

**QUALIFICATIONS OF APPRAISER  
CYNTHIA JOHNSON**

**Professional Designations**

RM - Residential Member of the American Institute  
of Real Estate Appraisers since 1982

SRA - Senior Residential Appraiser since 1982  
(Currently certified through 2012)

**State Licensing and Certification**

Nevada Certified General Appraiser since 1991  
License #A.0000287-CG (Certified through June 2013)  
California Certified Residential Appraiser since 1991  
License #AR011120 (Certified through May 2013)

**Professional Activities**

Society of Real Estate Appraisers, Chapter 189 First Vice President	1977-78
Member 1980 Young Advisory Council, SREA, Denver, CO	
American Institute of Real Estate Appraisers, Chapter 60 - Roster Committee Chairman	1985-89
Chapter 60 - Admission Committee	1987
Chapter 60 - Board of Directors	1988-91
Member of the Residential Appraisal Reports Subcommittee of the National Admissions Committee of the Appraisal Institute	1989-97
Member of the National Admissions Committee (Residential) of the Appraisal Institute	1994-96
Region I Representative of the Residential Appraiser Board (RAB of the Appraisal Institute)	1995-1998

**Professional Experience**

Johnson-Perkins & Associates, Inc. (Owner)	1980-Present
Eagle Service Corporation Vice President and Appraiser	
Department Manager	1979-1980
Assistant Chief Appraiser	1978-1979
Staff Appraiser	1976-1978
Union Federal Savings and Loan	1975-1976
Alves Appraisal Associates	1972-1975

### **Qualified as an Expert Witness**

Washoe County District Court, Department 3  
Douglas County Board of Equalization  
Nevada State Board of Equalization  
Douglas County District Court  
El Dorado County District Court, Department 4  
Contra Costa County District Court, Department 10

### **Formal Education**

University of Nevada Reno  
Bachelor of Science in Home Economics, 1972  
Sparks High School 1968

### **Appraisal Education & Technical Training**

Appraisal Institute  
Residential Valuation  
Standards of Professional Practice  
SPPB Standards of Professional Practice - Parts A & B  
II420 Standards of Professional Practice - Part B  
Appraising 1-4 Family Income Properties  
I410 Standards of Professional Practice - Part A  
Standards of Professional Practice - Part C  
15-hour National USPAP Course  
7-hour National USPAP Update Course  
The Technical Inspection of Real Estate  
Condominiums, Co-ops & PUDs  
Business Practices & Ethics

Society of Real Estate Appraisers  
Course 101-Introduction to Appraising  
Real Property, Santa Clara, CA  
Course 201-Principles of Income Property  
Appraising, Santa Clara, CA

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**Seminars**

Appraisal Institute

- The High Tech Appraisal Office
- Internet and Appraising
- Residential Design and Functional Utility
- Experts on Trial
- Federal and State Laws and Regulations
- Boundary Law
- Microsoft Word 6.0 Windows Introduction
- Valuation of Detrimental Conditions
- Income Valuation of Small, Mixed Use Properties
- Lease Abstracting and Analysis
- Appraisal of Non-Conforming Uses
- Uniform Standards of Federal Land Acquisitions
- Appraising from Blueprints & Specifications
- Residential Property Construction & Inspection
- The Professions Guide to Uniform Residential Appraisal Report
- Subdivision Valuation
- The Road Less Traveled: Special Purpose Properties
- What Clients would like their appraisers to Know
- Housing Market Update
- Green Buildings: Valuation Issues
- The Appraisal of Unique Homes
- What is that "Million Dollar View" really worth
- Spotlight on Common Errors & Confidentiality USPAP Issues
- Valuation of Detrimental Conditions in Real Estate
- Construction Defects & Construction Cost Analysis

Society of Real Estate Appraisers Seminars

- Narrative Report Writing Seminar
- Valuation of Leases and Leasehold Interest
- Real Estate Feasibility Analysis
- HP-38 Financial Calculator
- Application of Market Extractions