

QUALIFICATIONS OF APPRAISER

KENDALL S. MITCHELL

ken@valueutah.com

EDUCATION/TRAINING

BA; Family Economics & Consumer Studies	University of Utah; June 1996
- <i>Emphasis of Market Research Techniques</i>	- <i>Emphasis on Economic Principles</i>
- <i>Emphasis on Statistical Analysis</i>	- <i>Emphasis on Financial Theory</i>

Fundamental Appraisal (101)	O'Brien Real Estate School; May 2001
Appraising Residences (102)	O'Brien Real Estate School; June 2001
Standards of Professional Practice (USPAP)	O'Brien Real Estate School; February 2001
Residential Case Study 2-4 Units (104)	O'Brien Real Estate School; April 2001
Basic Income Capitalization (310)	Appraisal Institute; October 2002
Advanced Cost and Sales Approach (530)	Appraisal Institute; May 2003
Eminent Domain for Appraisers and Attorneys	National Highway Institute; January 2004
Highest and Best Use & Market Analysis (520)	Appraisal Institute; June 2005
Advanced Income Capitalization (510)	Appraisal Institute; September 2005
National USPAP 7-hour Update Course	Every two (2) years as required since 2004
UDOT Right of Way Appraiser Seminar	UDOT; May 2006
Utah Law of Eminent Domain	Utah Land Use Institute; February 2008
Appraising from Blueprints and Plans	Appraisal Institute; March 2008
Small Hotel/Motel Valuation; Limited Lodging	Appraisal Institute; March 2008
Report Writing and Valuation Analysis (540)	Appraisal Institute; January 2009
Appraisal Institute Symposium	Appraisal Institute; March 2010
Eminent Domain Seminar	The Utah Land Use Institute; February 2011
Legislative Report to Appraisers	Utah Association of Appraisers; April 2012
Utah Appraiser Supervisor & Trainee Course	Appraisal Institute; February of 2014
Reviewing Appraisals in Eminent Domain (410)	IRWA; March 2014
Rates & Ratios: Making sense of GIM's, OAR's, DCF	Appraisal Institute; April 2014
Business Practices and Ethics	Appraisal Institute; January 2016
Eminent Domain and Condemnation	Appraisal Institute; January 2016
Advanced Concepts and Case Studies	Appraisal Institute; April 2016
Advanced Income Capitalization	Appraisal Institute; May 2016
Advanced Market Analysis & Highest and Best Use (test)	Appraisal Institute; June 2016
Quantative Analysis	Appraisal Institute; July 2016
Yellow Book Changes/Updates Webinar	Appraisal Institute; January 2017
General Demonstration Report - Capstone	Appraisal Institute; September 2017

PROFESSIONAL EXPERIENCE

Researcher and Market Analyst	Bodell Van Drimmelen; August 2000 - September 2002
Licensed Appraiser & Market Analyst	Bodell Van Drimmelen; September 2002 - April 2004
Certified General Appraiser/Market Analyst	Van Drimmelen & Associates, Inc. April 2004 - Present

PROFESSIONAL AFFILIATIONS/LICENSES

Utah State Certified General Appraiser	License # 5499685-CG00; exp 4-30-2018
Candidate for Designation	Appraisal Institute 2016 - 2018

APPRAISAL EXPERIENCE

I have worked as a Staff Researcher, Licensed Appraiser and Certified General Appraiser for Van Drimmelen & Associates, Inc. Commercial Appraisers since August of 2000. I have taken the prescribed courses and have been a Utah State Certified General Appraiser since April 2004. I am on the UDOT approved appraiser lists for State and Local right-of-way (ROW) projects for complex ROW Appraisal Services, ROW Appraisal Review Services and Residential Appraisal/Review Services. I have extensive experience in a wide range of commercial, industrial, retail, residential and vacant land appraisals but specialize in vacant and right-of-way appraisals. I am a current Candidate for Designation of the Appraisal Institute. Some of the differing types of properties that I have appraised since 2000 are below.

Residential Subdivisions	Office Buildings	Hazardous Waste Facility
Service/Gas Stations	Retail Buildings	Intelligent Buildings/Data
Restaurants/Bars	Bank/Credit Union Buildings	Land Leases
Churches/Religious Buildings	Historic buildings	Animal Control Facilities
Public Parks/Municipal Uses	Landlocked land parcels	Power/Canal/Trail Corridors
Day Care Facilities	Eminent Domain Appraisals	Farm/Ranch Property
Strip Retail Shopping Centers	Partial Fee Acquisitions	Vacant Industrial land
Full Service Automobile Dealerships	Townhome/Condo Subdivisions	Residential Land and Lots
Recreational Cabins	Perpetual/Temporary Easements	Commercial land
Duplexes, Triplexes, Fourplexes	Severed Tracts/Damages	Recreational land
Convenience Stores	Federal Yellow Book	Medical Office Buildings
RV Sales and Services Sites	Campgrounds/RV Parks	Drive-in Theater
Multi-tenant Industrial Buildings	Bars/Taverns	Day Spas
Residential Paper Lots	Retirement Communities	Fitness Centers
Airplane Hangars	Valuation of Life Estates	Dive Shop
Power, Utility/Irrigation corridors	Single Family Residences (URAR)	Water Rights
Office/Warehouse Buildings	Multi-unit apartment complex	Auto Repair Shops

CLIENT LIST (PARTIAL)

First National Bank	Cache Valley Bank	UDOT
First Community Bank	Envision Lending Group	Orem City
Jordan Credit Union	Logan City	Grand County
Amegy Bank	Murray School District	Lindon City
Zions Bank	Sunfirst Bank	South Jordan City
Bank of Utah	Frontier Bank	UTA (Utah Transit Authority)
Deseret First Credit Union	NAI Utah Real Estate Division	Granite School District
Bona Vista Water District	JUB Engineers	Sandy City
Castleview Hospital (Price)	CIT Financial	Ogden City
Central Bank	Kaysville City	South Salt Lake City
Celtic Bank	Snell & Wilmer Law Firm	Clinton City
Home Savings Bank	Maughan Law Firm	Tooele City
Kenworth Trucking Co.	West Valley City	Herriman City
Eagle Mountain City	Saratoga Springs City	West Jordan City
Bonneville Mortgage	H.W. Lochner Engineers	Lehi City
ANB Financial Corporation	Envirocare of Utah	SITLA
Frontier Bank	Salt Lake City RDA	BLM (Federal)
Wells Fargo Bank	Enterprise Financial	Wellington City
America West Bank	Staker Parsons Group	Tooele County

**Numerous Individual investors, landowners and developers*

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 04/25/2016

EXPIRATION DATE: 04/30/2018

LICENSE NUMBER: 5499685-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: KENDALL S MITCHELL
774 E 2100 S.
SALT LAKE CITY UT 84109




SIGNATURE OF HOLDER


REAL ESTATE DIVISION DIRECTOR