

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Professional Designations

MAI-Member Appraisal Institute (MAI Designation # 12359) 2005

State Licensing and Certification

Certified General Appraiser-State of Nevada License #A.0003504-CG 2000
(Certified Through 03/31/2026)

Certified General Real Estate Appraiser-State of California BRE ID #3010880 2022
(Certified Through 11/20/2024)

Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute 2009-2013

Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute 2002-2003

President-University of Nevada Young Alumni Chapter 1999

Formal Education

University of Nevada, Reno 1995

Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

Occupational History

Johnson Perkins Griffin, LLC 03/2015-Present

Johnson-Perkins & Associates 03/1997-02/2015

Types of Properties Appraised

Single-Family Residences

Condominiums

Vacant Residential Lots

Subdivisions

Vacant Commercial Land

Industrial Buildings/Warehouses

Shopping Centers

Retail Buildings

Professional/Medical Office Buildings

Apartment Complexes

Affordable Housing Projects

Hotels/Motels

Casinos/Hotel-Casinos

Farmland/Ranchland

Various Special Use Properties

Condemnation Appraisals

Right-of-Way Appraisals

Conservation Easements

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Appraisal Education and Technical Training

Course 110-Appraisal Principles	1997
Course 120-Appraisal Procedures	1998
Course 310-Basic Income Capitalization	1998
Course 400-Uniform Standards of Professional Appraisal Practice Update	2004
Course 410-Standard of Professional Practice-Part A	1999
Course 420-Standard of Professional Practice-Part B	1999
Course 510-Advanced Income Capitalization	1999
Course 520-Highest & Best Use Analysis	2002
Course 530-Advanced Sales & Cost Approaches	2004
Course 540-Course Report Writing & Valuation Analysis	2003
Course 550-Advanced Applications	2003
The High-Tech Appraisal Office	1997
GIS Applications for Appraisal	1997
Uniform Standard of Professional Appraisal Practice	2002
Comprehensive Appraisal Workshop	2004
Evaluating Commercial Construction	2006
Attacking & Defending an Appraisal in Litigation	2007
Analyzing Distressed Real Estate	2008
7-Hour National USPAP Update Course	2010/2012/2014/2016/2018/2020/2022/2024
Condemnation Appraising	2010
Appraising Convenience Stores	2010
Analyzing Distressed Real Estate	2012
Apartment Appraisal, Concepts & Applications	2012
Small Hotel/Motel Valuation	2012
Business Practice & Ethics	2014
Real Estate Finance Statistics and Valuation Modeling	2014
The Discounted Cash Flow Model: Concepts, Issues, and Apps	2014
Expert Witness for Commercial Appraisers	2016/2020
Analyzing Operating Expenses	2016
Supervisor-Trainee Course (Nevada)	2016
Comparative Analysis	2018
The Discounted Cash Flow Analysis Model	2018
Data Verification Methods	2018
Eminent Domain and Condemnation	2018
Appraisal of Assisted Living Facilities	2020
Intermediate Income Approach Case Studies for Commercial Appraisers	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2021/2024

Admitted as Expert Witness

United States District Court, District of Nevada
 United States Bankruptcy Court, District of Nevada
 Superior Court-State of California
 Washoe County District Court
 Washoe County Board of Equalization
 Nevada State Board of Equalization

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COPIES OF APPRAISAL LICENSES

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : SCOTT Q GRIFFIN

Certificate Number: A.0003504-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: March 26, 2024

Expire Date: March 31, 2026

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DRIVE, SUITE 160
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Scott Q. Griffin

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3010880

Effective Date: November 21, 2022
Date Expires: November 20, 2024

Angela Jemmot
Angela Jemmot, Bureau Chief, BREA

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