

**QUALIFICATIONS OF APPRAISER
STEPHEN R. JOHNSON**

Professional Designations

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

State Licensing and Certification

Nevada Certified General Appraiser
License # A.0000003-CG (Certified through 4/30/2013)
California Certified General Appraiser
License # AG007038 (Certified through 6/18/2013)

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)
Member Nevada Commission of Appraisers of Real Estate -
(Appointed by Governor Bob Miller, August 7, 1989)
(Appointed by Governor Jim Gibbons, 2010)

Offices Held

Chairman, National Ethics Administration Division	1995
Vice Chairman, National Ethics Commission	1993/1994
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 of the Young Men's Council, SREA, Atlanta, Georgia	1976
Discussion Leader Young Men's Council, SREA, Las Vegas, Nevada	1977

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Offices Held (continued)

Elected 1 of 2 National Representatives to the International 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	

Professional Experience

Independent Fee Appraiser	1976 to present
President, Stephen R. Johnson & Associates	1976-1992
President, Johnson - Wright & Associates	
President, Johnson - Perkins & Associates (Staff of 11 Appraisers)	1994 to present
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

Formal Education

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

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Appraisal Education and Technical Training

University of Nevada:

B.A. 430 Real Estate Evaluation

B.A. 432 Real Estate Appraisal Problems

American Institute of Real Estate Appraisers:

Standards of Professional Practice, Part C

Standards of Professional Practice, Part B

Standards of Professional Practice, Part A

Course 1A Basic Appraisal Principles, Methods & Techniques,

Course 1B Capitalization Theory & Techniques,

Course 2 Urban Properties

Course 6 Investment Analysis,

Society of Real Estate Appraisers:

Course 301 Special Applications of Appraisal Analysis

Appraisal Seminars

2009 Fall Conference

Appraising Distressed Commercial Real Estate: Here We Go

Forecasting Revenue

Uniform appraisal Standards for Federal Land Acquisitions

7-Hour National USPAP Update

Construction Defects and Cost Trends & Feasibility Analysis

Valuation of Detrimental Conditions

Spotlight on Common Errors & Confidentiality USPAP Issues

Business Practices and Ethics

2007 Annual Fall Conference

Attacking and Defending an appraisal in Litigation

The Essentials, Current Issues & Misconceptions in Appraising

Analyzing Distressed Real Estate

Condominiums, Co-Ops, and PUDs

The Road Less Traveled: Special Purpose Properties

Subdivision Valuation

Supporting Capitalization Rates

Rates and Ratios: Making Sense of GIMs, OARs, and DCFs

Land Valuation Assignments

Land Valuation Adjustment Procedures

Case Studies in Commercial Highest and Best Use

Appraisal of Nonconforming Uses

Lease Abstracting and Analysis

Litigation Skills for the Appraiser

Understanding Limited Appraisals

Appraiser as an Expert Witness

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