

Maxwell Appraising Inc.
126 East Lake View Dr.
Vineyard, UT 84059
801-369-3243

12/09/2024

Attn: Val Peterson
Utah Valley University
800 West University Avenue
Orem, UT 84058

Re: Property: 2876 E Meadow Ln
Sundance, UT 84604

File No.: 1941224

Opinion of Value: \$ 8,500,000 (No personal property included)
Effective Date: 11/08/2024

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Cordially, esign.alamode.com/verify Serial: 5A0B5433



Thomas Maxwell
License or Certification #: 5473489-CR00
State: UT Expires: 04/30/2025
maxwell.appraising@gmail.com