

Exhibit A

The Retreat

Capon Capital LLC

Project Description

May 2013

The Retreat is a Cluster Subdivision project that will consist of 45 lots and be divided into three phases. The first phase will be comprised of 18 homesites, the second will have 11 lots and the third and final phase will consist of 16 homesites. The project is zoned RE-20 and is made up of 35.55 acres, in which nearly 11 acres will be platted as common open space to meet the minimum requirement of 30%.

Phase one received final subdivision approval from the Weber County Planning Commission in March of 2009. The project was put on hold indefinitely as Wolf Creek Resort filed for bankruptcy. Capon Capital LLC is now the developing owner of the project and has made a few very minor changes to the original approved lay out. The main difference is the subdivision will no longer be a private, gated community. All roads will be public and a new entry monument design will be installed where traffic enters the project from Elkhorn Drive.



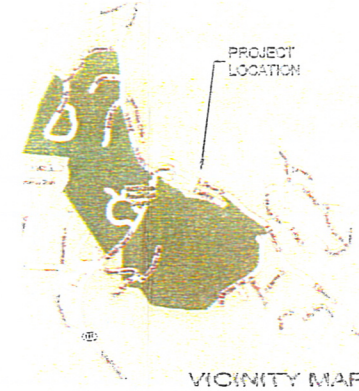
THE SANCTUARY AT WOLF CREEK UTAH - PHASE 1

WOLF CREEK PROPERTIES, L.C.
3840 N. WOLF CREEK DRIVE
EDEN, UT 84406



MULHOLLAND
DEVELOPMENT SOLUTIONS
MAIL: 301 501 000225 435 091 2070 - 220
PARK CITY, UTAH 84033 435 919 0550 - 0500
IN PERSON: 501 501 000225 435 919 0550 - 0500
PARK CITY, UTAH 84033
kristen@mulholland-development.com

DATE:	OCTOBER 22, 2003
DESIGN BY:	ICJM
DRAWN BY:	ICJM
REVIEW BY:	
PROJECT NO:	WC 7
ISSUE:	FINAL
REVISIONS:	
SHEET TITLE:	PRELIMINARY PLAN
SHEET NUMBER:	

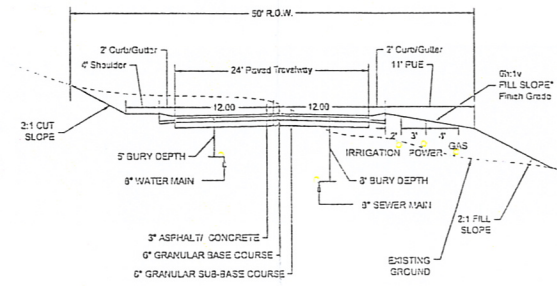


DEVELOPMENT DATA

PARCEL ACREAGE	35.55 ACRES
PROPOSED UNITS	45 UNITS
PROPOSED OPEN SPACE	10.57 (30.0%)

(R) IDENTIFIES POTENTIAL RESTRICTED LOT

STANDARD ROADWAY SECTION

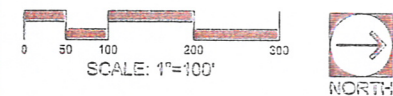


- PHASE 1
- PHASE 2
- PHASE 3

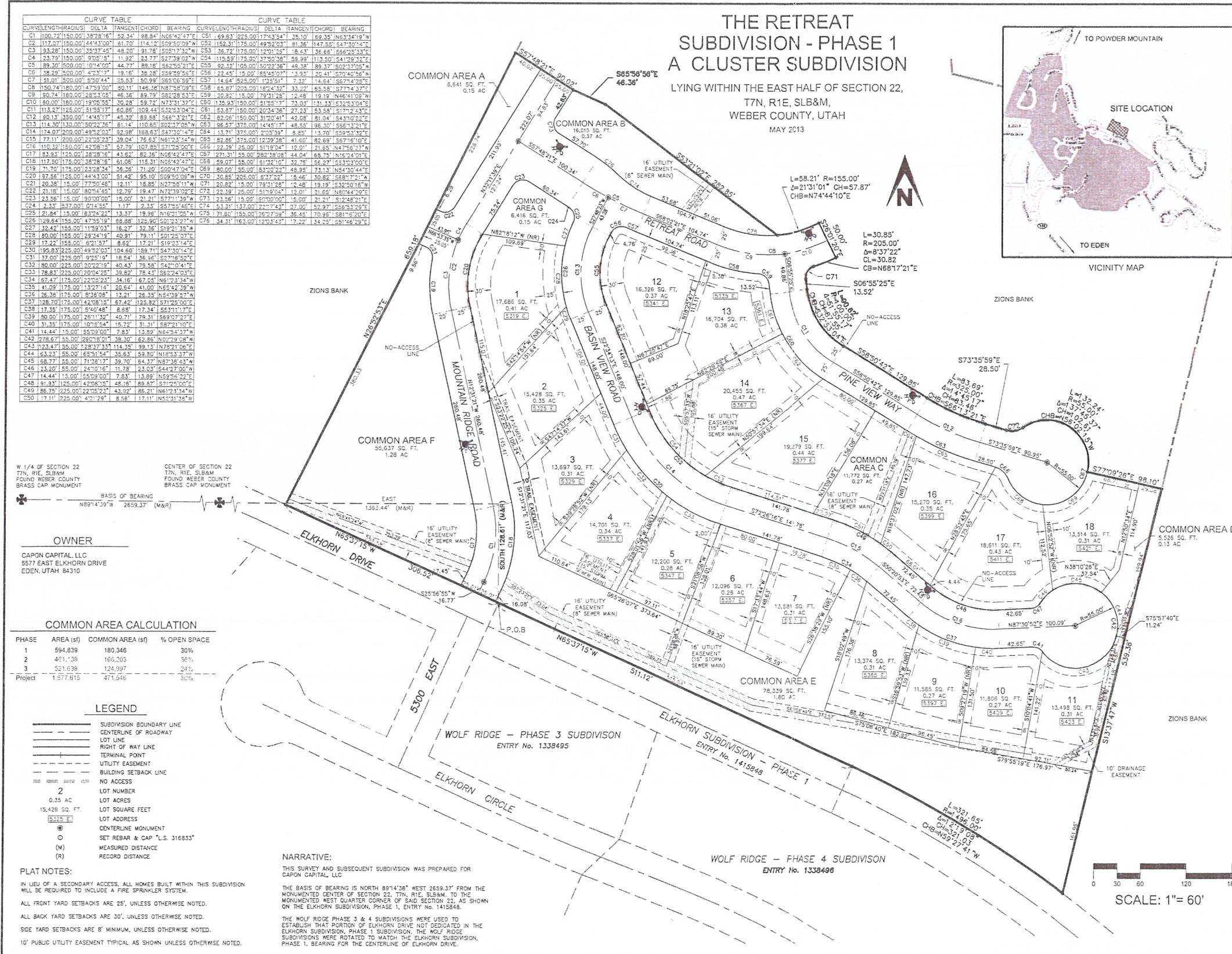
LEGEND

- 0" DIP WATERLINE
- FIRE HYDRANT
- 6" PVC IRRIGATION LINE
- 6" PVC SEWER MAIN LINE
- SANITARY SEWER 15"
- 15" RCP STORM DRAIN LINE
- STORM DRAIN INLET
- RIP-RAP OUTLET

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208-2100
UTAH: 144 EAST 1200 SOUTH
DRAPER, UTAH 84020-1517



plan: C:\01_000001_Eng0007_L000007_Creations_2x35
file name: V:\27-Preliminary Plan.dwg 1 plot date: October 22, 2003 1 plotted by: mulholland



CURVE TABLE				CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE LENGTH	RADIUS
C1	100.72	150.00	38.28	161.54	52.34	C51	69.63
C2	117.07	150.00	44.43	190.00	52.34	C52	162.31
C3	133.42	150.00	50.58	218.46	52.34	C53	36.72
C4	149.77	150.00	56.73	246.92	52.34	C54	115.69
C5	166.12	150.00	62.88	275.38	52.34	C55	92.12
C6	182.47	150.00	69.03	303.84	52.34	C56	22.45
C7	198.82	150.00	75.18	332.30	52.34	C57	14.64
C8	215.17	150.00	81.33	360.76	52.34	C58	129.87
C9	231.52	150.00	87.48	389.22	52.34	C59	28.82
C10	247.87	150.00	93.63	417.68	52.34	C60	135.93
C11	264.22	150.00	99.78	446.14	52.34	C61	53.87
C12	280.57	150.00	105.93	474.60	52.34	C62	81.04
C13	296.92	150.00	112.08	503.06	52.34	C63	96.57
C14	313.27	150.00	118.23	531.52	52.34	C64	13.71
C15	329.62	150.00	124.38	560.00	52.34	C65	82.86
C16	345.97	150.00	130.53	588.46	52.34	C66	12.00
C17	362.32	150.00	136.68	616.92	52.34	C67	55.00
C18	378.67	150.00	142.83	645.38	52.34	C68	59.07
C19	395.02	150.00	148.98	673.84	52.34	C69	86.00
C20	411.37	150.00	155.13	702.30	52.34	C70	36.88
C21	427.72	150.00	161.28	730.76	52.34	C71	20.82
C22	444.07	150.00	167.43	759.22	52.34	C72	22.39
C23	460.42	150.00	173.58	787.68	52.34	C73	23.56
C24	476.77	150.00	179.73	816.14	52.34	C74	54.37
C25	493.12	150.00	185.88	844.60	52.34	C75	71.80
C26	509.47	150.00	192.03	873.06	52.34	C76	34.31
C27	525.82	150.00	198.18	901.52	52.34	C77	16.30
C28	542.17	150.00	204.33	930.00	52.34	C78	16.30
C29	558.52	150.00	210.48	958.46	52.34	C79	16.30
C30	574.87	150.00	216.63	986.92	52.34	C80	16.30
C31	591.22	150.00	222.78	1015.40	52.34	C81	16.30
C32	607.57	150.00	228.93	1043.86	52.34	C82	16.30
C33	623.92	150.00	235.08	1072.32	52.34	C83	16.30
C34	640.27	150.00	241.23	1100.80	52.34	C84	16.30
C35	656.62	150.00	247.38	1129.26	52.34	C85	16.30
C36	672.97	150.00	253.53	1157.72	52.34	C86	16.30
C37	689.32	150.00	259.68	1186.18	52.34	C87	16.30
C38	705.67	150.00	265.83	1214.64	52.34	C88	16.30
C39	722.02	150.00	271.98	1243.10	52.34	C89	16.30
C40	738.37	150.00	278.13	1271.56	52.34	C90	16.30
C41	754.72	150.00	284.28	1300.00	52.34	C91	16.30
C42	771.07	150.00	290.43	1328.46	52.34	C92	16.30
C43	787.42	150.00	296.58	1356.92	52.34	C93	16.30
C44	803.77	150.00	302.73	1385.40	52.34	C94	16.30
C45	820.12	150.00	308.88	1413.86	52.34	C95	16.30
C46	836.47	150.00	315.03	1442.32	52.34	C96	16.30
C47	852.82	150.00	321.18	1470.80	52.34	C97	16.30
C48	869.17	150.00	327.33	1499.26	52.34	C98	16.30
C49	885.52	150.00	333.48	1527.72	52.34	C99	16.30
C50	901.87	150.00	339.63	1556.18	52.34	C100	16.30

COMMON AREA CALCULATION			
PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,839	180,346	30%
2	481,138	166,203	35%
3	521,638	124,997	24%
Project	1,577,615	471,546	30%

LEGEND			
---	SUBDIVISION BOUNDARY LINE		
---	CENTERLINE OF ROADWAY		
---	LOT LINE		
---	RIGHT OF WAY LINE		
---	TERMINAL POINT		
---	UTILITY EASEMENT		
---	BUILDING SETBACK LINE		
---	NO ACCESS		
2	LOT NUMBER		
0.35 AC	LOT ACRES		
15,426 SQ. FT.	LOT SQUARE FEET		
5325 E	LOT ADDRESS		
○	CENTERLINE MONUMENT		
●	SET REBAR & CAP "L.S. 316833"		
(M)	MEASURED DISTANCE		
(R)	RECORD DISTANCE		

PLAT NOTES:
IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.
ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED.
ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED.
SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED.
10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE:
THIS SURVEY AND SUBSEQUENT SUBDIVISION WAS PREPARED FOR CAPON CAPITAL, LLC.
THE BASIS OF BEARING IS NORTH 89°14'38" WEST 2659.37' FROM THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M, TO THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22, AS SHOWN ON THE ELKHORN SUBDIVISION, PHASE 1, ENTRY No. 1415848.
THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1 SUBDIVISION. THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

SURVEYOR'S CERTIFICATE
I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act of the State of Utah. I further certify that by authority of the Owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements. Monuments will be placed as represented on this plat. Each of the Lots located on this Subdivision Plat complies with the provisions of the current subdivision and RE-20 zoning ordinance regulations of Weber County.

Date _____ Signature _____

BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:
Beginning at the Northwest Corner of the Elkhorn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,363.44 feet and South 128.61 feet from the monumented Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing a North 89°14'38" West from said Center of Section 22 to the West Quarter Corner of said Section 22) and running thence North 65°37'15" West 306.52 feet along the north line of the Elkhorn Drive and Wolf Ridge Phase 3 Subdivision (recorded as Entry No. 1338495); thence North 26°32'23" East 658.18 feet; thence South 57°48'21" East 90.02 feet; thence South 65°56'56" East 46.36 feet; thence South 53°21'02" East 282.85 feet to a point of curvature of a 155.00 foot radius curve to the left, the center of which bears North 04°30'19" West; thence easterly along the arc of said curve 58.21 feet through a central angle of 21°31'01"; thence South 26°01'20" East 50.00 feet to a point of curvature of a 205.00 foot radius curve to the right, the center of which bears North 26°01'20" West; thence southeasterly along the arc of said curve 30.85 feet through a central angle of 08°37'22" to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 17°23'58" East; thence southeasterly along the arc of said curve 20.82 feet through a central angle of 79°31'28"; thence South 06°55'25" East 13.52 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North 83°04'35" East; thence southeasterly along the arc of said curve 90.62 feet through a central angle of 51°55'17"; thence South 58°50'42" East 129.85 feet to a point of curvature of a 325.00 foot radius curve to the left, the center of which bears North 31°09'18" East; thence southeasterly along the arc of said curve 83.69 feet through a central angle of 14°45'17"; thence South 73°35'59" East 28.50 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East; thence easterly along the arc of said curve 22.59 feet through a central angle of 31°10'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southeasterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'28" East 98.10 feet; thence South 13°37'47" West 539.38 feet to a point of curvature of a 1496.00 foot radius non-tangent curve to the left and the northerly right of way of Elkhorn Drive, the center of which bears South 35°41'53" West; thence northeasterly along said northerly right of way and the arc of said curve 321.65 feet through a central angle of 12°10'08"; thence North 65°37'15" West 511.12 feet along said northerly right of way to the point of beginning.
Parcel contains 594,839 Sq. Ft. or 13.656 acres, more or less.

OWNER'S DEDICATION
We, the undersigned Owner/s of the hereby described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract:

THE RETREAT SUBDIVISION PHASE 1
A CLUSTER SUBDIVISION
and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever.
And hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state whichever is applicable or as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.
And hereby grant and convey to The Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Open Space to be used for recreational and open space purposes and guarantee to Weber County that the Common Open Space Area will remain open and undeveloped except for approved recreational and open space purposes.

Signed this _____ day of _____, 2013.
CAPON CAPITAL, LLC.
a Utah limited liability company.

By: John L. Lewis
Managing Member

ACKNOWLEDGEMENT
State of Utah
County of Weber
On this _____ day of _____, 2013, personally appeared before me,

the signers of the above Owner's Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public
Residing at: _____
My commission expires: _____

PREPARED BY	WEBER COUNTY COMMISSION ACCEPTANCE	WEBER COUNTY ENGINEER	WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY RECORDER
BASELINE SURVEYING, Inc 1058 East 2100 South Salt Lake City, UT 84106 (801) 209-2152	SIGNED THIS _____ DAY OF _____, 20____ BY THE CHAIRMAN WEBER COUNTY COMMISSION _____ ATTEST	SIGNED THIS _____ DAY OF _____, 20____ BY THE _____ WEBER COUNTY ENGINEER	SIGNED THIS _____ DAY OF _____, 20____ _____ SIGNATURE	SIGNED THIS _____ DAY OF _____, 20____ _____ SIGNATURE	SIGNED THIS _____ DAY OF _____, 20____ _____ SIGNATURE	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____. CHAIRMAN WEBER COUNTY PLANNING COMMISSION _____ SIGNATURE	ENTRY NO. _____ FEE PAID \$ _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS. WEBER COUNTY RECORDER _____ BY: _____ (DEPUTY)



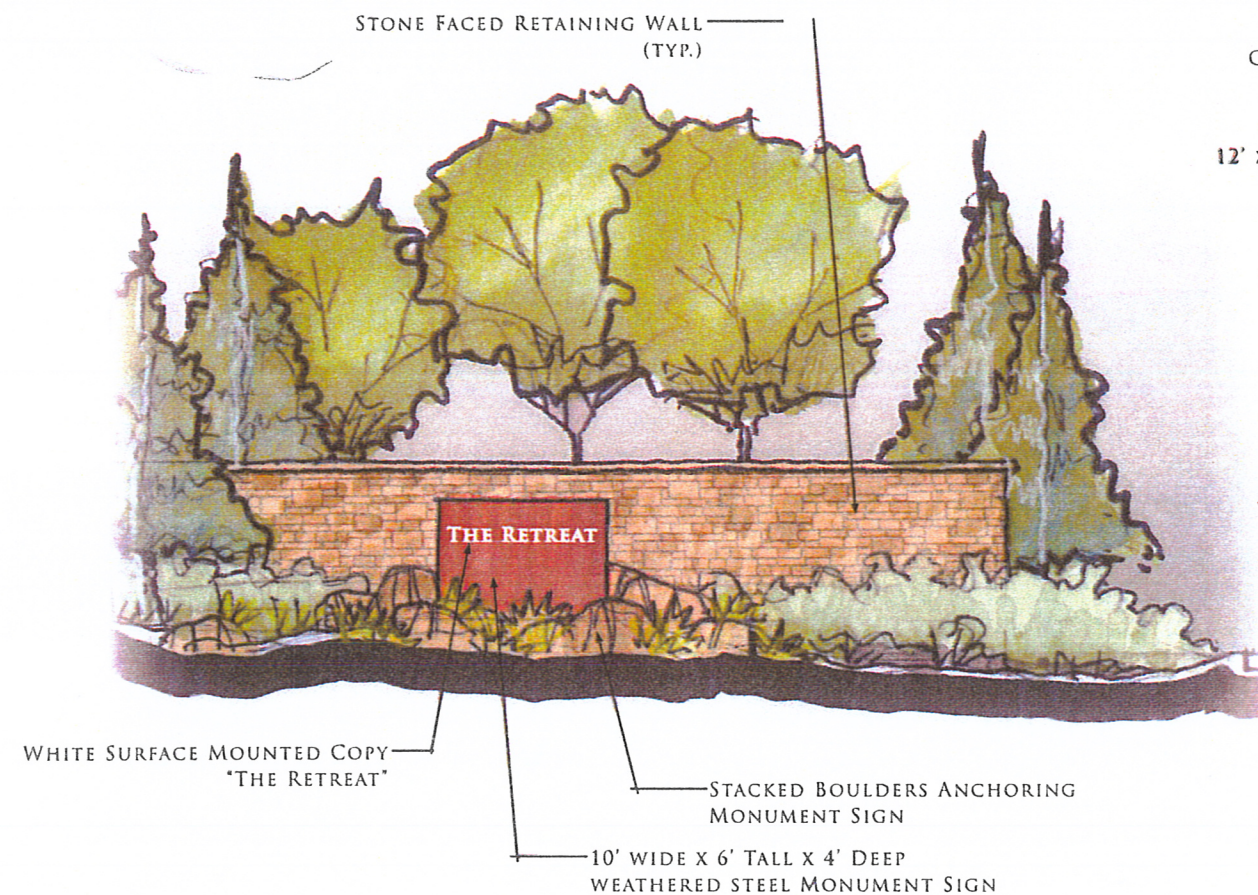
THE RETREAT

AT WOLF CREEK

Exhibit D
ENTRY
CORRIDOR
MAY 3, 2013

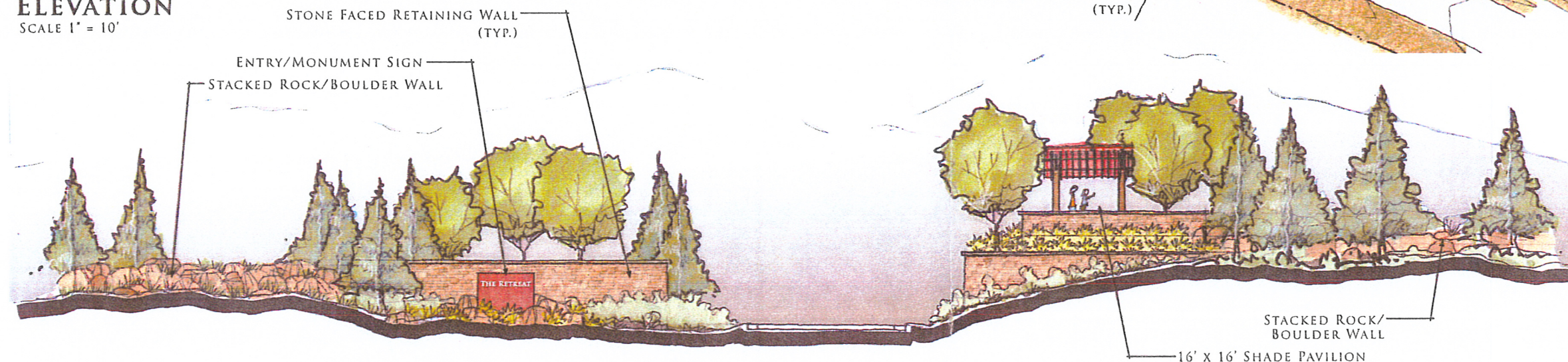
SIGN ENLARGEMENT

SCALE 1" = 5'

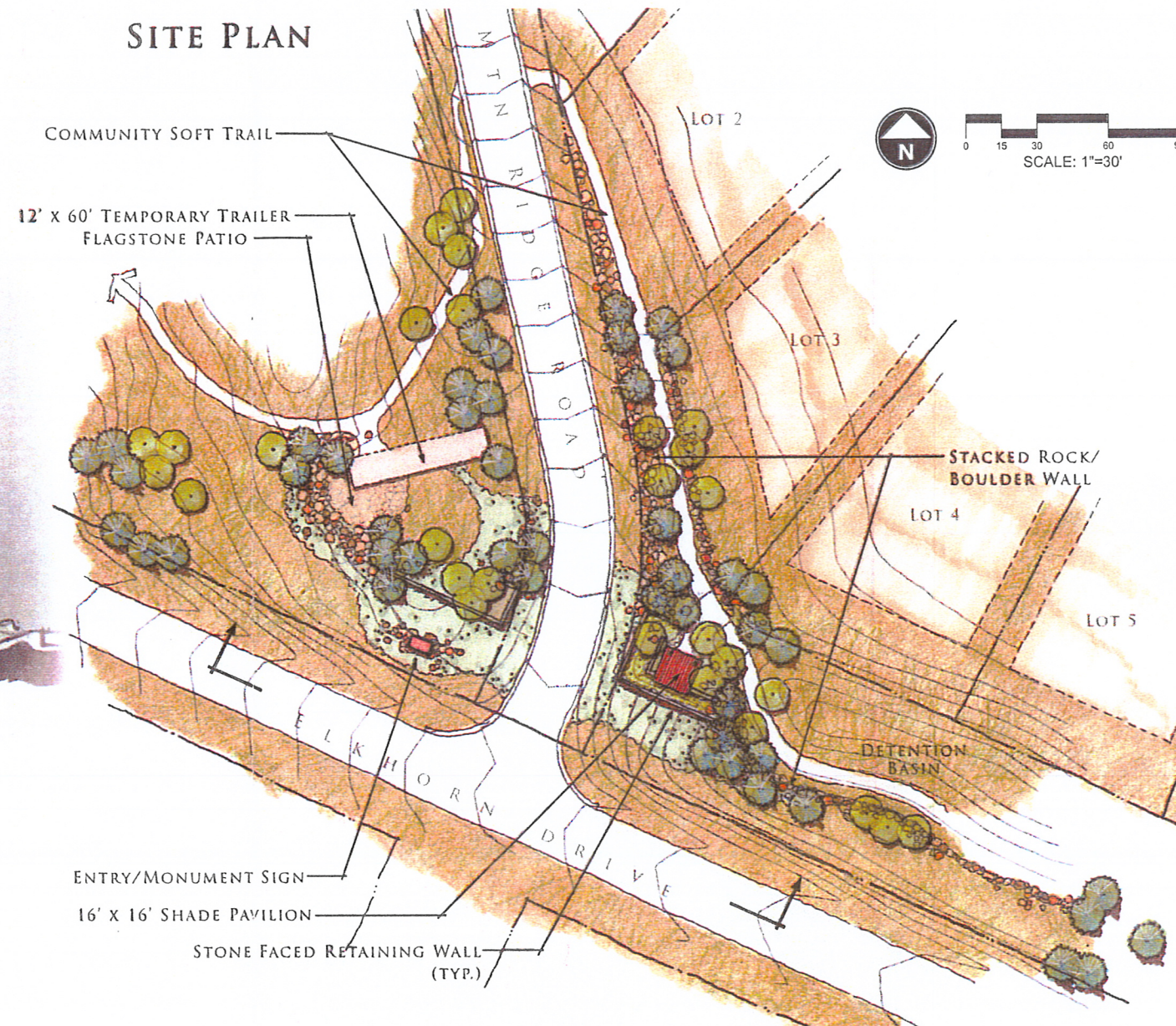


ELEVATION

SCALE 1" = 10'



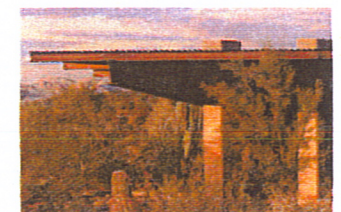
SITE PLAN



STONE WALL



MONUMENT SIGN



SHADE PAVILION

LANGVARDT DESIGN GROUP

Received 5/3/13 SW