



## QUALIFICATIONS OF APPRAISER STEPHEN R. JOHNSON

### Professional Designations

MAI - Member Appraisal Institute	1976
SREA - Senior Real Estate Analyst; Society of Real Estate Appraisers	1984

### State Licensing and Certification

Certified General Appraiser-State of Nevada License #A.0000003-CG (Certified through 04/30/2015)	1991
Certified General Appraiser-State of California License #AG007038 (Certified through 06/18/2015)	1992

### Association Memberships and Affiliations

Member Reno Board of Realtors	
Member Nevada Association of Realtors	
International Right-of-Way Association	
Member Nevada State Board of Equalization - (Appointed by Governor Richard Bryan, January 1984 & 1988)	1984-1991
(Appointed by Governor Kenny C. Guinn, March 2000 & 2004)	2000-2008
Member Nevada Commission of Appraisers of Real Estate - (Appointed by Governor Bob Miller, August 7, 1989)	1989-1994
Commissioner, Nevada Commission of Appraisers of Real Estate (Appointed by Governor Jim Gibbons, 2009)	2009-Present
(Appointed by Governor Sandoval, 2012)	
President, Nevada Commission of Appraisers of Real Estate	2012-2014

### Offices Held

Chairman, National Ethics Administration Division	1995
Vice Chairman, National Ethics Commission	1993/94
Regional Member, Ethics Administration Appraisal Institute, Region 1	1989-1992
President, Sierra-Nevada Chapter #60, AIREA -	1989
Vice President, Sierra-Nevada Chapter #60, AIREA -	1988
Secretary, Sierra-Nevada Chapter #60, AIREA -	1987
Vice Governor District 3 (Northern California & Nevada) Society of Real Estate Appraisers (SREA) -	1980-1981
Past President & Membership Chairman - Reno/Carson/Tahoe Chapter #189	
Member 1976 Young Men's Council, SREA, Atlanta, Georgia	



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### Offices Held (continued)

Discussion Leader 1977 Young Men's Council, SREA, Las Vegas, Nevada	
Elected 1 of 2 National Representatives to the Inter- National Board of Governors of the SREA, representing the Young Men's Council -	1977
International Professional Practice Committee, SREA -	1978-1981
International Conference Committee, SREA -	1978 & 1979
National Candidates Guidance Committee of the American Institute of Real Estate Appraisers (AIREA) -	1978-1981
Chairman National Division of Member and Chapter Services, AIREA -	1981
Board of Directors Northern California Chapter #11, AIREA -1	1980
Admissions Committee, Sierra-Nevada Chapter #60, AIREA	
Board of Directors, Sierra-Nevada Chapter #60, AIREA	1984-1986
Board of Directors, Reno-Carson-Tahoe Chapter	

### Appraisal Experience

Independent Fee Appraiser	1976 to present
Johnson Perkins Griffin	2015 to Present
President, Johnson - Perkins & Associates	1994- 2015
President, Johnson - Wright & Associates	1992-1994
President, Stephen R. Johnson & Associates	1976-1992
Alves Appraisal Associates	1972-1976
Alves-Kent Appraisal Associates	1970-1972

### Qualified as an Expert Witness

Nevada District Courts:  
Washoe County, Carson City, Douglas County,  
and Elko County

U.S. Bankruptcy Courts:  
Reno, Las Vegas, Sacramento, and Los Angeles

U.S. District Court, San Francisco, California

United States Tax Court

Arizona Superior Court, Maricopa County, Phoenix

Douglas County Board of Equalization

Washoe County Board of Equalization

Nevada State Board of Equalization

King County Superior Court, Seattle, Washington



**QUALIFICATIONS OF APPRAISER  
STEPHEN R. JOHNSON**

**Formal Education**

Reno High School Graduate	1966
Bachelor of Science Degree in Business Administration Majoring in Real Estate, from the University of Nevada, Reno	1972

**Appraisal Education**

University of Nevada: B.A. 430 Real Estate Evaluation	1970
B.A. 432 Real Estate Appraisal Problems	1971
American Institute of Real Estate Appraisers: Course 1A Basic Appraisal Principles, Methods & Techniques, San Francisco, CA	1972
Course 1B Capitalization Theory & Techniques, San Francisco, California	1973
Course 2 Urban Properties, San Francisco, California	
Course 6 Investment Analysis, Memphis, Tennessee	1976
Society of Real Estate Appraisers: Course 301 Special Applications of Appraisal Analysis, Pomona, California	1974
Uniform Appraisal Standards for Federal Land Acquisitions	June 2009
Numerous Continuing Education Seminars and Courses	

**Appraisal Instructor**

Nevada Association of Realtors  
Department of Commerce, Real Estate Division, State of Nevada  
Appraisal "A" Residential Appraising  
Appraisal "B" Apartment and Commercial Property Appraising  
Western Nevada Community College  
R.E. 206 Real Estate Appraising  
Northern Nevada Real Estate School  
Real Estate Appraisal



**QUALIFICATIONS OF APPRAISER**  
**STEPHEN R. JOHNSON**  
**REPRESENTATIVE APPRAISAL CLIENTS AND PROPERTIES**

BARTON MEMORIAL HOSPITAL	WASHOE MEDICAL CENTER
CITY OF RENO	PLAZA RESORT CLUB
CITY OF SPARKS	ROYAL BANK OF SCOTLAND
COLONIAL BANK	CARSON-TAHOE HOSPITAL
R.J.B. DEVELOPMENT COMPANY	JOHNNY RIBEIRO BUILDER
CARSON CITY	KEEVER CONSTRUCTION COMPANY
DOUGLAS COUNTY	SIERRA PACIFIC POWER COMPANY
LINCOLN COUNTY	SOUTH LAKE TAHOE PUBLIC UTILITY DIST.
LYON COUNTY	TAHOE DOUGLAS SEWER DISTRICT
WASHOE COUNTY	GLENBROOK WATER COMPANY
MINERAL COUNTY	TAHOE PARK WATER COMPANY
EMERALD BAY POST OFFICE	NORTH FOOTHILL APARTMENTS
NEVADA STATE PARK SYSTEM	MEADOWOOD APARTMENTS
NEVADA STATE DEPT. OF TRANSPORTATION	WOODSIDE VILLAGE APARTMENTS
NEVADA STATE DIVISION OF LANDS	SIERRA WOODS APARTMENTS
NEVADA ATTORNEY GENERAL'S OFFICE	AMESBURY PLACE APARTMENTS
U.S. DEPARTMENT OF NAVY	SUNDANCE APARTMENTS
U.S. FOREST SERVICE	KEYSTONE SQUARE SHOPPING CTR.
FNMA - REGIONAL OFFICE	POZZI MOTORS
INTERNAL REVENUE SERVICE	CARSON CITY DATSUN-AMC-JEEP
FEDERAL TRADE COMMISSION	LEMMON VALLEY LAND COMPANY
WASHOE COUNTY REGIONAL TRANS.	CONSOLIDATED FREIGHTWAYS
RENO TAHOE AIRPORT AUTHORITY	RINGSBY UNITED
TAHOE REGIONAL PLANNING AGENCY	SYSTEMS 99
CALIFORNIA ATTY GENERAL'S OFFICE	EASTMAN KODAK
CALIFORNIA TAHOE CONSERVANCY	HALLMARK CARDS
CITY OF SOUTH LAKE TAHOE	OSCAR MEYER AND COMPANY
PLACER COUNTY REDEVELOPMENT AGENCY	GENERAL ELECTRIC
NEW HAMPSHIRE DEPARTMENT OF JUSTICE	CHEMETRO
MISSOURI HWY AND TRANS. DEPT COMMISSION	CITY SERVICES MINERAL CO.
IDAHO TRANSPORTATION DEPARTMENT	SUPERIOR OIL COMPANY
COLONIAL BANK	TRAVELERS INSURANCE
PLUMAS BANK	FARMERS INSURANCE COMPANY
SECURITY BANK OF NEVADA	FIRST AMERICAN TITLE CO. OF NV.
LIBERTY BANK	FIDELITY TITLE INSURANCE CO
FIRST INDEPENDENT BANK OF NV	MERRILL LYNCH RELOCATION
NORTHERN NEVADA BUSINESS BANK	YOUNG ELECTRIC SIGN COMPANY
NEVADA STATE BANK	THE TRUST FOR PUBLIC LANDS
UNION BANK	THE TRUCKEE DONNER LAND TRUST
VALLEY BANK OF NEVADA	THE CONSERVATION FUND
BANK OF AMERICA	THE NATURE CONSERVANCY
THE BANK OF CALIFORNIA	SUGAR BOWL SKI RESORT
CROCKER NATIONAL BANK	THE FEATHER RIVER LAND TRUST
WELLS FARGO BANK	SKI INCLINE RESORT
B OF A TRUST DEPARTMENT	KIRKWOOD ASSOCIATES
FIRST FEDERAL SAVINGS & LOAN	NORTHSTAR
FIRST WESTERN SAVINGS & LOAN	SQUAW VALLEY U.S.A.
AMERICAN SAVINGS AND LOAN	LEWIS HOMES OF NEVADA
NEVADA SAVINGS & LOAN	SYNCON HOMES
DILORETO CONST. & DEVELOPMENT	MGM GRAND HOTEL CASINO & THEME PARK
DERMODY PROPERTIES	EL DORADO HOTEL - CASINO
TRAMMELL CROW CO.	COMSTOCK HOTEL - CASINO
MCKENZIE PROPERTIES	LAKESIDE INN HOTEL - CASINO
HOMEWOOD HIGH & DRY MARINA	RAMADA EXPRESS HOTEL - CASINO
TAHOE KEYS MARINA	
TAHOE CITY MARINA	