



**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**

|  |      |
|--|------|
| Real Estate Broker – State of Nevada<br>License #B.000312.LLC<br>(Certified through 04/30/2022)        | 1971 |
| Certified General Appraiser-State of Nevada<br>License #A.0000003-CG<br>(Certified through 04/30/2023) | 1991 |
| Certified General Appraiser-State of California<br>License #AG007038<br>(Certified through 06/18/2023) | 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 -<br>(Appointed by Governor Richard Bryan, January 1984 & 1988)<br>(Appointed by Governor Kenny C. Guinn, March 2000 & 2004) | 1984-1991<br>2000-2008 |
| Member Nevada Commission of Appraisers of Real Estate -<br>(Appointed by Governor Bob Miller, August 7, 1989)  | 1989-1994              |
| Commissioner, Nevada Commission of Appraisers of Real Estate<br>(Appointed by Governor Jim Gibbons, 2009)<br>(Appointed by Governor Sandoval, 2012)                    | 2009-2015              |
| President, Nevada Commission of Appraisers of Real Estate  | 2012-2015              |

**Offices Held**

|   |           |
|---|-----------|
| Chairman, National Ethics Administration Division   | 1995      |
| Vice Chairman, National Ethics Commission   | 1993/94   |
| Regional Member, Ethics Administration<br>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)<br>Society of Real Estate Appraisers (SREA) - | 1980-1981 |
| Past President & Membership Chairman -<br>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,<br>Las Vegas, Nevada  |             |
| Elected 1 of 2 National Representatives to the Inter-<br>National Board of Governors of the SREA, representing<br>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<br>Institute of Real Estate Appraisers (AIREA) -                                     | 1978-1981   |
| Chairman National Division of Member and Chapter<br>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, LLC               | 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<br>Majoring in Real Estate, from the University of<br>Nevada, Reno | 1972 |

**Appraisal Education**

|   |           |
|---|-----------|
| University of Nevada:<br>B.A. 430 Real Estate Evaluation  | 1970      |
| B.A. 432 Real Estate Appraisal Problems   | 1971      |
| American Institute of Real Estate Appraisers:<br>Course 1A Basic Appraisal Principles, Methods<br>& Techniques, San Francisco, CA | 1972      |
| Course 1B Capitalization Theory & Techniques,<br>San Francisco, California  | 1973      |
| Course 2 Urban Properties,<br>San Francisco, California   |           |
| Course 6 Investment Analysis,<br>Memphis, Tennessee   | 1976      |
| Society of Real Estate Appraisers:<br>Course 301 Special Applications of Appraisal<br>Analysis, Pomona, California                | 1974      |
| Uniform Appraisal Standards for Federal Land Acquisitions   | June 2019 |
| 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  
CITY OF RENO  
CITY OF SPARKS  
CARSON CITY  
DOUGLAS COUNTY  
LINCOLN COUNTY  
LYON COUNTY  
MINERAL COUNTY  
WASHOE COUNTY  
EMERALD BAY POST OFFICE  
NEVADA STATE PARK SYSTEM  
NEVADA STATE DEPT. OF TRANSPORTATION  
NEVADA STATE DIVISION OF LANDS  
NEVADA ATTORNEY GENERAL'S OFFICE  
U.S. DEPARTMENT OF NAVY  
U.S. FISH AND WILDLIFE  
U.S. FOREST SERVICE  
FNMA – REGIONAL OFFICE  
INTERNAL REVENUE SERVICE  
FEDERAL TRADE COMMISSION  
WASHOE COUNTY REGIONAL TRANSPORTATION  
RENO-TAHOE AIRPORT AUTHORITY  
TAHOE REGIONAL PLANNING AGENCY  
CALIFORNIA ATTY GENERAL'S OFFICE  
CALIFORNIA TAHOE CONSERVANCY  
CITY OF SOUTH LAKE TAHOE  
PLACER COUNTY REDEVELOPMENT AGENCY  
NEW HAMPSHIRE DEPARTMENT OF JUSTICE  
MISSOURI HWY AND TRANS. DEPART. COMMISSION  
IDAHO TRANSPORTATION  
COLONIAL BANK  
PLUMAS BANK  
SECURITY BANK OF NEVADA  
LIBERTY BANK  
FIRST INDEPENDENT BANK OF NEVADA  
NORTHERN NEVADA BUSINESS BANK  
NEVADA STATE BANK  
UNION BANK  
VALLEY BANK OF NEVADA  
BANK OF AMERICA  
THE BANK OF CALIFORNIA  
CROCKER NATIONAL BANK  
WELLS FARGO BANK  
B OF A TRUST DEPARTMENT  
FIRST FEDERAL SAVINGS & LOAN  
FIRST WESTERLY SAVINGS & LOAN  
RJB DEVELOPMENT COMPANY  
AMERICAN SAVINGS & LOAN  
NEVADA SAVINGS & LOAN  
DILORETO CONSTRUCTION & DEVELOPMENT  
DERMODY PROPERTIES  
TRAMMELL CROW COMPANY  
MCKENZIE PROPERTIES  
HOMEWOOD HIGH & DRY MARINA  
TAHOE KEYS MARINA  
TAHOE CITY MARINA  
RAMADA EXPRESS HOTEL - CASINO  
WASHOE MEDICAL CENTER  
PLAZA RESORT CLUB  
ROYAL BANK OF SCOTLAND  
CARSON-TAHOE HOSPITAL  
JOHNNY RIBEIRO BUILDER  
KEEVER CONSTRUCTION COMPANY  
SIERRA PACIFIC POWER COMPANY  
SOUTH LAKE TAHOE PUBLIC UTILITY DISTRICT  
TAHOE DOUGLAS SEWER DISTRICT  
GLENBROOK WATER COMPANY  
TAHOE PARK WATER COMPANY  
NORTH FOOTHILL APARTMENTS  
MEADOWOOD APARTMENTS  
WOODSIDE APARTMENTS  
SIERRA WOODS APARTMENTS  
AMESBURY PLACE APARTMENTS  
SUNDANCE APARTMENTS  
KEYSTONE SQUARE SHOPPING CENTER  
FALLON FORD  
JONES WEST FORD  
RENO TOYOTA  
RENO DODGE  
POZZI MOTORS  
CARSON CITY DATSUN-ACE-JEEP  
LEMMON VALLEY LAND COMPANY  
CONSOLIDATED FREIGHTWAYS  
RIGSBY UNITED  
SYSTEMS 99  
EASTMAN KODAK  
HALLMARK CARDS  
OSCAR MEYER AND COMPANY  
GENERAL ELECTRIC  
CHEMETRO  
CITY SERVICES MINERAL COMPANY  
SUPERIOR OIL COMPANY  
TRAVELERS INSURANCE  
FARMERS INSURANCE COMPANY  
FIRST AMERICAN TITLE COMPANY OF NEVADA  
FIDELITY TITLE INSURANCE COMPANY  
MERRILL LYNCH RELOCATION  
YOUNG ELECTRIC SIGN COMPANY  
THE TRUST FOR PUBLIC LANDS  
SIERRA COUNTY LAND TRUST  
THE CONSERVATION FUND  
THE NATURE CONSERVANCY  
SUGAR BOWL SKI RESORT  
THE FEATHER RIVER LAND TRUST  
SKI INCLINE RESORT  
KIRKWOOD ASSOCIATES  
NORTHSTAR  
SQUAW VALLEY U.S.A.  
LEWIS HOMES OF NEVADA  
SYNCON HOMES  
MGM GRAND HOTEL CASINO & THEME PARK  
EL DORADO HOTEL – CASINO  
COMSTOCK HOTEL – CASINO  
LAKESIDE INN HOTEL – CASINO