

<p>FROM:</p> <p>Michael Nyman Michael Nyman 445 E 1450 N Orem, UT 84097</p> <p>Telephone Number: (801) 900-1812 Fax Number:</p>	<h2 style="margin: 0;">INVOICE</h2> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr style="background-color: #cccccc;"><td style="text-align: center;">INVOICE NUMBER</td></tr> <tr><td style="text-align: center;">20-1282</td></tr> <tr style="background-color: #cccccc;"><td style="text-align: center;">DATE</td></tr> <tr><td style="text-align: center;"> </td></tr> <tr style="background-color: #cccccc;"><td style="text-align: center;">REFERENCE</td></tr> <tr><td style="text-align: center;">Internal Order #: Lender Case #: Client File #: Main File # on form: 20-1282 Other File # on form: Federal Tax ID: Employer ID:</td></tr> </table>	INVOICE NUMBER	20-1282	DATE		REFERENCE	Internal Order #: Lender Case #: Client File #: Main File # on form: 20-1282 Other File # on form: Federal Tax ID: Employer ID:
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<p>TO:</p> <p>Klein & Associates, PLLC PO Box 1836 Salt Lake City, Ut 84110</p> <p>Telephone Number: Fax Number: Alternate Number: E-Mail:</p>							
DESCRIPTION							
<p>Lender: Utah of International Automated Systems Inc Client:</p> <p>Purchaser/Borrower: Utah of International Automated Systems Inc</p> <p>Property Address: 87 W Sky Hawk Way</p> <p>City: Elk Ridge State: UT Zip: 84651</p> <p>County: Utah</p> <p>Legal Description: Lot 67, Elk Ridge Meadows Phase 2 Subdv</p>							
FEES	AMOUNT						
URAR	415.00						
SUBTOTAL	415.00						
PAYMENTS	AMOUNT						
<p>Check #: Date: Description:</p> <p>Check #: Date: Description:</p> <p>Check #: Date: Description:</p>							
SUBTOTAL							
TOTAL DUE	\$ 415.00						

Uniform Residential Appraisal Report

File # 20-1282

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 87 W Sky Hawk Way City Elk Ridge State UT Zip Code 84651

Borrower Utah of International Automated Systems Inc **Owner of Public Record** Phelps, Blain J & Lisa A County Utah

Legal Description Lot 67, Elk Ridge Meadows Phase 2 Subdv

Assessor's Parcel # 38-401-0067 **Tax Year** 2019 **R.E. Taxes \$** 2,502

Neighborhood Name Elk Ridge Meadows **Map Reference** 39340 **Census Tract** 0104.11

Occupant Owner Tenant Vacant **Special Assessments \$** 0 PUD **HOA \$** 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe) Court Ordered Appraisal

Lender/Client Utah of International Automated Systems Inc **Address** N/A

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). According to owner info and WFRMLS data the subject property has not been listed in the last 36 months.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ **Date of Contract** **Is the property seller the owner of public record?** Yes No **Data Source(s)**

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	91 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	175	Low	0	Multi-Family	1 %	
Neighborhood Boundaries	The subject is bounded by Highline Canal Road to the North, Hillside Drive to the South, Goosene Drive to the West, and Loafer Canyon Road to the East.	3,600	High	122	Commercial	2 %	
Neighborhood Description	The subject neighborhood consists of average size & quality homes. Neighborhood features include generally well maintained homes & yards as well as being convenient to schools, shopping, employment areas, and other vital services. Most homes in area have at least average appeal. The local economic base appears to be stable. No adverse conditions were noted to have negative impact on subject.	400	Pred.	16	Other	5 %	

Market Conditions (including support for the above conclusions) The economy in Utah appears to remain stable. Mortgage rates are between 3-6%. This combination of factors helps to stimulate the local real estate market. The estimate marketing time for a home such as the subject is from 1-3 months. Sales prices have been increasing and listing prices have been increasing. The absorption rate is declining while the housing supply is increasing.

Dimensions See Plat Map **Area** 9583 sf **Shape** Rectangular **View** N;Res;

Specific Zoning Classification R-1-15000 **Zoning Description** Residential

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements - Type** **Public** **Private**

Electricity Water Street Asphalt

Gas Sanitary Sewer Alley None

FEMA Special Flood Hazard Area Yes No **FEMA Flood Zone** C **FEMA Map #** 4955170480A **FEMA Map Date** 10/15/1982

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

The subject property is not located within a FEMA identified flood hazard area. Typical lot with landscape, fence, and sprinklers. No adverse easements or encroachments were noted.

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	concrete/good	Floors	cpt-lvt-tile/good		
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	stucco-rk/good	Walls	drywall/good		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 2,240 sq.ft.	Roof Surface	comp.shingle/good	Trim/Finish	paint-wood/good		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	metal-metal/good	Bath Floor	tile/good		
Design (Style) Rambler	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	dbl pane/good	Bath Wainscot	ceramic.tile/good		
Year Built 2013	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	no/no	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 3	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	half/good	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence full	<input checked="" type="checkbox"/> Garage	# of Cars 2		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 1/0	<input checked="" type="checkbox"/> Porch concrete	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 2,240 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Subject property is a rambler home with vaulted ceilings, ceiling fans, and typical features for similar homes in the area.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;No functional or external inadequacies noted at the time of inspection. New carpeting and interior paint recently installed. The effective age is lower than the actual age due to upkeep and the overall condition of the subject property. The subject property is in good condition. No needed repairs noted at time of inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 418,545 to \$ 674,900					
There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 324,300 to \$ 559,900					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	87 W Sky Hawk Way Elk Ridge, UT 84651	29 Wolverine Crk Elk Ridge, UT 84651	1061 Bear Hollow Ln Elk Ridge, UT 84651	38 E Gooseneck Dr Elk Ridge, UT 84651	
Proximity to Subject		0.08 miles SE	0.07 miles W	0.33 miles SE	
Sale Price		\$ 380,000	\$ 419,900	\$ 426,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 202.56 sq.ft.	\$ 193.50 sq.ft.	\$ 208.21 sq.ft.	
Data Source(s)		WFRMLS# 1602748;DOM 35	WFRMLS# 1625264;DOM 59	WFRMLS# 1651573;DOM 25	
Verification Source(s)		MLS&County Data- Ext Insp	MLS&County Data- Ext Insp	MLS&County Data- Ext Insp	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		Conv;500	-500	Conv;0	0
Date of Sale/Time		s07/19;c06/19	+11,400	s10/19;c10/19	+6,299
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	9583 sf	10454 sf	0	9148 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler	
Quality of Construction	Q3	Q3		Q3	
Actual Age	7	7		8	0
Condition	C3	C3		C3	+4,300
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.1	-4,500	6 3 2.0	
Gross Living Area	2,240 sq.ft.	1,876 sq.ft.	+18,200	2,170 sq.ft.	+3,500
Basement & Finished Rooms Below Grade	2240sf0sfin	1864sf0sfin	+3,760	2150sf1613sfin	-31,360
Functional Utility	Average	Average		Average	
Heating/Cooling	GFA/Cent. Air	GFA/Cent. Air		GFA/Cent. Air	
Energy Efficient Items	Typical	Typical		Typical	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Patio	Porch,Patio		Porch,Patio	
Fireplace(s)	No Fireplace	No Fireplace		No Fireplace	
Landscape-Fence-Sprinklers	Landscaping	Landscaping		Landscaping	
Extras	Typical	Typical		Typical	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 28,360		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -21,561	
Adjusted Sale Price of Comparables		Net Adj. 7.5 % Gross Adj. 10.1 % \$ 408,360		Net Adj. 5.1 % Gross Adj. 9.8 % \$ 398,339	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) MLS & County Records					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) MLS & County Records					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer					
Price of Prior Sale/Transfer					
Data Source(s)	MLS & Cnty Data	MLS & Cnty Data	MLS & Cnty Data	MLS & Cnty Data	
Effective Date of Data Source(s)	05/15/2020	05/15/2020	05/15/2020	05/15/2020	
Analysis of prior sale or transfer history of the subject property and comparable sales		No other sales of the subject or comparables than that noted above.			
Summary of Sales Comparison Approach					
GLA is adjusted at \$45/sf, Basement at \$10/sf for size and \$20/sf for finished area, \$7000 for full GLA bathroom, \$4500 for 1/2 GLA bathroom (Bathroom adjustments added to the Rooms Below Grade line at \$7000 for full below grade bathrooms), Garages at \$10000/stall. See the following page of the report for additional commentary.					
Indicated Value by Sales Comparison Approach \$		395,000			
Indicated Value by: Sales Comparison Approach \$		Cost Approach (if developed) \$		Income Approach (if developed) \$	
395,000		433,452			
Estimated value is derived from the Sales Comparison Approach. Effective date of value is noted below. Date prepared may differ from effective date. Reliable date for the Income Approach is not available as most homes in the area are owner occupied. Cost Approach is not used.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal report is made "as is."					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 395,000, as of 05/06/2020, which is the date of inspection and the effective date of this appraisal.					

Summary of Sales Comparison- Continued																							
Comp 1 is the second closest in distance and has the second smallest gross adjustments. It is located within the subjects development.																							
Comp 2 is the closest in distance and has the smallest gross adjustments. It is also located within the subjects development.																							
Comp 3 is the second most recent sale.																							
Comp 4 has the second smallest net adjustments. It is also located within the subjects development.																							
Comp 5 is the most recent sale and has the smallest net adjustments.																							
Comp 6 is the most recent and similar listing found. It is also located within the subjects development.																							
The most weight in the sales comparison approach is given to comparables 1, 2, 3, & 4. Comparables 1, 2, & 4 because they are the the most recent sales from within the subjects development. Comparables 1 & 2 have the smallest adjustments and comparable 3 closed in the last 60 days. Comparable 6 is the most recent and similar listing found and it is also located within the subjects development. It helps establish the relative ceiling of value based off the principle of substitution. Comparable 5 is included because of its date of sale and to help establish market trends of sales outside the subjects development. The most recent and similar sales found were used.																							
True paired sales rarely exist in this market as most homes are custom with unique design, style, quality, upgrades etc. Even an analysis of historical sales typically suggests or supports a percentage range for differences and so separate weighting of the historical data must then be used.																							
GLA adjustments are made at roughly 20-30% of the sales price per square foot based on the average GBA of the most comparable sales in the area. Other adjustments for items such as garage, bathrooms, fireplaces etc. are made based on pairing historical sales, mostly from new builder sales in the market area. Condition adjustments were made based on the appraiser's experience and also through partial sensitivity analysis after pairing sales in the grid.																							
IDENTICAL RATINGS OR DESCRIPTIONS MAY NEED AN ADJUSTMENT - A comp with the same Rating or Description does not mean they are identical and without adjustment. It means the overall quality, condition, location, view, etc. of that property falls within the definition of the rating range, but still may need to be adjusted according to market reaction to the variances on a property-specific basis. Fannie Mae's UAD FAQ's #27 acknowledges that even though a comparable sale may have the same rating as the subject, it still might be superior or inferior to the subject - therefore an adjustment must be made, if warranted. It states: "These differences must be adjusted for in the sales comparison approach grid and an explanation must be provided in the sales comparison approach comment field or in an addendum."																							
COST APPROACH TO VALUE (not required by Fannie Mae)																							
Provide adequate information for the lender/client to replicate the below cost figures and calculations.																							
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) A search was done on the MLS back to 12 months for lots in the subject neighborhood. The lots found from this search are used to estimate site value for the subject property.																							
<table border="0" style="width:100%;"> <tr> <td style="width:50%;">ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW</td> <td style="width:50%;">OPINION OF SITE VALUE ----- =\$ 110,000</td> </tr> <tr> <td>Source of cost data Marshall & Swift</td> <td>DWELLING 2,240 Sq.Ft. @ \$ 89.50 ----- =\$ 200,480</td> </tr> <tr> <td>Quality rating from cost service Good Effective date of cost data Dec 1, 2019</td> <td>Basement 2,240 Sq.Ft. @ \$ 36.25 ----- =\$ 81,200</td> </tr> <tr> <td>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td> <td>App.pt,prch,etc ----- =\$ 40,000</td> </tr> <tr> <td>The estimate reproduction cost was taken from the "Marshall & Swift" cost service and from local builders costs. The estimated remaining economic life for the subject is approximately 72 years.</td> <td>Garage/Carport 510 Sq.Ft. @ \$ 22.75 ----- =\$ 11,603</td> </tr> <tr> <td></td> <td>Total Estimate of Cost-New ----- =\$ 333,283</td> </tr> <tr> <td></td> <td>Less Physical Functional External -----</td> </tr> <tr> <td></td> <td>Depreciation 13,331 ----- =\$(13,331)</td> </tr> <tr> <td></td> <td>Depreciated Cost of Improvements ----- =\$ 319,952</td> </tr> <tr> <td></td> <td>"As-is" Value of Site Improvements ----- =\$ 3,500</td> </tr> <tr> <td>Estimated Remaining Economic Life (HUD and VA only) 72 Years</td> <td>INDICATED VALUE BY COST APPROACH ----- =\$ 433,452</td> </tr> </table>		ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ----- =\$ 110,000	Source of cost data Marshall & Swift	DWELLING 2,240 Sq.Ft. @ \$ 89.50 ----- =\$ 200,480	Quality rating from cost service Good Effective date of cost data Dec 1, 2019	Basement 2,240 Sq.Ft. @ \$ 36.25 ----- =\$ 81,200	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	App.pt,prch,etc ----- =\$ 40,000	The estimate reproduction cost was taken from the "Marshall & Swift" cost service and from local builders costs. The estimated remaining economic life for the subject is approximately 72 years.	Garage/Carport 510 Sq.Ft. @ \$ 22.75 ----- =\$ 11,603		Total Estimate of Cost-New ----- =\$ 333,283		Less Physical Functional External -----		Depreciation 13,331 ----- =\$(13,331)		Depreciated Cost of Improvements ----- =\$ 319,952		"As-is" Value of Site Improvements ----- =\$ 3,500	Estimated Remaining Economic Life (HUD and VA only) 72 Years	INDICATED VALUE BY COST APPROACH ----- =\$ 433,452
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Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach																							
Summary of Income Approach (including support for market rent and GRM)																							
PROJECT INFORMATION FOR PUDs (if applicable)																							
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached																							
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.																							
Legal Name of Project																							
Total number of phases	Total number of units																						
Total number of units rented	Total number of units for sale																						
Data source(s)																							
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.																							
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source																							
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.																							
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.																							
Describe common elements and recreational facilities.																							

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

 esign.alamode.com/verify Serial:163E579F

APPRAISER Michael Nyman
 Signature 
 Name Michael Nyman
 Company Name Lakeshore Appraising
 Company Address 445 E 1450 N
Orem, Ut 84097
 Telephone Number 801-900-1812
 Email Address mikesnyman@gmail.com
 Date of Signature and Report 05/15/2020
 Effective Date of Appraisal 05/06/2020
 State Certification # 5759597-CR00
 or State License # _____
 or Other (describe) _____ State # _____
 State UT
 Expiration Date of Certification or License 06/30/2020

ADDRESS OF PROPERTY APPRAISED
87 W Sky Hawk Way
Elk Ridge, UT 84651
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 395,000

LENDER/CLIENT
 Name No AMC
 Company Name Utah of International Automated Systems Inc
 Company Address N/A
 Email Address wklein@kleinutah.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 20-1282

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		87 W Sky Hawk Way Elk Ridge, UT 84651			193 Wolverine Crk Elk Ridge, UT 84651			1155 N Doe Hill Dr Elk Ridge, UT 84651			1241 Bear Hollow Ln Elk Ridge, UT 84651		
Proximity to Subject					0.11 miles SW			0.17 miles E			0.12 miles NW		
Sale Price		\$			\$ 385,000			\$ 439,900			\$ 425,000		
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 226.87 sq.ft.			\$ 239.08 sq.ft.			\$ 250.59 sq.ft.		
Data Source(s)					WFRMLS# 1632482;DOM 72			WFRMLS# 1654949;DOM 13			WFRMLS# 1668347;DOM 25		
Verification Source(s)					MLS&County Data- Ext Insp			MLS&County Data- Ext Insp			MLS&County Data- Ext Insp		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
					+(-) \$ Adjustment			+(-) \$ Adjustment			+(-) \$ Adjustment		
Sales or Financing Concessions					ArmLth Conv;5000 -5,000			ArmLth Conv;0 0			Listing 0		
Date of Sale/Time					s12/19;c12/19			s03/20;c02/20			c04/20		
Location		N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		9583 sf			11326 sf			15246 sf			8276 sf		
View		N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)		DT1;Rambler			DT1;Rambler			DT1;Rambler			DT1;Rambler		
Quality of Construction		Q3			Q3			Q3			Q3		
Actual Age		7			8			3			8		
Condition		C3			C3			C2			C3		
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count		6 3 2.0			6 3 2.0			6 3 2.0			6 3 2.1		
Gross Living Area		2,240 sq.ft.			1,697 sq.ft.			1,840 sq.ft.			1,696 sq.ft.		
Basement & Finished Rooms Below Grade		2240sf0sfin			1681sf0sfin			1548sf0sfin			1696sf1696sfin		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		GFA/Cent. Air			GFA/Cent. Air			GFA/Cent. Air			GFA/Cent. Air		
Energy Efficient Items		Typical			Typical			Typical			Solar Panels		
Garage/Carport		2qa2dw			3qa3dw			3qa3dw			3qa3dw		
Porch/Patio/Deck		Porch,Patio			Porch,Patio			Prch,Pt,Deck			Porch,Patio		
Fireplace(s)		No Fireplace			No Fireplace			1 Fireplace			1 Fireplace		
Landscape-Fence-Sprinklers		Landscaping			Landscaping			Landscaping			Landscaping		
Extras		Typical			Typical			Typical			Kitchenette		
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,740			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,980			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -31,780		
Adjusted Sale Price of Comparables					Net Adj. 4.6% Gross Adj. 12.4% \$ 402,740			Net Adj. 0.7% Gross Adj. 12.9% \$ 436,920			Net Adj. 7.5% Gross Adj. 20.3% \$ 393,220		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		MLS & Cnty Data			MLS & Cnty Data			MLS & Cnty Data			MLS & Cnty Data		
Effective Date of Data Source(s)		05/15/2020			05/15/2020			05/15/2020			05/15/2020		
Analysis of prior sale or transfer history of the subject property and comparable sales													
Analysis/Comments													

Borrower	Utah of International Automated Systems Inc		
Property Address	87 W Sky Hawk Way		
City	Elk Ridge	County	Utah
		State	UT
		Zip Code	84651
Lender/Client	Mountain America Credit Union		

• URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

The quality & condition of the subject & comparable sales are determined by the amount & time of remodeling and/or upkeep, quality of workmanship & materials, design & roof pitch, fenestration, and the overall condition of the properties.

Present Land Use: In the subject's market area, "other" represents vacant land, church properties, and school properties.

Exposure Time: Based on the data analyzed in this report, a reasonable exposure time for the subject property is estimated to be 10-180 days, assuming a competent marketing effort at a list price not to exceed 105% of the market value.

USPAP defines exposure time as: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The estimated exposure time has been obtained from the comparable sales used in this appraisal report.

Subject Address: The subjects properties address is reported as 87 W Sky Hawk Way Elk Ridge, Ut 84651 on the URAR. County data also records the address as 87 West Sky Hawk Way Elk Ridge, Ut 84651

AMC fees: Appraisers fee \$400; AMC fee \$0;

Reported square footage

The subject sq foot on county records is 2,177 and it physically measure out to be 2,240.
 Comparable 1 sq footage on county records is 1,876 and on the MLS is 1,876.
 Comparable 2 sq footage on county records is 2,164 and on the MLS is 2,170.
 Comparable 3 sq footage on county records is 2,046 and on the MLS is 2,046.
 Comparable 4 sq footage on county records is 1,697 and on the MLS is 1,697.
 Comparable 5 sq footage on county records is 1,812 and on the MLS is 1,840.
 Comparable 6 sq footage on county records is 1,694 and on the MLS is 1,696.

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **87 W Sky Hawk Way** City **Elk Ridge** State **UT** ZIP Code **84651**

Borrower **Utah of International Automated Systems Inc**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	1	3	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.83	0.33	1	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	5	3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.09	15	3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$380,000	\$385,000	\$426,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	25	70	25	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$390,800	\$424,900	\$500,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	38	15	70	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	100.03	100	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

The WFRMLS MLS indicates there were 15 closed sales during the past 12 months and 6 of those sales contained seller concessions which is 40% of the total transactions in this market area. Prior Months 7-12: 11 Sales; 4 with concessions; 36% of sales for this period. 4-6: 1 Sales; 1 with concessions; 100% of sales for this period. 0-3: 3 Sales; 1 with concessions; 33% of sales for this period. The concessions ranged between \$500 and \$8,000. The median concession amount is \$5,000.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The WFRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective

Date: Friday, May 15, 2020

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

See "market conditions" paragraph in the "Neighborhood" section of the URAR for further analysis.

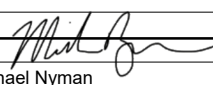
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

 esign.alamode.com/verify Serial:163E579F

Signature 	Signature
Appraiser Name Michael Nyman	Supervisory Appraiser Name
Company Name Lakeshore Appraising	Company Name
Company Address 445 E 1450 N, Orem, Ut 84097	Company Address
State License/Certification # 5759597-CR00 State UT	State License/Certification # State
Email Address mikesnyman@gmail.com	Email Address

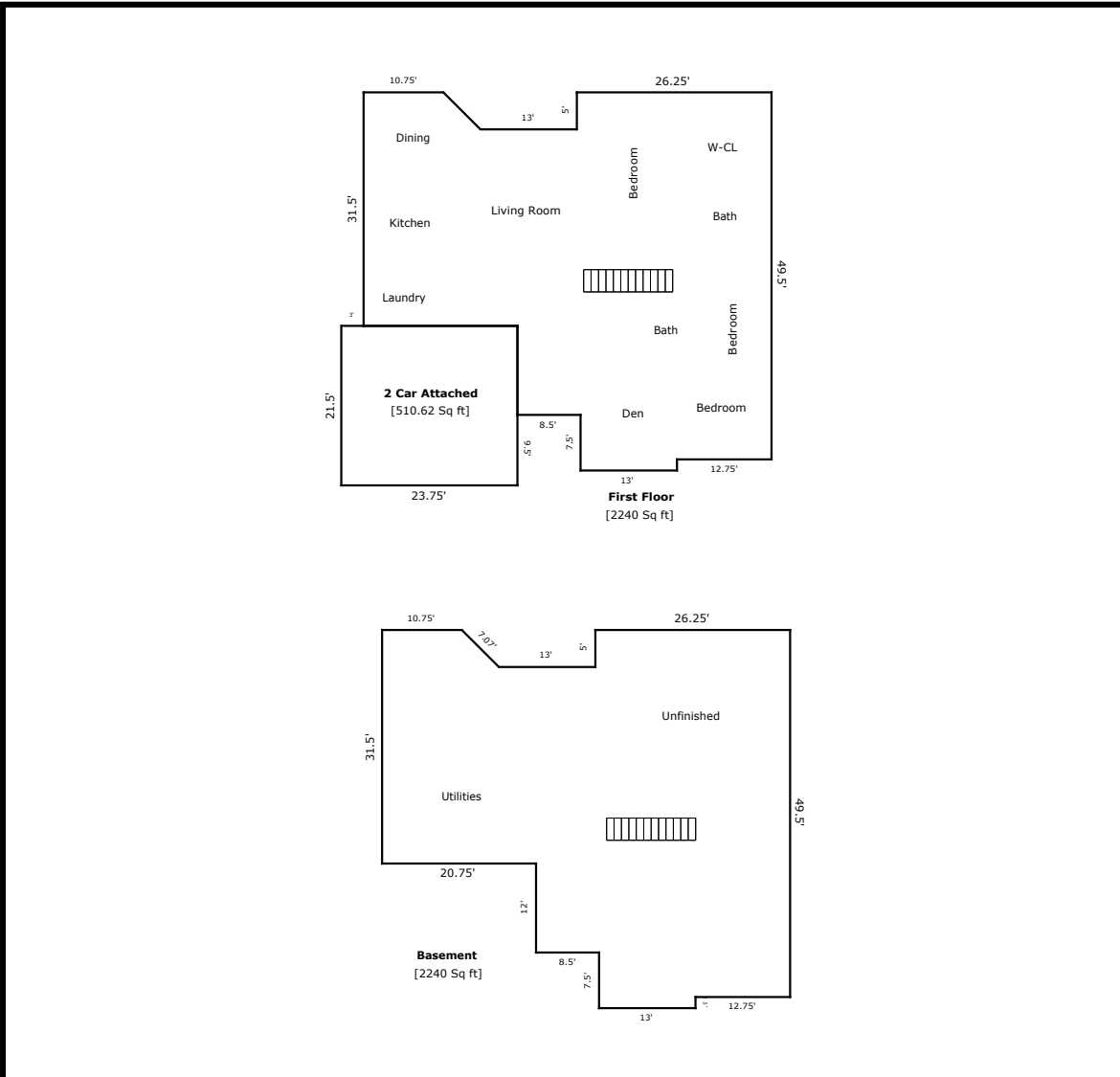
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Building Sketch

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2240 Sq ft	$31.5 \times 10.75 = 338.62$ $49.5 \times 12.75 = 631.12$ $13 \times 7.5 = 97.5$ $21.5 \times 12 = 258$ $31.5 \times 26.5 = 834.75$ $13.5 \times 5 = 67.5$ $0.5 \times 5 \times 5 = 12.5$
Total Living Area (Rounded):	2240 Sq ft	
Non-living Area		
2 Car Attached	510.63 Sq ft	$23.75 \times 21.5 = 510.62$
Basement	2240 Sq ft	$31.5 \times 10.75 = 338.62$ $49.5 \times 12.75 = 631.12$ $13 \times 7.5 = 97.5$ $21.5 \times 12 = 258$ $31.5 \times 26.5 = 834.75$ $5 \times 13.5 = 67.5$ $0.5 \times 5 \times 5 = 12.5$

Handwritten signature

Subject Photo Page

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Subject Front

87 W Sky Hawk Way
 Sales Price
 Gross Living Area 2,240
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9583 sf
 Quality Q3
 Age 7



Subject Side



Subject Rear

Subject Photo Page

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Subject Side

87 W Sky Hawk Way
 Sales Price
 Gross Living Area 2,240
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9583 sf
 Quality Q3
 Age 7



Subject Street

Interior Photos

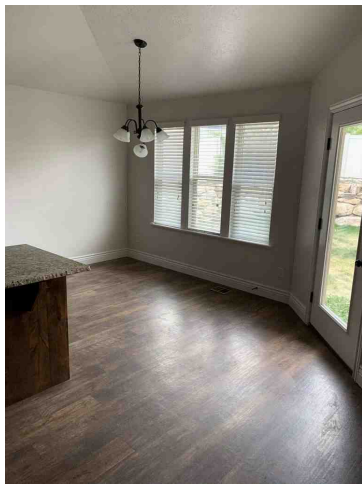
Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Den - Main Level



Kitchen - Main Level



Dining Area - Main Level



Living Room - Main Level



Laundry Room - Main Level



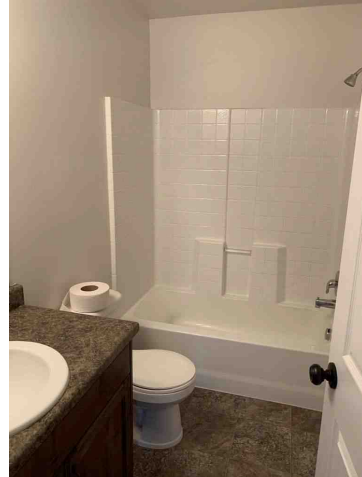
Bedroom - Main Level

Interior Photos

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Bathroom - Main Level



Bathroom - Main Level



Bedroom - Main Level



Bedroom - Main Level



Unfinished Basement



Utilities

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Comparable 1

29 Wolverine Crk
 Prox. to Subject 0.08 miles SE
 Sale Price 380,000
 Gross Living Area 1,876
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10454 sf
 Quality Q3
 Age 7



Comparable 2

1061 Bear Hollow Ln
 Prox. to Subject 0.07 miles W
 Sale Price 419,900
 Gross Living Area 2,170
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9148 sf
 Quality Q3
 Age 8



Comparable 3

38 E Gooseneck Dr
 Prox. to Subject 0.33 miles SE
 Sale Price 426,000
 Gross Living Area 2,046
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 15246 sf
 Quality Q3
 Age 11

Borrower	Utah of International Automated Systems Inc						
Property Address	87 W Sky Hawk Way						
City	Elk Ridge	County	Utah	State	UT	Zip Code	84651
Lender/Client	Mountain America Credit Union						



Comparable4

193 Wolverine Crk
 Prox. to Subject 0.11 miles SW
 Sale Price 385,000
 Gross Living Area 1,697
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 11326 sf
 Quality Q3
 Age 8



Comparable5

1155 N Doe Hill Dr
 Prox. to Subject 0.17 miles E
 Sale Price 439,900
 Gross Living Area 1,840
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 15246 sf
 Quality Q3
 Age 3



Comparable6

1241 Bear Hollow Ln
 Prox. to Subject 0.12 miles NW
 Sale Price 425,000
 Gross Living Area 1,696
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q3
 Age 8

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

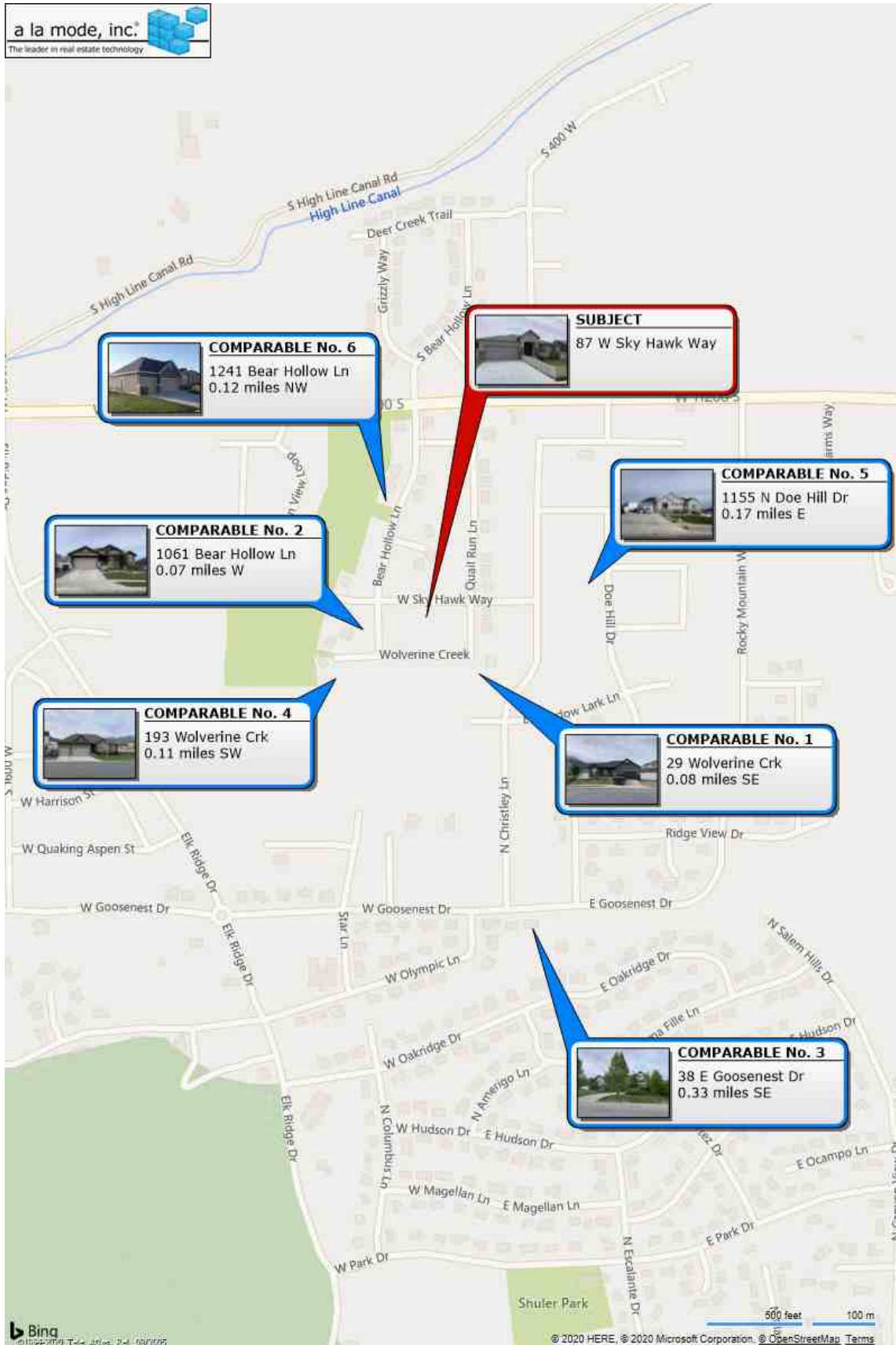
Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

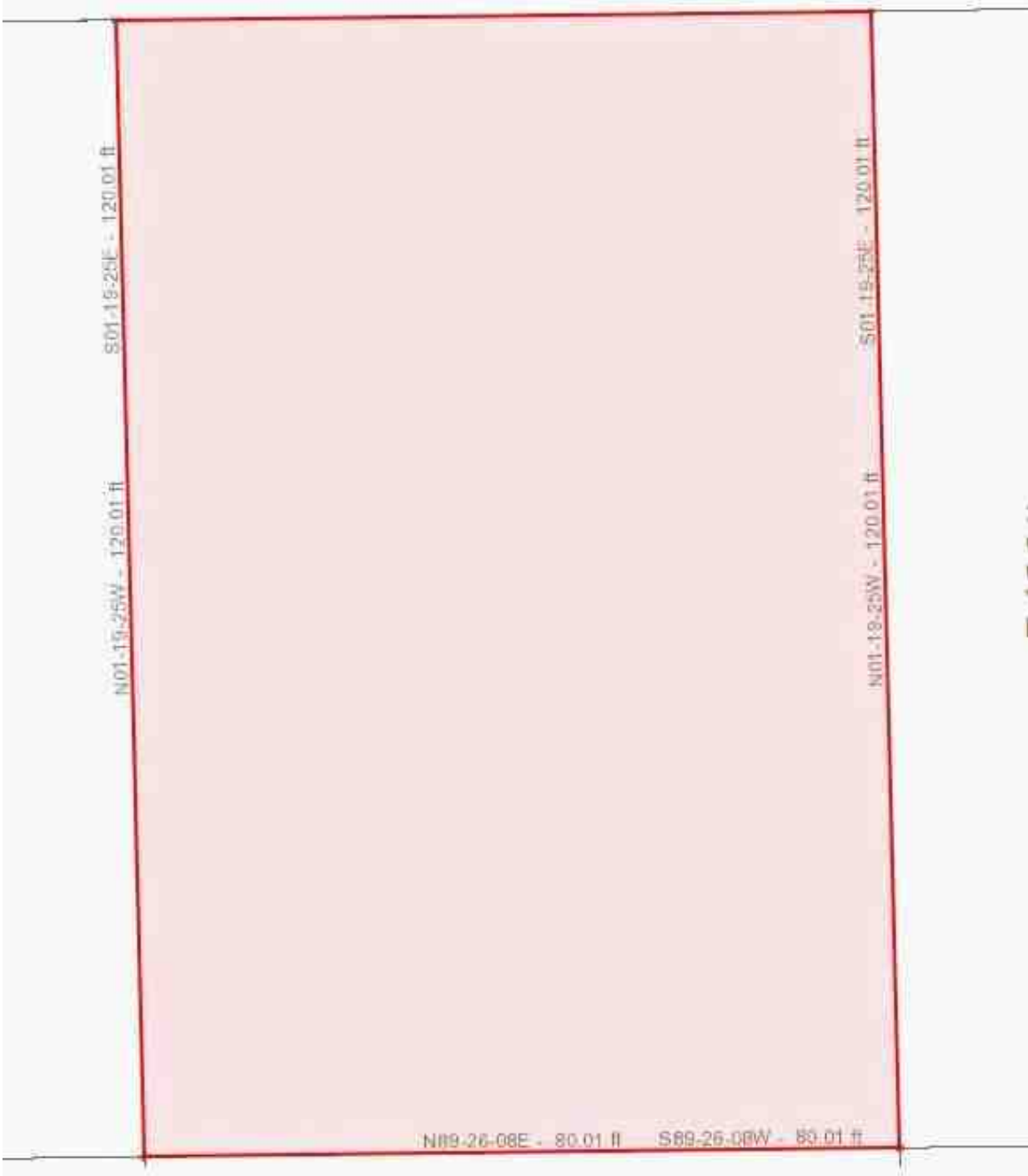
Example:

3.2 indicates three full baths and two half baths.

Borrower	Utah of International Automated Systems Inc				
Property Address	87 W Sky Hawk Way				
City	Elk Ridge	County	Utah	State	UT
Lender/Client	Mountain America Credit Union				
				Zip Code	84651



Plat Map



License

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 05/16/2018

EXPIRATION DATE: 06/30/2020

LICENSE NUMBER: 5759597-CR00

LICENSE TYPE: Certified Residential Appraiser

ISSUED TO: MICHAEL NYMAN
1527 NORTH 375 EAST
OREM UT 84057




SIGNATURE OF HOLDER


REAL ESTATE DIVISION DIRECTOR

Form #2



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3669180-19** Renewal of: **RAP3669180-18**
Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Michael Scott Nyman**

Item 2. **Address:** **1527 N 375 E**
City, State, Zip Code: **Orem, UT 84057**

Item 3. **Policy Period:** From **05/26/2019** To **05/26/2020**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **500,000** **Damages** Limit of Liability – **Each Claim**
- B. \$ **500,000** **Claim Expenses** Limit of Liability – **Each Claim**
- C. \$ **1,000,000** **Damages** Limit of Liability – **Policy Aggregate**
- D. \$ **1,000,000** **Claim Expenses** Limit of Liability – **Policy Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ **0.00** **Each Claim**
- B. \$ **0.00** **Aggregate**

Item 6. **Premium:** \$ **573.00**

Item 7. **Retroactive Date (if applicable):** **05/26/2016**

Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 UT (05/13) IL7324 (08/12)
D42412 (03/17) D42413 (06/17)

Renee A. Nyman
Authorized Representative

Borrower	Utah of International Automated Systems Inc				
Property Address	87 W Sky Hawk Way				
City	Elk Ridge	County	Utah	State	UT Zip Code 84651
Lender/Client	Mountain America Credit Union				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

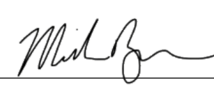
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Appraisers fee \$400; AMC fee \$0;

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 60 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 00 day(s). [esign.alamode.com/verify](https://www.esign.alamode.com/verify) Serial: 163E579F

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 	Signature _____
Name <u>Michael Nyman</u>	Name _____
Date of Signature <u>05/15/2020</u>	Date of Signature _____
State Certification # <u>5759597-CR00</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>UT</u>	State _____
Expiration Date of Certification or License <u>06/30/2020</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>05/06/2020</u>	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior