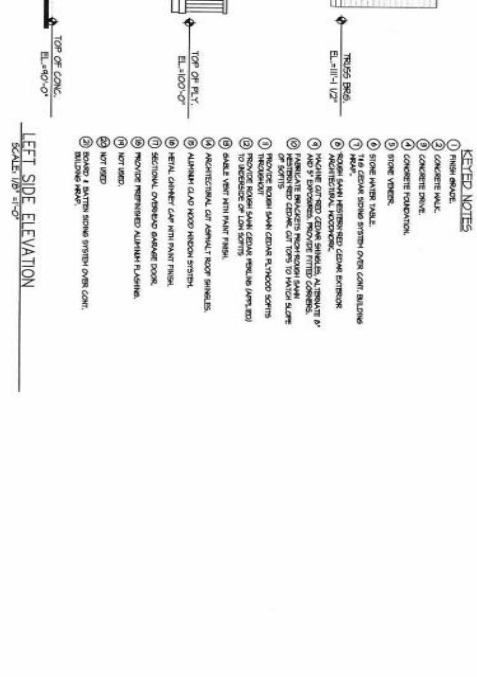
TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #1: "THE WINCHESTER"



TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #1: "THE WINCHESTER"

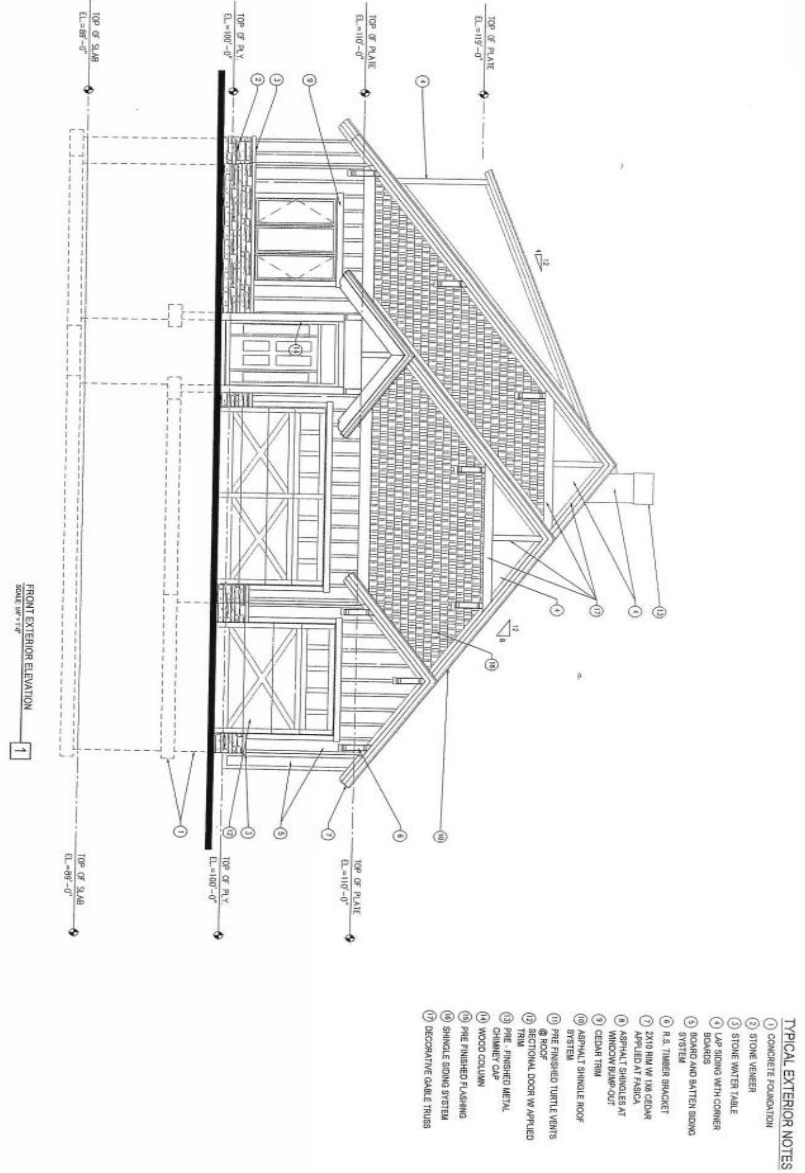


REAR ELEVATION
SCALE: 1/8" = 1'-0"

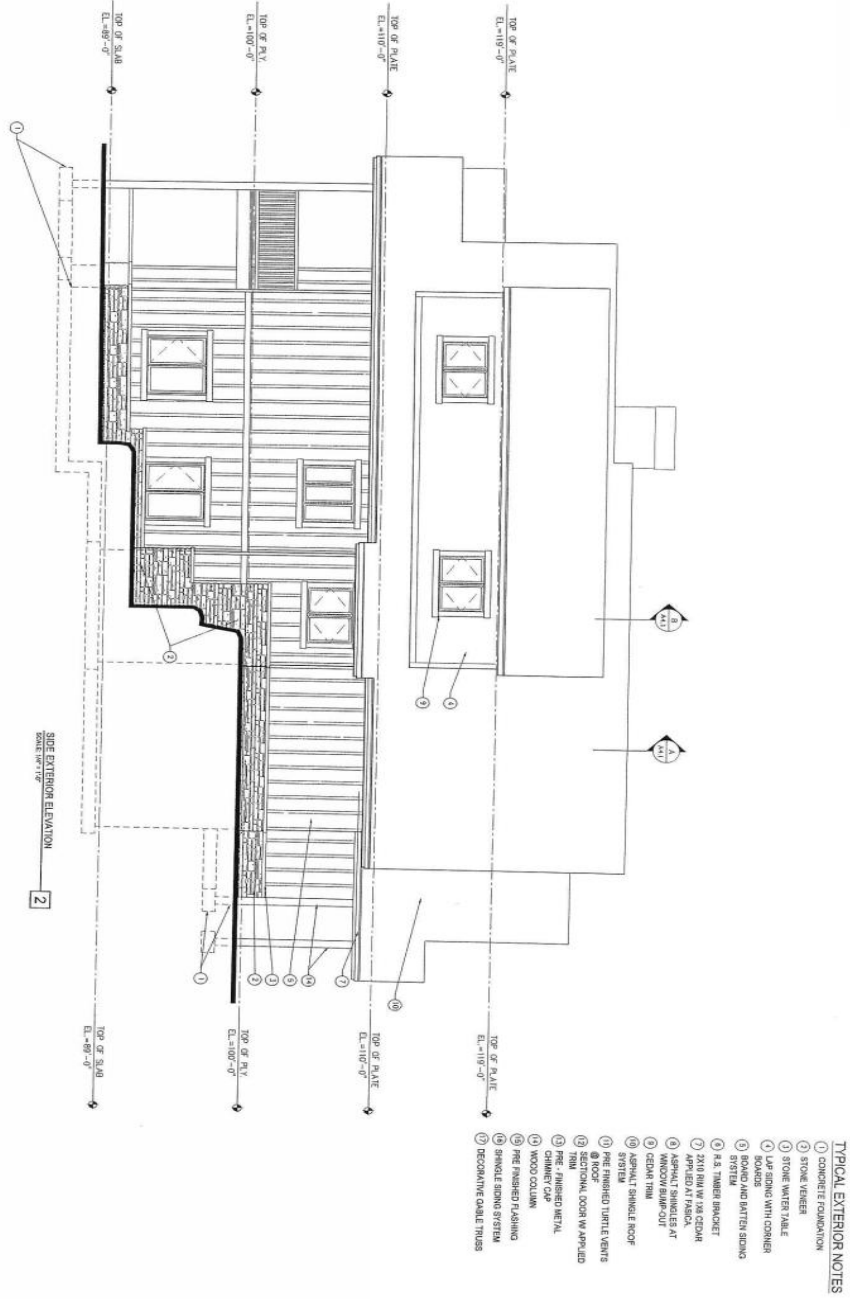


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

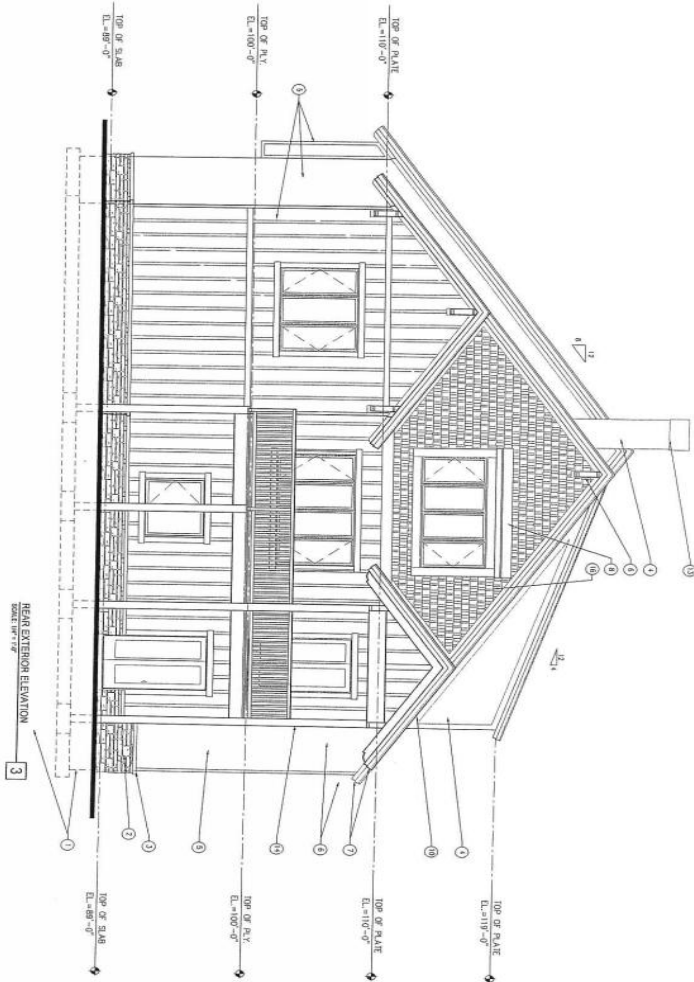
- KEYED NOTES**
- 1 FINISH GRADE
 - 2 CONCRETE WALL
 - 3 CONCRETE POOR
 - 4 CONCRETE FOUNDATION
 - 5 STONE VENEER
 - 6 STONE VENEER WALL
 - 7 1/2" Gypsum board system over joist building
 - 8 SHIP LAP SAWN HISTORIC RED CEDAR SHIMMER
 - 9 ASBESTOS/FLUOROCARBON
 - 10 1/2" Gypsum board system over joist building
 - 11 1/2" Gypsum board system over joist building
 - 12 1/2" Gypsum board system over joist building
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 - 100 1/2" Gypsum board system over joist building



TRAPPERS RIDGE ARCHITECTURAL
 EXAMPLE #2: "THE BIG HORN"

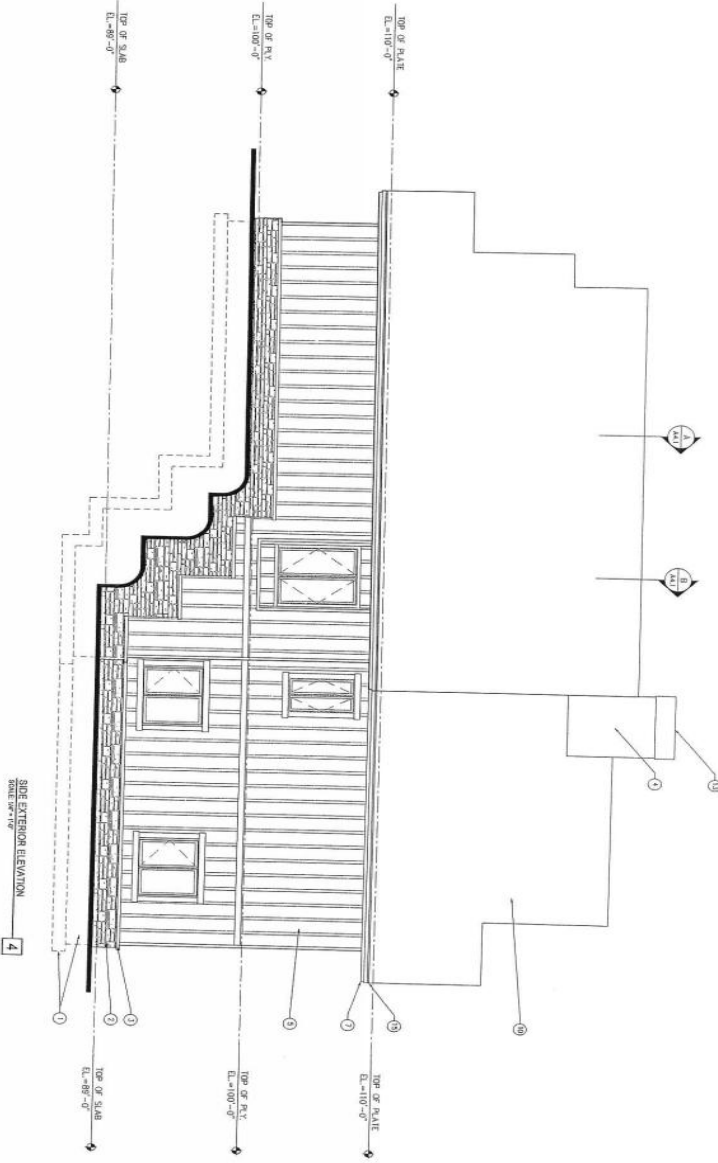


**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"**



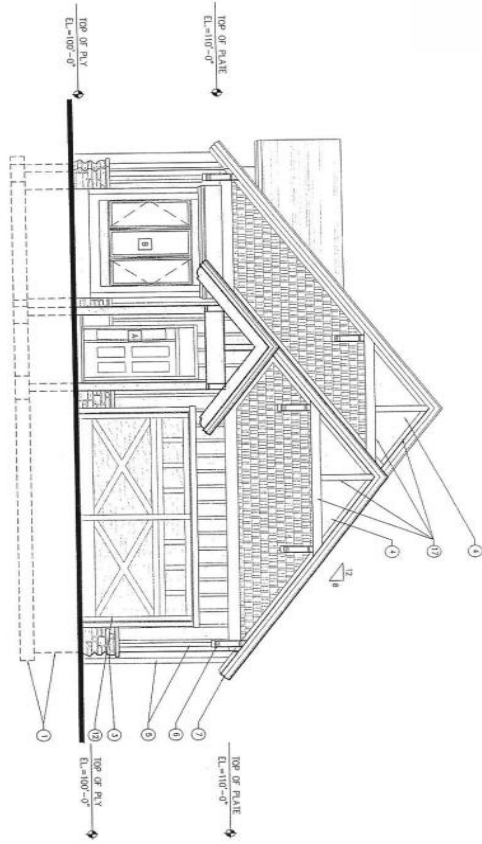
- TYPICAL EXTERIOR NOTES**
- ① CONCRETE FOUNDATION
 - ② STONE FINISH
 - ③ STONE WATER TABLE
 - ④ LAY STONE WITH CORNER BOWING
 - ⑤ BOARD AND BATTEN SIDING
 - ⑥ R. S. TIMBER SHAKET
 - ⑦ 2X12 RIM JOIST
 - ⑧ ASPHALT SHINGLES AT WINDOW BURR-OUT
 - ⑨ CEDAR TRIM
 - ⑩ ASPHALT SHINGLE ROOF
 - ⑪ PRE-FINISHED TURTLE BENT ROOF
 - ⑫ SECTIONAL DOOR W/ APPLIED CHAMFER CAP
 - ⑬ PRE-FINISHED METAL CHIMNEY CAP
 - ⑭ WOOD COLUMN
 - ⑮ PRE-FINISHED FLASHING
 - ⑯ SHINGLE SIDING SYSTEM
 - ⑰ DECORATIVE GABLE TRUSS

**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"**



- TYPICAL EXTERIOR NOTES**
- 1 CONCRETE FOUNDATION
 - 2 STONE VENEER
 - 3 STONE WATER TABLE
 - 4 SHINGLES WITH CORNER BOARDS
 - 5 SIDING AND BUTTER SIDING SYSTEM
 - 6 4x8 TIMBER BRACKET
 - 7 2x10 SILL W/ 2x6 CEDAR APPLIED AT FASCIA
 - 8 WINDOW SILL W/ 2x6 CEDAR TRIM
 - 9 CEDAR TRIM
 - 10 ASPHALT SHINGLE ROOF SYSTEM
 - 11 PRE FINISHED GABLE VENTS
 - 12 SECTIONAL DOOR W/ APPLIED TRIM
 - 13 PRE FINISHED METAL TRIM
 - 14 WOOD COLUMN
 - 15 PRE FINISHED CLADDING
 - 16 SHINGLE BOND SYSTEM
 - 17 DECORATIVE GABLE TRUSS

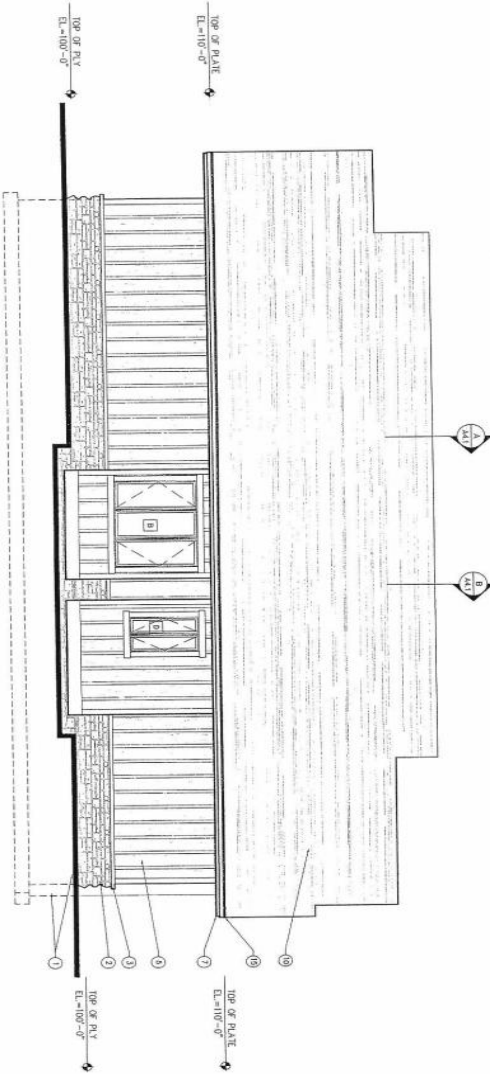
**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"**



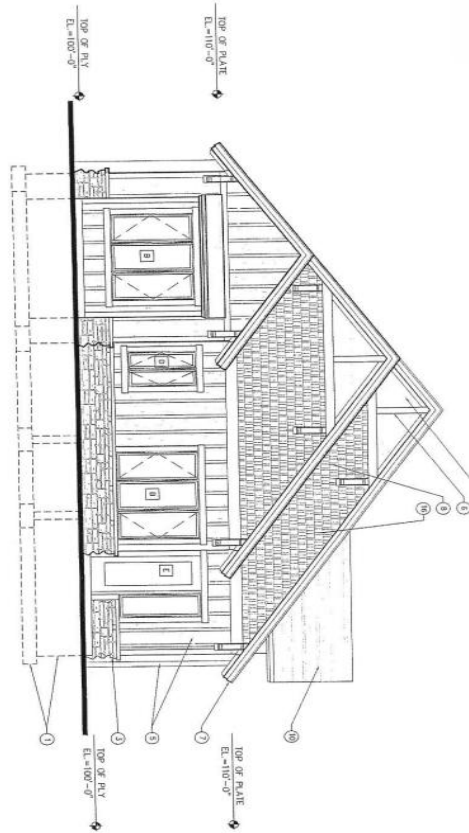
FRONT EXTERIOR ELEVATION 1

**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #3: "THE SADDLEBACK"**

- TYPICAL EXTERIOR NOTES**
- 1) CONCRETE FOUNDATION
 - 2) STONE VENER
 - 3) STONE WATER TABLE
 - 4) STUCCO SYSTEM
 - 5) ASPHALT SHINGLE ROOF SYSTEM WITH
 - 6) 1/2" CEDAR BATTEN
 - 7) #5 TIMBER BRACKET
 - 8) #2 SHAW-WALKER CEDAR SHIP LAP AT PASADENA
 - 9) ASPHALT SHINGLES AT WINDOW BUMP-OUT
 - 10) CEDAR TRIM
 - 11) ASPHALT SHINGLE ROOF SYSTEM
 - 12) PRE-FINISHED GABLE VENTS
 - 13) SECTIONAL DOOR W/ APPLIED
 - 14) PRE-FINISHED METAL CHIMNEY CAP
 - 15) WOOD COLUMN
 - 16) PRE-FINISHED FLASHING



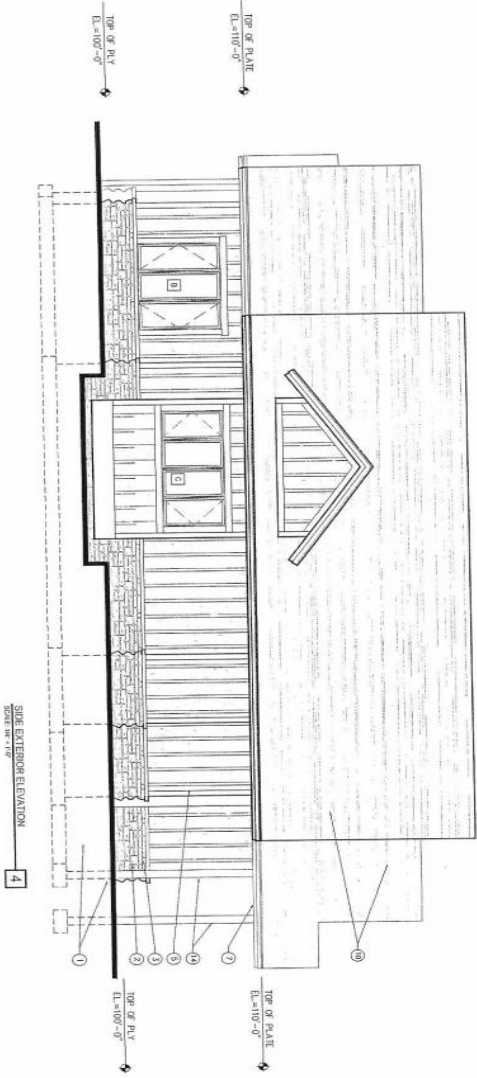
SIDE EXTERIOR ELEVATION 2



REAR EXTERIOR ELEVATION 3

- TYPICAL EXTERIOR NOTES
- 1 CONCRETE FOUNDATION
 - 2 STONE VENEER
 - 3 STONE WATER TABLE
 - 4 STUCCO SYSTEM
 - 5 CEDAR FACED 1" x 4" BOARDS WITH 1/2" CEDAR BATTEN
 - 6 2x8 TIMBER BRACKET
 - 7 2x8 RIM W/ 1x4 CEDAR APPLIED AT FASCIA
 - 8 ASPHALT SHINKLES AT WINDOW SILL-COIT
 - 9 CEDAR TRIM
 - 10 ASPHALT SHINKLE ROOF
 - 11 PRE FINISHED GABLE VENTS
 - 12 RESISTANCE DOOR W/ APPLIED TRIM
 - 13 PRE FINISHED METAL CHIMNEY CAP
 - 14 WOOD COLUMN
 - 15 PRE FINISHED FLASHING

**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #3: "THE SADDLEBACK"**



SIDE EXTERIOR ELEVATION 4

Exhibit B-Architectural Renderings





PHASE 8
SHEET NUMBER 1 OF 3
L1



TRAPPERS RIDGE AT WOLF CREEK
PHASE 8
LANDSCAPE PLAN

PREPARED FOR: WATTS ENTERPRISES DATE SUBMITTED: 06/09/2016

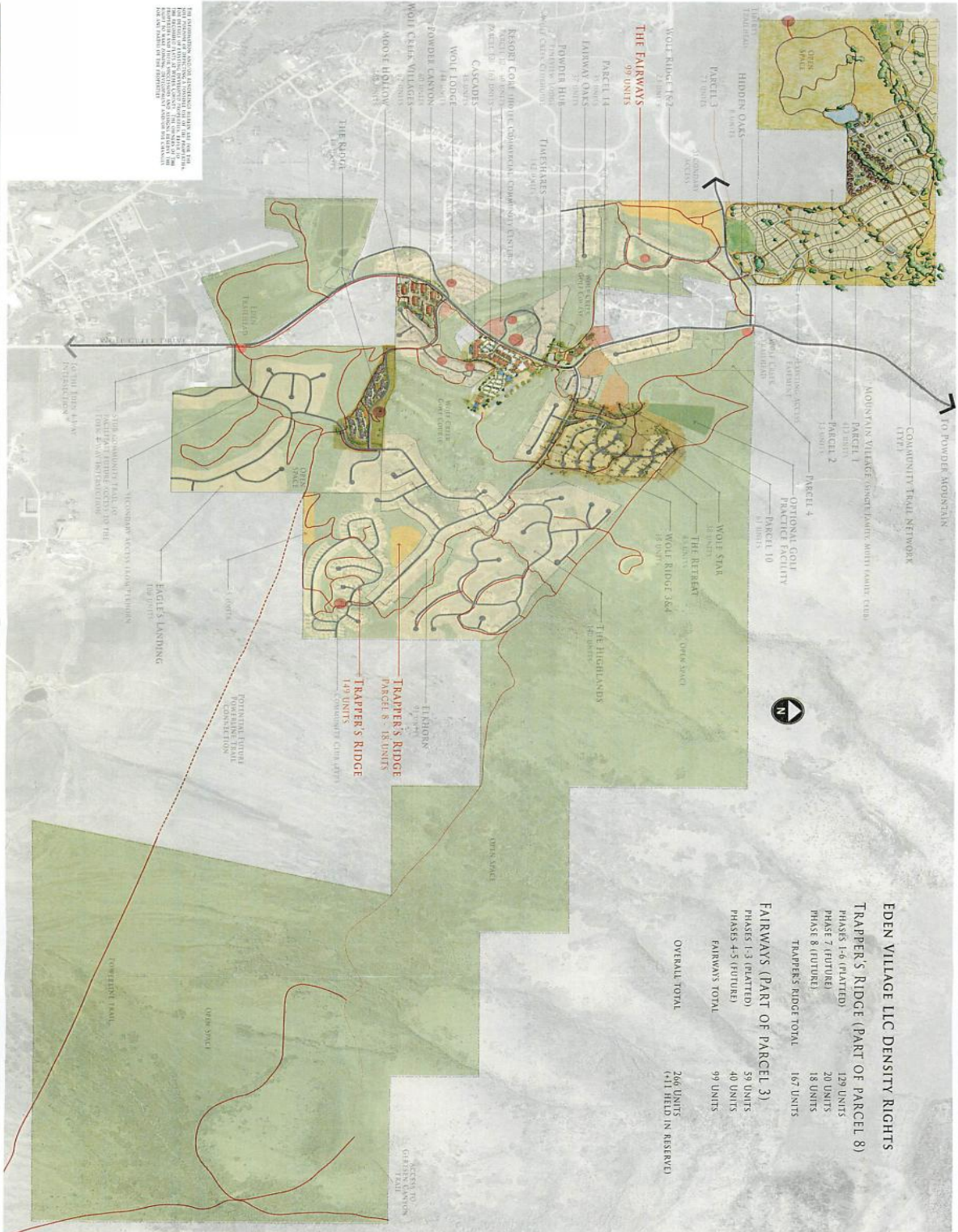
#	DATE	REVISIONS



Exhibit D-Wolf Creek Zoning Development Conceptual Plan

WOLF CREEK RESORT

MARCH 2016



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LANGVARDT DESIGN GROUP

EXHIBIT "C" POST-TRANSFER



Wolf Creek Water and Sewer Improvement District

P.O. Box 658
3632 N. Wolf Creek Dr.
Eden, Utah 84310
(801) 745-3435
Fax (801) 745-3454

*RE: Fairways at Wolf Creek PRUD Phase 4
Fairways at Wolf Creek PRUD Phase 5
Trappers Ridge at Wolf Creek PRUD Phase 8*

Russ-

Based on our recent discussions, we understand that you are working with the County to adjust your master plans at the Fairways and Trappers Ridge projects referenced above. It is our understanding that the first step of the process will be to reduce the density in Fairways by 16 units, transferring 5 of those to Trappers, and holding 11 in reserve for future use. This leaves the following project densities:

- Fairways at Wolf Creek PRUD Phase 4 – 23 homes*
- Fairways at Wolf Creek PRUD Phase 5 – 17 homes*
- Trappers Ridge at Wolf Creek PRUD Phase 8 – 18 homes*

Within the master planning process Wolf Creek Water and Sewer Improvement District has previously anticipated service in accordance with the original master plans and this amendment does not inhibit our ability to serve either of these projects. The excess units to be held in reserve will also remain able to be served by WCWSID with possible conditions depending on where the units are eventually transferred to and other developments or changes that have occurred in the meantime.

As you are aware, we operate three separate systems, culinary water, irrigation/secondary water, and sewer with treatment. The capacity of each of these systems is subject to state laws and limitations applied by the Division of Drinking Water and Department of Environmental Quality. In particular, the amount of culinary water we are required to have available is dependent on 1) continuing to supply irrigation water, and 2) limiting outdoor use of culinary water. At the same time, the supply of irrigation water is dependent on flow to the Wolf Creek diversion, which as you know may change due to pumping related to development at Powder Mountain.

In view of these concerns, we anticipate the following conditions will be placed upon all future developments:

- Landscaping plans shall limit irrigated areas and minimize installation of turf, both for building lots and common areas. Each building lot/unit shall be equipped with at least one hosebib tied to the irrigation system.
- Landscaping plans will be reviewed and approved by WCWSID, with an emphasis on xeriscaping and installed as approved
- Drip irrigation systems shall be used for all shrub and tree beds, consistent with the existing Design Guidelines (2010) of the Wolf Creek Master HOA. We strongly recommend design of the irrigation systems with zones based upon planting demand.
- No basement sump pump or footing drain shall be connected to the sanitary sewer.

In summary, WCWSID is at present able to provide culinary water, sewer, and irrigation services to the projects listed above upon payment of impact fees per our standard schedule. This commitment to Master Planned densities is subject to future review until the connection and impact fees have been paid.

Let me know if you have any further questions.

Thanks,



Rob Thomas

General Manager

WCWSID