

**QUALIFICATIONS OF APPRAISER  
DANIEL B. OAKS**

**Professional Designations**

MAI – Member Appraisal Institute  
MAI Designation Number 12360 2005

**State Licensing and Certification**

Certified General Appraiser – State of Nevada  
License Number A.0003474-CG  
(Certified through February 28, 2014)

Certified General Appraiser – State of California  
License Number AG041360  
(Certified through October 12, 2014)

**Professional Activities**

Appraisal Institute  
Peer Review Committee Member 2009/2010

Tahoe Douglas Rotary Club  
Board Member 2009/2010  
Club Member 2007- Present

**Appraisal Education & Technical Training**

Appraisal Institute 1992  
Course 110 "Real Estate Appraisal Principles"  
(Challenged course)

University of Nevada, Las Vegas 1992  
Real Estate Finance (Finance 400 course)

Appraisal Institute 1994  
Course 410 "Standards of Professional  
Appraisal Practice-Parts A & B"

Appraisal Institute 1998  
Course 120 "Valuation Procedures"

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Appraisal Institute Course 310 "Basic Income Capitalization"	1998
Appraisal Institute Course 320 "General Applications"	1999
Appraisal Institute Course 510 "Advanced Income Capitalization"	1999
Las Vegas Chapter Appraisal Institute Nevada Revised Statutes	1999
Appraisal Institute Course 520 "Highest and Best Use/Market Analysis"	2000
Appraisal Institute Course 540 "Report Writing and Valuation Analysis"	2002
Appraisal Institute Course 550 "Advanced Applications"	2003
Appraisal Institute Course 530 "Advanced Sales Comparison and Cost Approaches"	2004

**Seminars and Continuing Education**

Appraisal Institute Northern California Fall Conferences	2008/2009
Condemnation Appraising	2006
The Technical Inspection of Real Estate	2007
Business Practices and Ethics	2009
Appraising Distressed Commercial Real Estate	2009

**Qualified as an Expert Witness**

Superior Court of State of California  
Clark County Board of Equalization  
Nevada State Board of Equalization  
Carson City Board of Supervisors  
State of Nevada Gaming Control Board

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**Formal Education**

University of Nevada, Las Vegas	1981
Bachelor of Science, Hotel Administration	

**Occupational History**

Johnson - Perkins & Associates, Inc.	1/97-Present
Timed Resources of Northern California (Owner)	10/95-4/97
Caesars World, Assistant Vice President	8/94-9/95
Coopers & Lybrand, LLC, Managing Associate	11/90-08/94
Laventhol & Horwath, Senior Consultant	1/90-11/90
Pannell Kerr Forster, Manager	3/84-1/90

**QUALIFICATIONS OF APPRAISER  
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**Representative Sampling of Clients**

City of South Lake Tahoe	Nevada Department of Transportation
First Independent Bank of Nevada	Alpine County
First National Bank of Nevada	Irwin Union Bank
Nevada State Bank	Nevada Security Bank
Bank of the West	Carson Valley Veterinary Hospital
Royal Bank of Scotland	Harrah's Corporation
Union Bank of California	Alling & Jillson Ltd.
Rouse Corporation	Central Pacific Bank
Trans-Sierra Investments, Inc.	First Credit Bank
McDonough, Holland, and Allen PC	Vail Resorts
Wells Fargo Bank	California Tahoe Conservancy
Placer County Redevelopment Agency	Domus Development
Alliance Bank	Wachovia Corporation
Kingsbury General Improvement District	Marshall Financial Group
Nevada Federal Credit Union	Pacific State Bank
Barton Memorial Hospital	Sonoma National Bank
Carson-Tahoe Hospital	Kirkwood Mountain Resort
Lake Tahoe Development Company	Indymac Bank
US Bank	Sierra Boat Company
Mutual of Omaha Bank	Ski Run Marina
Pacific Capital Bancorp	Homewood High and Dry Marina
Colonial Bank	Boulder Bay Development Company
Bridge Bank	Fremont Street Experience – Las Vegas
Feldman Shaw	Davidon Homes