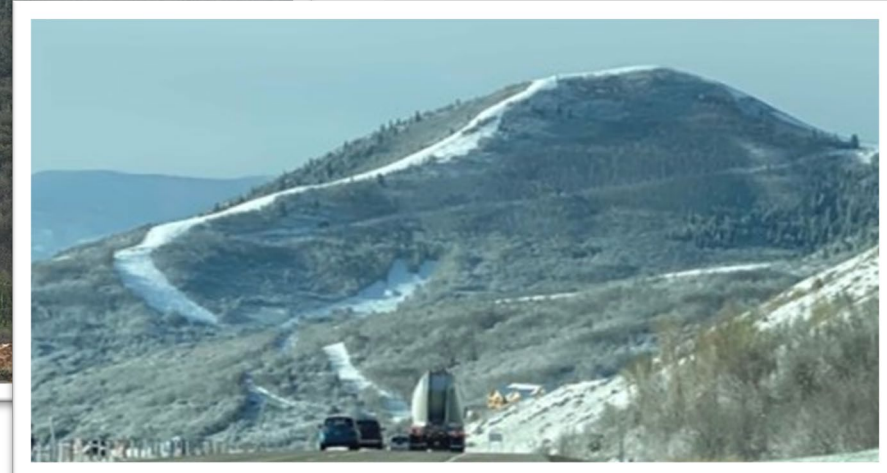
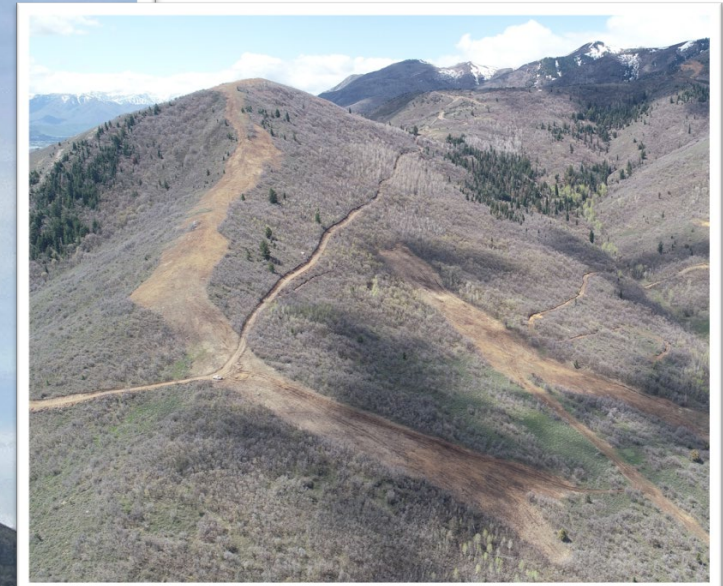


# EX Utah Development Update

MIDA BOARD MEETING  
May 24, 2022







Ski Run Clearing

Galena One and Two Infrastructure

Future Day-skier Parking

Day-skier Parking

MWR Hotel

Pedestrian Tunnel

Pump-house

Crusher-plant

Master Lot 16B  
Sub-surface Utilities





Water Tank #2

Ski Runs

Pump House and Tank #1

EVA Road

Galena and Ski Beach Way Roads

Ski Run





## MWR Conference Hotel

- Construction continues as Jacobsen Construction, general contractor, remains on track for a June 2024 delivery.
- The GMP trade buy-out is complete with all the primary trades awarded.
- Brand and operation LOI is currently being converted to a definitive agreement with the intent to announce a global flag in late Q2.
- Brokerage firm selection is ongoing with sales of the private residences to begin in Q3.



**EXTELL**





## Construction

- **Footings and Foundations** are 95% complete and will remain as such as the northern corner remains a construction entry point.
- **Post-tension slabs**, a partnership between Wadsworth and Pikus, continues level B3 with columns and elevator shafts commencing on B2. B4 structure is complete.



EXTELL







## Ski Improvements

- **Mountain Access, Ski Runs and Terminals** and **lift-lines clearing** efforts have restarted for the summer.
- Skier **bridges** engineering and fabrication ongoing and **tunnels** installation initiated.
- **Ski Lift** dialogue continues with procurement proceeding.
- **Snowmaking** RFP for construction pending.
- **Day-skier Parking** continues with the initial 500+ space finished and the remaining 700+ under construction.

**EXTELL**







### Marcella Estate Lots

- **Civil improvements** for the first 60 lots to be completed by Fall 2022 with paving beginning in August.
- The **Galena Three** subdivision plat was unanimously recommended for approval by MIDA's DRC and going before MIDA's board for approval. The third plat will enable 68 lots to be marketed and sold.
- Summit Sotheby's International Realty, lead by Sheila Hall, has closed numerous investor lots and will begin public sales the end of Q2 or beginning of Q3.
- Engineering of civil improvements on master lots 14, 16, and 17 are approximately 80% complete with civil improvements beginning this summer.
- Marcella's team, REEF, is working on amenity design and programming.



Marcella's Galena One and Two subdivision improvements ongoing



## Pioche Estate Lots, Townhomes, and Cabins

- Infrastructure improvements
  - Primary roads continue with paving slated for Fall 2022
  - Installation sanitary sewer and culinary water ongoing
- Ownership designing and programming their wellness center and homeowner amenities.
- Sales launch slated Q3 2022.



Pioche primary roads, utilities, and ski runs





Pioche Village Apartments

Wellness Center Site

Pioche Amenity Site

Recreational Trail

Ski Back

Primary Roads

Cul-De-Sacs



## Pioche Apartments

Buildings A, B, C, and D are progressing:

### General

- All buildings topped-out and roofing to begin on the final building, Building C
- Spa building and parking lot grading for Buildings A and D progressing
- Buildings A & D on schedule to be delivered in the Fall with leasing to begin mid-summer
- Buildings C & D scheduled for deliver in Q1

### Building A

- Air-n-water tight with window, doors, waterproofing/vapor barrier, and roofing complete
- Exterior finish initiated with siding and masonry
- 4-way inspection complete; plumbing, electrical, mechanical, etc.
- Painters and tile workers continue with finish trades initiated as kitchen and bathrooms begun
- Elevators are complete and functional

### Building B

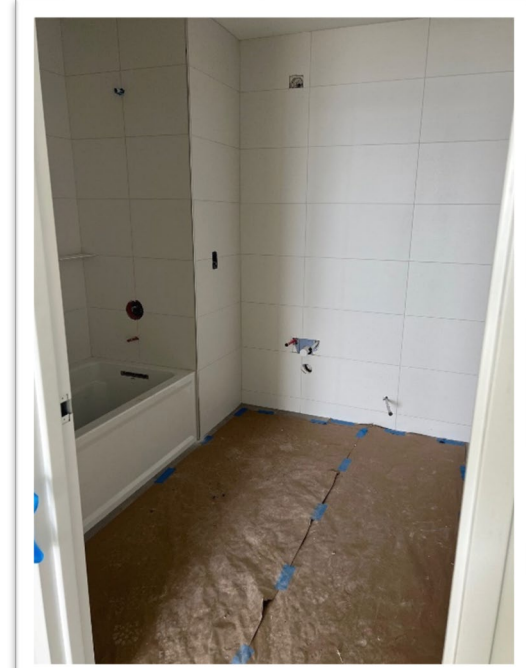
- Roofing complete
- Electrical and plumbing continues
- Amenities spaces sheet rock and insulation begun







*Fixed finishes progressing as well as exterior finishes.*



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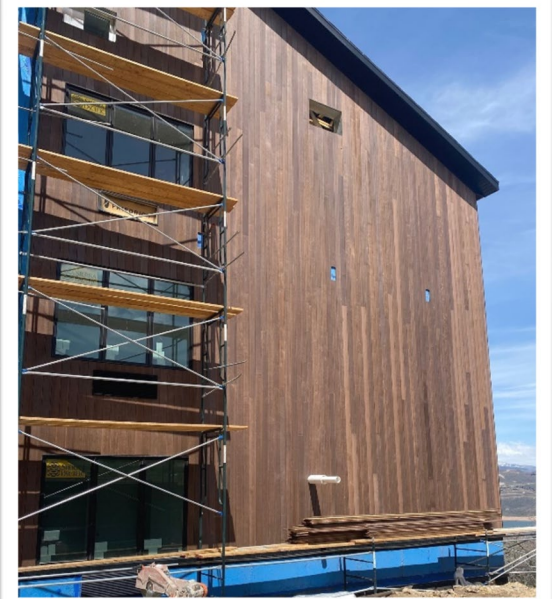
## Pioche Apartments continued

### Building C

- Roofing to begin first week of June, vapor barrier and weather proofing started
- Electrical and plumbing are nearly complete on amenity spaces with dry-wall and insulation immediately following
- Windows on site with installation beginning in June

### Building D

- Air-tight with its 4-way inspection complete; plumbing, electrical, mechanical, etc.
- Tile commenced and cabinets arrived on site
- Elevators are complete and functional
- Dry-wall complete and painting ongoing.





**Designer Hotel and Condominiums, Skier Hotel and Condominiums, Skier Services, and Club.**

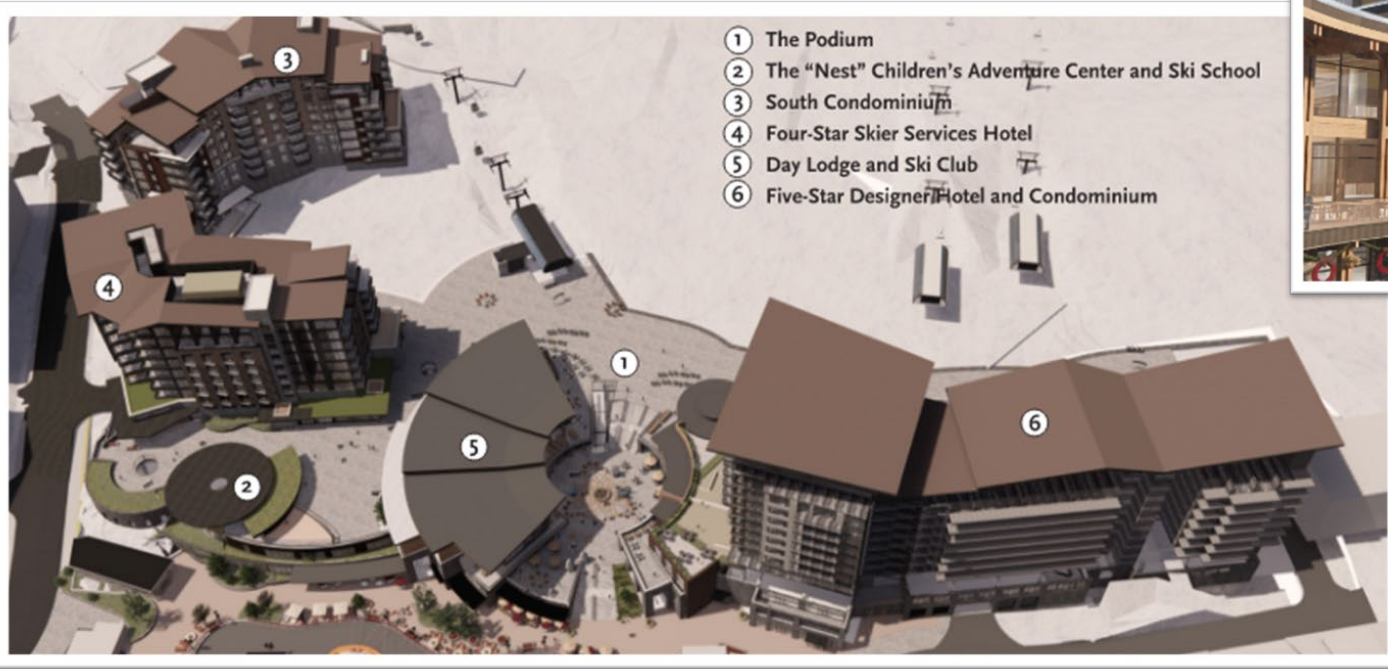
4240 Architecture released the 50% Design Development plan set for the Designer Hotel and Condominiums, Skier Hotel and Condominiums, skier services and village core as programming complete. The 50% DD set focuses on the compilation of mechanical, structural, electrical, and architectural integration.

Interior designers, Jeffrey Beers International and AvroKO have been selected as the project’s interior designers and general contractors are being interviewed for pre-con services.

A preview of the complex, roughly 1.1M square feet, was given to MIDA’s DRC at April’s meeting.



**Day Lodge and Mountain Club**



**EXTELL**



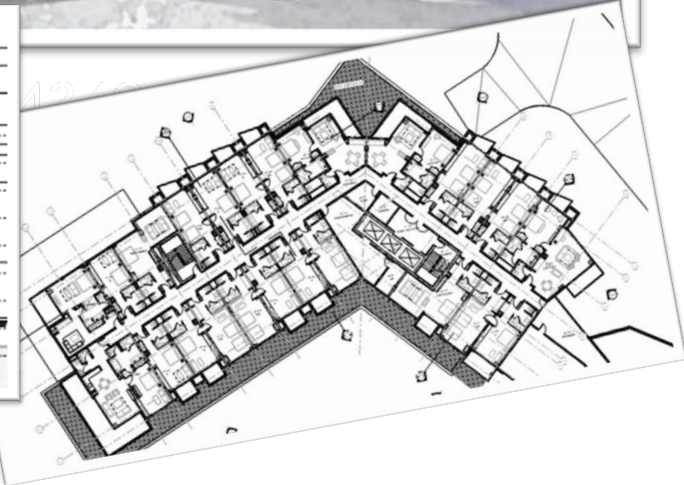
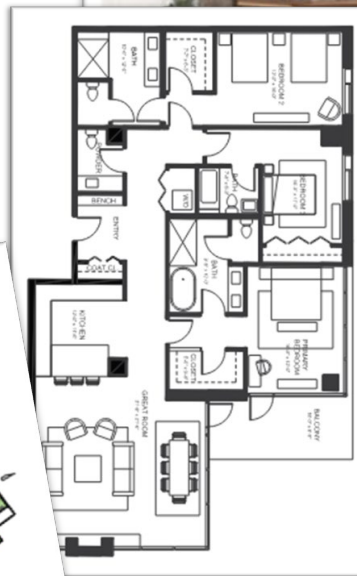


Children's Ski School

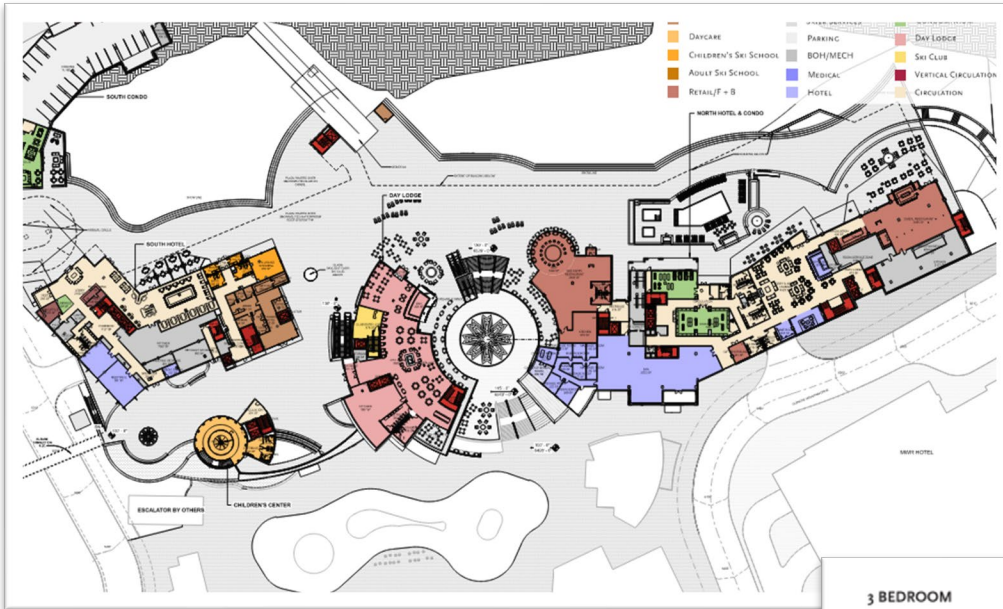
Skier Hotel



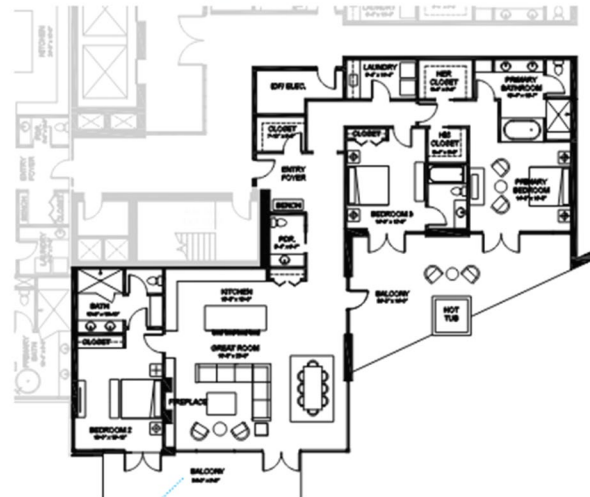
South Condominiums







3 BEDROOM  
Unit C - LEVELS 5 - 10 - 2,690 sellable sf  
2,600 nsf





**Site Visits.** The Salt Lake City - Utah Games organizers and the IOC technical committee visited the site to see and discuss potential venues and field-of-play opportunities. The US Air Force along with the Army Corp. of Engineers continues their efforts as the Air Force finalizes their donation of Lot 20 from MIDA.

**Warehouse.** The footings and foundation of the temporary warehouse are nearly complete and steel trussing to be erected by the middle of June.

**Housing and Recreation.** Discussions of regional housing opportunities and recreation continues with MIDA and Wasatch County.

**North Frontage Road.** Engineering efforts proceed with MIDA, Wasatch County, and UDOT.

**Hiking and Biking Trails.** Recreational trail crews remobilized for the summer and began construction of another 6 to 9 miles of trails.

**Ventana.** Ventana is graded and retaining walls installed. Culinary and non-culinary water tanks started, and Rocky Mountain Powers’ sub-station slated to begin in June.

