

**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 License #B.000312.LLC (Certified through 04/30/2026)	1971
Certified General Appraiser-State of Nevada License #A.0000003-CG (Certified through 04/30/2025)	1991
Certified General Appraiser-State of California License #AG007038 (Certified through 06/18/2025)	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) (Appointed by Governor Kenny C. Guinn, March 2000 & 2004)	1984-1991 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) (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 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, 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
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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 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	WASHOE MEDICAL CENTER
CITY OF RENO	PLAZA RESORT CLUB
CITY OF SPARKS	ROYAL BANK OF SCOTLAND
CARSON CITY	CARSON-TAHOE HOSPITAL
DOUGLAS COUNTY	JOHNNY RIBEIRO BUILDER
LINCOLN COUNTY	KEEVER CONSTRUCTION COMPANY
LYON COUNTY	SIERRA PACIFIC POWER COMPANY
MINERAL COUNTY	SOUTH LAKE TAHOE PUBLIC UTILITY DISTRICT
WASHOE COUNTY	TAHOE DOUGLAS SEWER DISTRICT
EMERALD BAY POST OFFICE	GLENBROOK WATER COMPANY
NEVADA STATE PARK SYSTEM	TAHOE PARK WATER COMPANY
NEVADA STATE DEPT. OF TRANSPORTATION	NORTH FOOTHILL APARTMENTS
NEVADA STATE DIVISION OF LANDS	MEADOWOOD APARTMENTS
NEVADA ATTORNEY GENERAL'S OFFICE	WOODSIDE APARTMENTS
U.S. DEPARTMENT OF NAVY	SIERRA WOODS APARTMENTS
U.S. FISH AND WILDLIFE	AMESBURY PLACE APARTMENTS
U.S. FOREST SERVICE	SUNDANCE APARTMENTS
FNMA – REGIONAL OFFICE	KEYSTONE SQUARE SHOPPING CENTER
INTERNAL REVENUE SERVICE	FALLON FORD
FEDERAL TRADE COMMISSION	JONES WEST FORD
WASHOE COUNTY REGIONAL TRANSPORTATION	RENO TOYOTA
RENO-TAHOE AIRPORT AUTHORITY	RENO DODGE
TAHOE REGIONAL PLANNING AGENCY	POZZI MOTORS
CALIFORNIA ATTY GENERAL'S OFFICE	CARSON CITY DATSUN-ACE-JEEP
CALIFORNIA TAHOE CONSERVANCY	LEMMON VALLEY LAND COMPANY
CITY OF SOUTH LAKE TAHOE	CONSOLIDATED FREIGHTWAYS
PLACER COUNTY REDEVELOPMENT AGENCY	RIGSBY UNITED
NEW HAMPSHIRE DEPARTMENT OF JUSTICE	SYSTEMS 99
MISSOURI HWY AND TRANS. DEPART. COMMISSION	EASTMAN KODAK
IDAHO TRANSPORTATION	HALLMARK CARDS
COLONIAL BANK	OSCAR MEYER AND COMPANY
PLUMAS BANK	GENERAL ELECTRIC
SECURITY BANK OF NEVADA	CHEMETRO
LIBERTY BANK	CITY SERVICES MINERAL COMPANY
FIRST INDEPENDENT BANK OF NEVADA	SUPERIOR OIL COMPANY
NORTHERN NEVADA BUSINESS BANK	TRAVELERS INSURANCE
NEVADA STATE BANK	FARMERS INSURANCE COMPANY
UNION BANK	FIRST AMERICAN TITLE COMPANY OF NEVADA
VALLEY BANK OF NEVADA	FIDELITY TITLE INSURANCE COMPANY
BANK OF AMERICA	MERRILL LYNCH RELOCATION
THE BANK OF CALIFORNIA	YOUNG ELECTRIC SIGN COMPANY
CROCKER NATIONAL BANK	THE TRUST FOR PUBLIC LANDS
WELLS FARGO BANK	SIERRA COUNTY LAND TRUST
B OF A TRUST DEPARTMENT	THE CONSERVATION FUND
FIRST FEDERAL SAVINGS & LOAN	THE NATURE CONSERVANCY
FIRST WESTERLY SAVINGS & LOAN	SUGAR BOWL SKI RESORT
RJB DEVELOPMENT COMPANY	THE FEATHER RIVER LAND TRUST
AMERICAN SAVINGS & LOAN	SKI INCLINE RESORT
NEVADA SAVINGS & LOAN	KIRKWOOD ASSOCIATES
DILORETO CONSTRUCTION & DEVELOPMENT	NORTHSTAR
DERMODY PROPERTIES	SQUAW VALLEY U.S.A.
TRAMMELL CROW COMPANY	LEWIS HOMES OF NEVADA
MCKENZIE PROPERTIES	SYNCON HOMES
HOMEWOOD HIGH & DRY MARINA	MGM GRAND HOTEL CASINO & THEME PARK
TAHOE KEYS MARINA	EL DORADO HOTEL – CASINO
TAHOE CITY MARINA	COMSTOCK HOTEL – CASINO
RAMADA EXPRESS HOTEL - CASINO	LAKESIDE INN HOTEL – CASINO

REAL ESTATE LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: **STEPHEN R JOHNSON** License Number: B.0000312.LLC

Is duly authorized to act as a real estate **BROKER**
from the issue date to the expiration date at the business address stated here in, unless license is sooner revoked,
cancelled, withdrawn, or invalidated.

Issue Date: April 9, 2024

Expire Date: April 30, 2026

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

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DR 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

Stephen R. Johnson

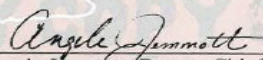
has successfully met the requirements for a license as a residential and commercial real estate appraiser in the
State of California and is, therefore, entitled to use the title:

“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: AG 007038

Effective Date: June 19, 2023
Date Expires: June 18, 2025


Angela Jemmott, Bureau Chief, BREA

3071028

