

Extell Development Company

MAYFLOWER MOUNTAIN RESORT

Voluntary Cleanup Plan (VCP) Now Underway

[Extell Development Company](https://extell.com/)

MIDA Project Area, Wasatch County, Utah

The Mayflower Mountain Resort project, so-named for a historic mine on site, is comprised of 5,600+ acres adjacent to Deer Valley Resort in Utah. Extell has begun creating a luxury resort with easy and direct vehicle access and a walkable resort village experience that ties directly into alpine skiing.

Extell, which in 2019 was approved as part of the Military Development Installation Authority (MIDA) project area, has prioritized as its first order of business the voluntary cleanup of the site under the State of Utah’s VCP (Voluntary Cleanup Program).

Although the site sat vacant since the early 1970s, no major efforts were undertaken by previous landowners or mining companies to address the remnants of past mining activity. Extell has gathered the foremost environmental experts from Utah and throughout the country to begin onsite remediation – long overdue for such a beautiful property.

Key messages regarding the site Voluntary Cleanup Program:

* First written reports of the Mayflower Site’s use – described as mine prospects and claims – appear in the 1870s
* The historical Blue Ledge Mining District was established in May 1870, whereby localized portions of the Property and contiguous off-site lands were mined/prospected for precious metal ores including silver, lead, zinc and gold
* According to the United States Bureau of Mines, Mayflower ranked sixth among gold producing mines in the United States Mineral Year Book in 1970
* Known mines previously active on the site include: Mayflower, Glencoe, Star of Utah, Flagstaff and Park Galena
* Localized mining/prospecting continued at the Property until 1972, when the last on-site mine was closed
* Limited “clean up” and no remediation of the Property occurred between 1972 and present day
* Prior to purchase, Extell completed Phase I ESA (December 2016) and sampling to determine impact and if it fit the State’s Voluntary Cleanup Program; initial Phase II site sampling through June, 2017
* May 2017: Extell applied to enter into the VCP program for the Mayflower property (about 2,278 acres) and extensive Site Characterization site sampling continued under the VCP through November 2018
* July 2017: Extell accepted into the VCP program as analysis and characterization of the Property continued
* A plan for remediation, called a RAP, was approved spring of 2019 for Phase 1 of the Property (the entire Village area)
* The implementation of the Cleanup is expected to be a multi-million-dollar endeavor in just the first year of site work

The main development and Village portion of the property is located on Utah Highway 40, exit 8, approximately 35 minutes from Salt Lake City International Airport (SLC). It is oriented with ski terrain extending into the heart of the village and the majority of runs contemplated to encompass views of the lake to the east, the Jordanelle Reservoir and its associated State Park, which attracts approximately 600,000 visitors annually.

Currently an undeveloped site, planners and stakeholders see it as the greatest potential ski villages development since the 1980s—it’s anticipated to be one of the most spectacular alpine resort villages to be built in decades. Development of a fully integrated “mountain village” with 1,520 residential units; 825 hotel rooms + commercial units; 250,000 retail + commercial units; 600 day-skier parking spaces in addition to dedicated parking for all on-site facilities; a 68,000 square foot recreation complex and 95,000 square feet of dedicated floor area for workforce housing was approved by Wasatch County and MIDA in 2018. Further, Mayflower will be a “walkable” resort with adequate parking to suit the projected demand for visitors, residents and lodging guests.

Timeline

Extell’s development team has started putting in the primary infrastructure for ski improvements and a conference hotel known Morale Welfare Recreation (MWR.) The conference hotel is a planned 388 room hotel with 55 private residences and conference space equating to over 600,000+ square foot building. The complete Village build-out will occur over the next two decades with the majority of the infrastructure completed in the next five years.