

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winquest  
District General Manager

**FROM:** Brad Underwood, P.E.  
Director of Public Works

**SUBJECT:** Approval of Appraisal for Sale of 6,860 Square Feet Potential Class 6 Land Coverage for the Tahoe Forest Hospital District and execute sale of this coverage out of the Nevada State Division of Lands Bank

**DISTRICT STRATEGIC PLAN:** Long Range Principle 5 – Assets and Infrastructure

**DATE:** June 8, 2022

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### **I. RECOMMENDATION**

That the Board of Trustees makes a motion to accept the appraisal of 6,860 square feet of potential Class 6 for \$102,500 as prepared by Johnson Valuation Group, LLC. dated June 1, 2022, and authorize Staff to execute the Land Coverage sales transaction out of the Nevada State Division of Lands Bank to Tahoe Forest Hospital District for use on their facility.

### **II. DISTRICT STRATEGIC PLAN**

Long Range Principle 5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation venues, facilities and services.

- Maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

### **III. BACKGROUND**

On June 9, 2021, the Board of Trustees entered into Amendment #1 of the Interlocal Contract with the Nevada Division of State Lands (NDSL) for the operation of the Nevada Land Bank and the execution of the sale and transfer of excess land coverage. The Contract Amendment stipulates that all coverage sales will be split 50/50 between coverage owned by NDSL and coverage owned by

IVGID and there will be an administrative fee paid to NDSL of one dollar per square foot of coverage sold.

According to the Policies and Procedures for the Management, Sale and Transfer of Coverage Owned by IVGID (*Agreement reference IV. Procedures, D.1.b.*), transactions involving coverage amounts of 5,000 square feet or more shall be contingent on approval of the Board of Trustees and the selling price shall be established by IVGID either based upon an appraisal or as otherwise determined by IVGID. The cost of the appraisal shall be paid by IVGID and reimbursed by the buyer at the close of escrow for the transaction.

IVGID currently has approximately 17,000 square feet of Class 4 and 6 coverage available for sale in the Nevada Land Bank. IVGID currently has coverage available to supply one half of the requested coverage transaction. There are three IVGID Championship Golf properties that have contributed to the available IVGID balance in the Land Bank. Johnson Valuation Group LLC. completed the appraisal for a value of \$102,500.

In accordance with Board Policy 3.1.0., 0.15, Consent Calendar, this item is included on the Consent Calendar as it is routine business of the District and within the currently approved District Budget.

#### **IV. BID RESULTS**

This item is not subject to competitive bidding within the meaning of Nevada Revised Statute 332.115.

#### **V. FINANCIAL IMPACT AND BUDGET**

The District will receive \$44,390 (50% of the sale price less \$1/sq. ft. management fee to NDSL). IVGID will also be reimbursed for the cost of the appraisal (\$3,000).

#### **VI. ALTERNATIVES**

Not approve the appraisal or approve alternate amount.

#### **VII. BUSINESS IMPACT**

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:  
Appraisal



AN APPRAISAL  
OF  
6,860 SQUARE FEET CLASS 6  
POTENTIAL LAND COVERAGE

LOCATED WITHIN THE  
INCLINE HYDROLOGIC AREA  
INCLINE VILLAGE,  
WASHOE COUNTY, NEVADA

OWNED BY AND APPRAISED FOR  
INCLINE VILLAGE GENERAL  
IMPROVEMENT DISTRICT



June 1, 2022

Via E-Mail: [Ronnie\\_Rector@ivgid.org](mailto:Ronnie_Rector@ivgid.org)

Ms. Ronnie Rector  
Public Works Contracts Administrator  
Incline Village General Improvement District  
1220 Sweetwater Road, Incline Village NV 89451

**RE: *An Appraisal of 6,860 square feet of Class 6 Potential Land Coverage within the Incline Hydrologic Area***

Dear Ms. Rector

This letter is in response to your request for an appraisal of 6,860 square feet of Class 6 Potential Land Coverage located within the Incline Hydrologic Area. The subject's land coverage is reportedly under the ownership of the Incline Village General Improvement District.

It is my understanding the Nevada Division of State Lands (NDSL) NV Land Bank received an application from Brennan Dubil, JK Architecture Engineering, on behalf of the Tahoe Forest Hospital District (TFHD), to purchase 6,860 square feet of Class 6 Potential Land Coverage. Because the amount of land coverage is above 4,999 square feet, NDSL is requesting for Incline Village General Improvement District (IVGID) to have the 6,860 square feet appraised.

This report sets forth pertinent data, statistics and other information considered necessary to establish the Market Value of the subject's land coverage. Pursuant to the instruction of NDSL, comparable pricing utilized in this report is from the open competitive markets and does not include IVFID or NV/CA Land Bank pricing.

The intended use of this report is to assist IVGID in establishing a sale price for land coverage that will potentially be sold to the Tahoe Forest Hospital District. The intended users are representatives of the Incline Village General Improvement District and representatives of the Nevada Division of State Lands. Any other use of this appraisal report requires the prior written authorization of Johnson Valuation Group, LTD.

As ownership of intangible development rights in the Tahoe Basin is not typically recorded and vested like real property, it is not possible to verify sales data to the same extent as is typical for real property in the subject market area. The undersigned has relied on summaries of sales transactions from parties involved in the transactions. As purchase contracts are generally considered to be confidential, it is not possible in many cases to formally verify the sales information that was reported to the undersigned as summarized herein. The undersigned has used diligence to verify the market data presented herein to the extent reasonably possible.

This is an appraisal report that is intended to comply with the current *Uniform Standards of Professional Appraisal Practice* as adopted by the Appraisal Standards Board of the Appraisal Foundation. We attest that we have the knowledge and the expertise necessary to complete this appraisal assignment, and that we have appraised this type of property many times in the past. No one other than the undersigned has prepared the analysis, conclusions, and opinions concerning real estate that are set forth in this report.



After careful consideration of all available data, it is our opinion that the Market Value of the subject's land coverage, as of May 27, 2022, is as follows:

**ONE HUNDRED TWO THOUSAND AND FIVE HUNDRED DOLLARS**  
**(\$102,500)**

Respectfully Submitted,

*Benjamin Q. Johnson*  
Benjamin Q. Johnson, MAI  
Nevada Certified General Appraiser  
License #A.0205542-CG



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**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS**

<b>Property Name</b>	Incline Village General Improvement District Class 6 Potential Land Coverage
<b>Location</b>	Incline Hydrologic Area 1
<b>Owner of Record</b>	Incline Village General Improvement District (IVGID)
<b>Development Rights</b>	6,860 square feet of Class 6 Potential Land Coverage
<b>Land Area</b>	Not Applicable
<b>Improvements</b>	Not Applicable
<b>Intended Use of Appraisal</b>	Potential Sale to Tahoe Forest Hospital District
<b>Intended Users</b>	Representatives of IVGID and NDSL
<b>Highest and Best Use</b>	Sale to owners of receiving parcels
<b>Interest Appraised</b>	Fee Simple
<b>Date of Valuation</b>	May 27, 2022
<b>Date of Completion of Report</b>	June 1, 2022

**MARKET VALUE CONCLUSION**  
**(6,860 square feet of Class 6 Potential Land Coverage)**

**\$102,500**



### **PURPOSE OF APPRAISAL**

This appraisal report was prepared for the purpose of estimating the Market Value of 6,860 square feet of Class 6 Potential Land Coverage.

### **INTENDED USE AND USER OF APPRAISAL**

The intended use of this appraisal is to assist IVGID in setting a sale price for land coverage that will potentially be sold to the Tahoe Forest Hospital District. The Intended User of this Appraisal is IVGID and Nevada State Lands, who is the administrative agent for IVGID's land coverage rights.

### **CLIENT**

The Client of this assignment is IVGID.

### **INSPECTION**

As the subject of this appraisal involves intangible development rights, it was not possible to physically inspect the subject property of this appraisal.

### **TYPE OF REPORT AND SCOPE OF APPRAISAL**

This is a narrative appraisal prepared in an Appraisal Report. This report is intended to comply with the requirements of the *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Preparation of the following report included:

- Research into the different capability classes of land coverage and their legal transferability to receiving parcels;
- Research into potential, hard, and soft coverage and their legal transferability to receiving parcels;
- Completion of a Highest and Best Use Analysis;



- Research and verification (to the extent possible) of market sales of development rights;
- Completion of a comparable sales analysis for the subject land coverage<sup>1</sup>;
  - Research into land coverage sales within the Incline Hydrologic Area #1;
  - Analysis of land coverage sales within the Incline Hydrologic Area # 1;
  - Interviews with Realtors, brokers, property owners, land planners, and developers that are involved with land coverage transfers within the Incline Hydrologic Area 1;
  - Verification of land coverage sales data;
  - Completion of a Sales Comparison Approach;
- Completion of an Income Approach by a Discounted Cash Flow Analysis; and
- Preparation of an Appraisal Report.

### **MARKET VALUE DEFINED**

“Value” means the most probable price which a property would bring in a competitive and open market under the conditions requisite of a fair sale, without the price being affected by undue stimulus, whereby the sale is consummated on a specified date and the title to the property is passed from the seller to the buyer under the following conditions:

- (1) The buyer and seller are acting prudently and knowledgeable;
- (2) The buyer and seller are typically motivated;
- (3) The buyer and seller are well informed or well advised and acting in what they consider their own best interests;
- (4) A reasonable time is allowed to expose the property for sale on the open market;
- (5) Payment is made with United States dollars in cash or pursuant to another financial arrangement comparable thereto; and
- (6) The sale price represents the normal consideration for the property and is unaffected by special or creative financing or sales concessions granted by any person associated with the sale.”

(Source: Nevada Revised Statutes, Sec. 37.009)

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<sup>1</sup> All three approaches to value were considered in this analysis, this includes the Cost Approach, the Income Approach and the Sales Comparison Approach. As the subject property involves intangible development rights, neither the Cost or Income Approaches are appropriate to be utilized to estimate value conclusions. The Sales Comparison Approach is the method utilized by the market to establish value for intangible development rights in the Tahoe Basin and has been utilized herein.

#### **DATE OF INSPECTION**

As the subject of this appraisal involves land coverage, which is an intangible development right, the date of inspection is not applicable.

#### **DATE OF REPORT**

This report was completed on June 1, 2022.

#### **DATE OF VALUATION**

This appraisal addresses the Market Value of the subject as of May 27, 2022.

#### **PROPERTY RIGHTS APPRAISED**

The estimates of value set forth in this appraisal reflect the undersigned's opinion as to the Market Value of the 100% fee simple interest in the subject property, subject to typical encumbrances such as mortgages, easements and zoning ordinances.

#### **PROPERTY OWNERSHIP**

It is my understanding, based on representation of the client, that the Potential Class 6 Land Coverage is owned by IVGID and is located in Hydrologic Area 1 as of the relevant date of valuation. This report involves intangible development rights. Vesting of these rights are typically not recorded by the County and the undersigned did review verification information related to sales, to the extent available, as part of this assignment.

#### **SALE AND LISTING HISTORY**

To the best of the knowledge of the undersigned, the intangible development rights that are subject of this appraisal have been owned by IVGID for greater than the last three years and have not been offered for sale on the open market in the last 12 months. The client has indicated to the undersigned that they have not received any written offers on all, or any portion, of the subject development rights within the last 12 months.

## **LAND COVERAGE MARKET AND REGULATORY HISTORY**

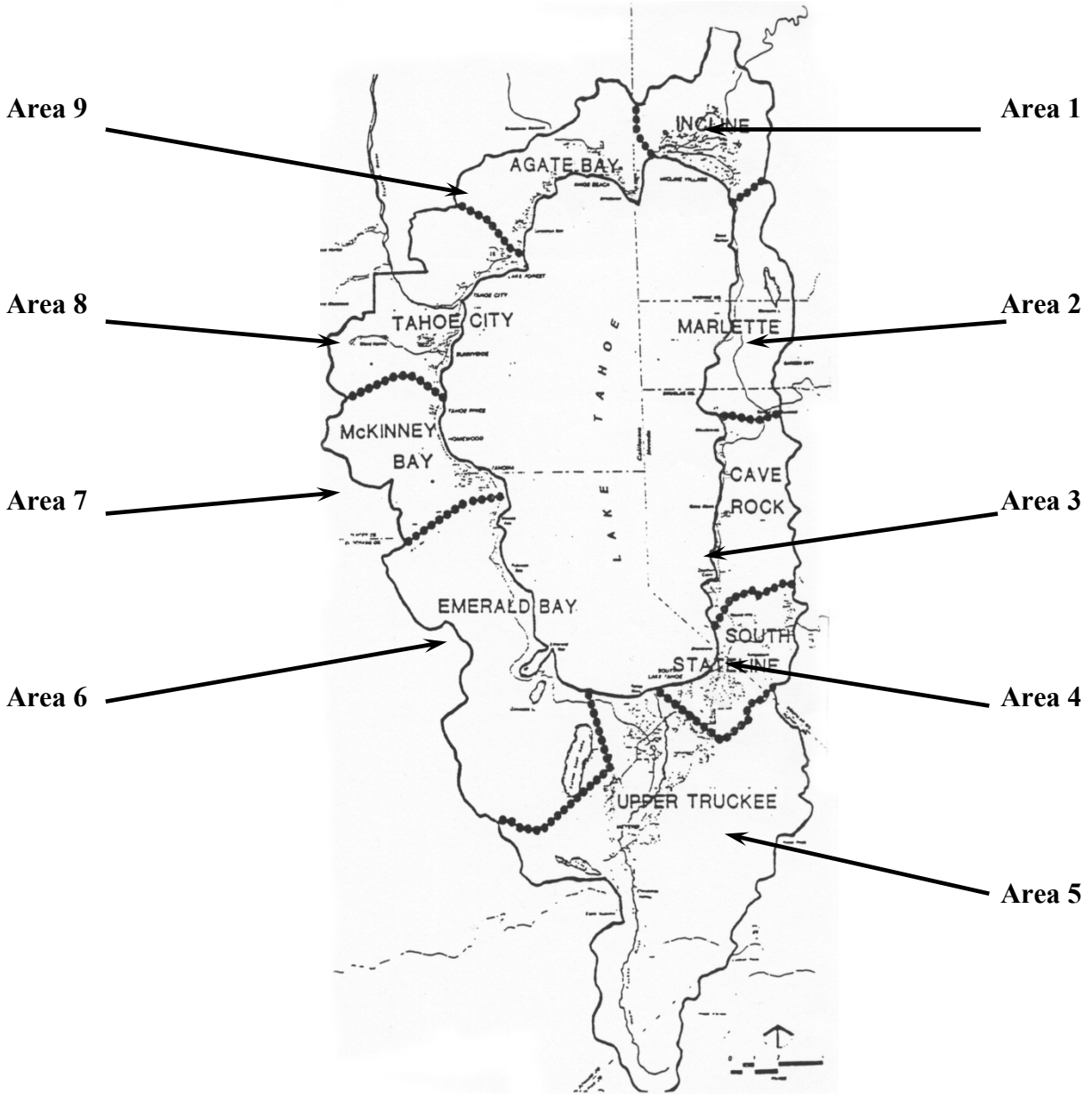
The amount of impervious ground coverage, called land coverage, allowed within the Lake Tahoe Basin is strictly regulated. Land coverage is defined by the TRPA as “a man-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement or covering. Such structures, improvements and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, and patios. A structure, improvement or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list.”

The maximum amount of land coverage allowed on a parcel is determined by the TRPA. Land coverage is a marketable development right that can be sold within the Lake Tahoe Basin under a complex set of rules and regulations.

The Tahoe Regional Planning Agency has divided the Lake Tahoe Basin into nine hydrologic areas. Hydrologic areas 1, 2, and 3 (identified as Incline, Marlette, and Cave Rock, respectively) are located entirely in the Nevada portion of the Lake Tahoe Basin. Hydrologic areas 5, 6, 7, and 8 (Upper Truckee, Emerald Bay, McKinney Bay, and Tahoe City, respectively) are located entirely within the California portion of the Lake Tahoe Basin. Hydrologic areas 4 and 9, identified as South Stateline and Agate Bay, are located in both the California and Nevada portions of the Lake Tahoe Basin. Land Coverage can only be transferred within its hydrologic area of origin (with the exception of 1B land coverage, which can be transferred anywhere in the Tahoe Basin). A map depicting the location of the various hydrologic areas is set forth on the following page.



TAHOE REGIONAL PLANNING AGENCY HYDROLOGIC AREAS



In the State of California, the California Tahoe Conservancy established a land bank in 1988. The California Tahoe Conservancy receives funds generated by the TRPA's Excess Land Coverage Mitigation Program and uses the fees to acquire and retire land coverage in the hydrologic areas located in the California portion of the Lake Tahoe Basin. In 1993, the State of Nevada established a land bank similar to the one operated by the California Tahoe Conservancy in order to acquire and retire land coverage in accordance with the TRPA's Excess Land Coverage Mitigation Program in the hydrologic areas located in the Nevada portion of the Lake Tahoe Basin. In 2003, the Incline Village General Improvement District established a land bank to serve the Incline Hydrologic Area. This land bank is administered by the State of Nevada, Division of State Lands. Also, in 2004, Douglas County established a land bank that is administered by the Douglas County Planning Department. This land bank brings buyers and sellers together in order to facilitate land coverage transfers. However, this land bank does not buy or sell land coverage.

There are three classifications of land coverage. "Hard Coverage" involves land coverage which is physically on the ground and is non permeable to surface runoff. "Potential" land coverage is land coverage which is available to be installed, based upon the IPES system or the Bailey system, but which has not been placed on the ground. "Soft" land coverage involves coverage which is installed, but which is not a completely impervious surface. An example of soft land coverage is a dirt walkway or driveway which is compacted, but not covered with pavement.

The subject property of this appraisal includes 6,860 square feet of Class 6 Potential Land Coverage in the Incline Hydrologic Area.

## **HIGHEST AND BEST USE ANALYSIS**

Highest and best use is defined as the most reasonable and probable use that supports the highest present value of the vacant land and/or improved property, as defined, as of the effective date of valuation. Implicit in this definition is that the highest and best use must be physically possible, legally permissible, economically feasible and maximally productive.

### **Physically Possible**

The subject involves land coverage, which is an intangible development right within the Tahoe Basin. Its physical possibilities, therefore, are not applicable in the analysis of Highest and Best Use.

### **Legally Permissible**

The legally permissible uses of land coverage are determined by the TRPA land coverage ordinances. The land coverage that is the subject of this appraisal involves 6,860 square feet of Potential Class 6 Land Coverage. Potential Land Coverage involves that coverage that is available for use on a parcel, but which has never been installed. That is, Potential Land Coverage emanates from either undeveloped parcels or parcels that have not been developed to their maximum land capability (e.g., a parcel that is 20% covered, but the allowable coverage is 30%).

Hard Land Coverage emanates from developed parcels. In order to sell Hard Land Coverage, the site upon which it originates must be retired and restored to its natural state. Commercial property owners may only purchase Hard Land Coverage to develop their property. That is, Potential Land Coverage may not be utilized on commercial land. Additionally, Potential Land Coverage may not be transferred outside of the hydrologic zone in which it originates. Conversely, certain types of Hard Land Coverage may be transferable from one hydrologic zone to another.

TRPA ordinances also indicate that land coverage can only be transferred to the same or higher soil capability level. Land coverage cannot be transferred from a higher soil capability level to a lower soil capability level. Accordingly, soil Class 1a Potential Land Coverage can be transferred to a residential or public service project located in soil capability levels 1a through 7. On the other hand, Class 6 Potential Land Coverage can only be transferred to parcels in soil capability levels 6 and 7. In summary, Class 1a Potential Land Coverage has a broader market of buyers than does Class 6 Potential Land Coverage. A broader market typically results in higher sale prices.

Soft Land Coverage involves compacted dirt. It may be transferred to residential receiving parcels if it was installed prior to the 1972 TRPA land coverage ordinances. Soft Land Coverage may not be transferred to commercial or tourist accommodation parcels.

In conclusion, as the subject involves Class 6 Potential Land Coverage, it is legally permissible to transfer to receiving residential parcels of equal or higher land capability.

### **Economic Feasibility**

Although there are costs associated with transferring Potential Land Coverage, as it involves retiring and restoring the sending parcels, the sale prices are high enough to generate a profit. Accordingly, the transfer of land coverage is economically feasible. Therefore, land coverage has two potential legal and economic uses. The owner can use it to develop their site, or it can be sold in the open market.

### **Maximally Productive**

The maximally productive use depends on the needs of the owner. In our opinion, the maximally productive use, and therefore the highest and best use of the subject's potential land coverage, is for sale in the open market to an end user or speculator.





## INTRODUCTION TO VALUATION ANALYSIS

In order to estimate the value of 6,860 square feet of Class 6 Potential Land Coverage, we will review and analyze land coverage sales within the Incline Hydrologic Area. Based on the sales and discussions with buyers and sellers of land coverage within the marketplace, we will conclude on a value by the Sales Comparison Approach.

A second method we will use is the Discounted Cash Flow Analysis, whereby the projected income that can be achieved by selling smaller increments of the subject's land coverage over several years is discounted at an appropriate rate of return to derive the present value of the subject's 6,860 square feet of Potential Land Coverage as if sold in one bulk sale transaction.

Based on the value indications from the Sales Comparison Approach and the Discounted Cash Flow Analysis, we will conclude on a final value of the subject's 6,860 square feet of Class 6 Potential Land Coverage

### SALES COMPARISON APPROACH

In order to conduct the Sales Comparison Approach, we have interviewed a number of knowledgeable individuals in the market area that have either purchased, sold, or facilitated the transfer of land coverage within the Incline Hydrologic Area. Persons interviewed include Mr. Nick Exline of Exline and Company, Mr. Kevin Agan of Agan Consulting, Mr. Randy Lane, Ms. Zoe Avery of Incline Property Management, Ms. Amy Cecchettini of California Tahoe Conservancy, Mr. Kenneth Kasman of TRPA, and Ms. Sherri Barker of the Nevada Division of State Lands.

In order to understand the depth of the market for Potential Land Coverage, I spoke with Kenneth Kasman, the Research and Analysis Division Manager for Tahoe Regional Planning Agency (TRPA). Mr. Kasman provided a summary of all high capability land coverage transfer applications that have been processed by TRPA from 2016 to current for the subject’s hydrological basin. Based on this information, each transaction was researched. The data is presented as follows:

File or Case #	Year	Development Right	Sending Parcel	Type	Receiving Parcel	Quantity	Status	Comments
TRAN2016-0297	2016	Coverage (potential)	124-061-04	Bailey 4	131-014-03	1,572	Approved	
TRAN2018-0568	2018	Coverage (hard)	127-030-39	Bailey 6	127-040-07	511	Approved	Lake Tahoe School to IVGID for Incline Park
ERSP2018-1321-01	2018	Coverage (potential)	131-100-01	Bailey 6	130-163-27	1,920	Draft	NDSL is doing this transfer on behalf of IVGID.
TRAN2019-0408	2019	Coverage (hard)	122-052-08	Bailey 4	130-163-27	2,860	Approved	
TRAN2019-0015	2019	Coverage (hard)	124-071-52	Bailey 6	132-012-05	175	Approved	Transfer Between Two Wahoe County School District Parcels
ERSP2021-0090	2021	Coverage (potential)	131-100-01	Bailey 4	125-502-05	59	Approved	Transfer price not provided. Nevada Division of State Lands is processing this transfer on behalf of IVGID.
ERSP2021-0656	2021	Coverage (potential)	131-100-01	Bailey 6	130-201-11	600	Approved	Transfer price not included. Transfer was done by Nevada Division of State Lands on behalf of IVGID through an MOU.

As indicated, almost all of the transfers involve IVGID and/or NDSL. The only two transaction of High Capability Land Coverage that do not involve either IVGID OR NDSL are the 2019 transfer of 2,860± square feet of Class 4 Hard Land Coverage and the 2016 transfer of 1,572± square feet of Class 4 Potential Land Coverage. As a reminder to the

reader, the scope of this appraisal, per the instructions of the Client, excludes consideration of NDSL sales.

The undersigned researched both relevant non NDSL sales by contacting parties involved in the transactions. The parties for the 2016 transfer of coverage were not responsive. The 2019 transfer of 2,860± square feet of Class 4 Hard Land Coverage was facilitated by Richie McGuffin, a local attorney, on behalf of both parties. According to Mr. McGuffin, the transfer of land coverage was between 615 Woodridge Circle and 260 Estates Drive. (TRPA file TRAN2019-0408) and sold for \$25.00 per square foot. As Hard Land Coverage can be transferred to commercial projects as well as residential projects, I believe it commands a higher value than Potential Land Coverage. For this reason, and given the smaller size of this transaction, it is a high indication of value for the subject's 6,860 square feet of Class 6 Potential Land Coverage.

In order to identify any current listings of land coverage the TRPA TDR Marketplace website was searched for current listings of High Capability Land Coverage in the Incline Hydrologic Basin, and market participants were interviewed.

The only listing of High Capability Land Coverage on the TRPA TDR Marketplace at the present time is 5,600± square feet of Class 4 Potential Land Coverage owned by All Season HOA on Assessor's Parcel Number 132-040-00. Zoe Avery of Incline Property Management indicated the land coverage has been listed for a few years at \$20 to \$30 per square foot and that no formal offers have been received. The asking price of \$20 to \$30 provides a high indicator for the subject as this land coverage has been available on the open market for over a year without any offers of purchase received.

Next, I spoke with Nick Exline of Exline and Company, a land use planner active in the Incline Village market. Nick indicated that he is aware of asking prices for High Capability Potential Land Coverage in the range of \$25 to \$30 per square foot in the Incline



Hydrologic Area, but there has been very limited sales because owners are not motivated to sell and new commercial development occurs on brown field sites and generally new projects result in a net reduction in land coverage of a site upon redevelopment.

I spoke with Kevin Agan of Agan Consulting, a land use planner based in Incline Village. Mr. Agan indicated that the Nevada State Lands land bank sets the market price for land coverage in Incline Village due to the lack of private market sales. Mr. Agan indicated that there are very few land coverage transactions in Incline Village because most of his clients are able to pursue coverage exemptions or pay coverage mitigation fees and thus able to avoid having to acquire land coverage rights when they would otherwise need to.

I also spoke with Randy Lane, a long-time developer in the Tahoe area, who is one of the largest private owners of land coverage rights. Mr. Lane indicates that he is presently shopping 1b land coverage rights he owns in the South Stateline Hydrologic Basin. 1b land coverage can be transferred anywhere in the Tahoe Basin and can be used on any soil capability level. 1b land coverage is the only type of coverage that can be transferred between hydrologic basins. Mr. Lane indicated that he has received an offer of \$25 per square foot for a larger quantity of 1b land coverage rights and is considering accepting this offer. This provides a high indicator for the subject due to the coverage being able to be transferred anywhere in the Tahoe Basin and being able to be utilized for all soil capability levels.

Due to the very limited sales data in the recent past, the undersigned has also reviewed historical sales data to provide a further indication of value. In the time period from 2003 to 2007 the majority of transactions were for small amounts of land coverage, ranging from 18 to 2,999 square feet. The sale prices of these small transactions ranged from \$22.00 to \$27.00 per square foot. However, two larger sales, at 17,406 square feet and 19,703 square feet, sold for \$15.59 and \$14.65 per square foot, respectively. With consideration given to inflation and the larger size of these sales, it is felt that these two sales are more representative of the subject. Thus, greater weight is given to these transactions. Although both of these sales



occurred in 2004, it is our opinion that buyers and sellers are looking to historical markets at guideposts due to the lack of current sales data.

Overall, based upon the land coverage sales, and with strongest weight given to the two larger transactions, it is my opinion that the market value per square foot of the subject land coverage is \$15. Multiplying this figure by the 6,860± square feet of Class 6 Potential Land Coverage equates to a value indication of \$102,900. This will be rounded to \$103,000.

**VALUE INDICATION BY THE SALES COMPARISON APPROACH**      **\$103,000**

### **DISCOUNTED CASH FLOW ANALYSIS**

Another valuation method utilized in this appraisal is the Discounted Cash Flow Analysis. As the majority of buyers purchase much smaller quantities of land coverage, we can estimate the bulk sale value of 6,860 square feet of Class 6 Potential Land Coverage based on the assumption that the owner sells it in smaller quantities over a period of several years. The first step in the Discounted Cash Flow Analysis is to estimate the retail sales potential of the subject land coverage in smaller quantities. The retail sales potential reflects the estimated sale price for typical amounts of land coverage which would be sold over a projected sales period. The next step is to estimate the absorption period required to sell out the entire 6,860 square feet of land coverage. The annual projected absorption of coverage is then multiplied by the retail sales price per square foot to derive the gross sales proceeds. The sales costs are then deducted from the gross sales to derive the net cash flows each year of the sales period. The projected net cash flows are then discounted at an appropriate rate of return to derive an indication of value of 6,860 square feet of land coverage assuming it to be sold in one transaction.

#### **Retail Sales Potential**

In the Discounted Cash Flow Analysis, we first project the retail sales price of Class 6 Potential Land Coverage as if sold in typical increments of 1,000 to 3,000 square feet. Based



on the sales data we have collected and discussed in the previous paragraphs, a reasonable estimate of land coverage value per square foot for transactions of 1,000 to 3,000 square feet is \$20.00 to \$25.00.

**RETAIL SALES POTENTIAL PER SQUARE FOOT**  
**(Sold in increments of 1,000 to 3,000 square feet)**

**\$22.50**

**Absorption**

There has been 7,697 square feet of high capability coverage transfers in the Incline Hydrological Basin from 2016 through 2021. This equates to annual absorption of 1,283± square feet over the last six years.

Some consideration must also be given to the potential for a larger transaction of land coverage. The frequency of large transactions is small, but could potentially act to greatly expedite absorption. In 2006, the Nevada Department of Transportation reportedly purchased approximately 70,000 square feet of Class 1a, 1b, 4, and 6 Potential Land Coverage from Incline Lakes Corporation. The terms of the sale were very complex and the actual sale price relative to the 6 Potential Land Coverage cannot realistically be determined. However, this transaction does indicate that at times, large quantities of land coverage can be demanded by the market and would allow for full absorption of the subject's land coverage in a single transaction.

Overall, I believe a reasonable total absorption for the subject's land coverage of three to five years, which equates to 1,372± to 2,287 square feet per year. The midpoint of four years will be used in the discounted cash flow model.

**SELL-OUT PERIOD**  
**(1,715 square feet per year)**

**4 Years**

### Net Annual Cash Flows

Commissions and closing costs are then deducted from the gross annual income. Based on the IVGID land coverage program and the rates charged by a local broker, a \$1.00 per square foot commission will be used in this analysis. In addition, closing costs are estimated at 3.0% of the sales price.

### Discount Rate Analysis

The next step in the Discounted Cash Flow Analysis is to estimate an appropriate internal rate of return that a prospective investor would require for an investment of this nature. In order to estimate an appropriate rate of return, the undersigned has considered the internal rate of return required by investors for real estate development projects at Lake Tahoe at the present time. The indicated required rate of return generally range from 10% to 20+% per year. For the purposes of this analysis, the midpoint of 15% will be utilized.

The discounted cash flow model is presented as follows:

Absorption Analysis of Land Coverage 6,860± square feet						
	Year 1	Year 2	Year 3	Year 4	Total	
<b>Assumptions</b>						
Annual Inflation Factor	None					
Quantity of Land Coverage Sold	6,860	1,715	1,715	1,715	1,715	6,860
Quantity of Land Coverage Remaining		5,145	3,430	1,715	-	
Pirce Per Square Foot	\$22.50	\$22.50	\$22.50	\$22.50	\$22.50	
#						
<b>Net Operating Income</b>						
Sales Revenues		\$38,588	\$38,588	\$38,588	\$38,588	\$154,350
Cost of Sales (\$ Per Square Foot)	\$1.00	(\$1,715)	(\$1,715)	(\$1,715)	(\$1,715)	(\$6,860)
Closing Cost (% of Revenue)	3.00%	(\$1,158)	(\$1,158)	(\$1,158)	(\$1,158)	(\$4,631)
<b>Net Operating Income</b>		\$35,715	\$35,715	\$35,715	\$35,715	\$142,860
<b>Net Present Value @ Annual Discount Rate</b>	15.00%	\$101,965				



As indicated, the discounted cash flow model indicates a value of \$101,965, which will be rounded to \$102,000.

**INDICATED VALUE BY THE DISCOUNTED CASH FLOW ANALYSIS    \$102,000**





### **RECONCILIATION AND FINAL VALUE CONCLUSION**

The indicated value of the subject's land coverage based on an analysis of comparable sales data is \$103,000. The indicated value of the subject land coverage by the Discounted Cash Flow Analysis is \$102,000. Based on the merit of each approach and the very small difference in the indicated values between these two approaches, both are given significant weight in the final value analysis

Overall, based upon a careful review and analysis of all available data, it is our opinion that the Market Value of the subject's 6,860 square feet of Class 6 Potential Land Coverage, as of May 27, 2022, is \$102,500.

**FINAL MARKET VALUE CONCLUSION**  
**(6,860 square feet of Class 6 Potential Land Coverage)**

**\$102,500**

### APPRAISER'S CERTIFICATION

Each of the undersigned does hereby certify that, unless otherwise noted in this appraisal report:

I have not made a personal inspection of the property that is the subject of this report.

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions herein are based, are true and correct.

This report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.

This appraisal report has been made in conformity and is subject to the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Benjamin Q. Johnson has completed the requirements under the continuing education program of the Appraisal Institute.



The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The undersigned has not prepared an assignment of these specific intangible development rights which are the subject of this appraisal within the three years preceding the date of engagement of this assignment. The undersigned has appraised intangible development rights in the Tahoe Basin in the prior three years.

Respectfully Submitted,

*Benjamin Q. Johnson*

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Benjamin Q. Johnson, MAI  
Nevada Certified General Appraiser  
License Number A.0205542-CG



## STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

### LIMITS OF LIABILITY

This report was prepared by Johnson Valuation Group, Ltd. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Valuation Group, Ltd., as employees, not as individuals. The liability of Johnson Valuation Group, Ltd. and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

### COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

### CONFIDENTIALITY

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

### INFORMATION SUPPLIED BY OTHERS

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and



reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Valuation Group, Ltd. are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

#### **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE**

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post- appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

#### **EXHIBITS AND PHYSICAL DESCRIPTIONS**

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

#### **TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS**

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.

#### **ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS**

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a



construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

#### **TOXIC MATERIALS AND HAZARDS**

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

#### **SOILS, SUB-SOILS, AND POTENTIAL HAZARDS**

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal.



No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

#### **ARCHEOLOGICAL SIGNIFICANCE**

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

#### **LEGALITY OF USE**

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

#### **COMPONENT VALUES**

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

#### **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.

#### **AUXILIARY AND RELATED STUDIES**

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

## **DOLLAR VALUES AND PURCHASING POWER**

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

## **ROUNDING**

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

## **QUANTITATIVE ANALYSIS**

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

## **VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER**

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

## **ECONOMIC AND SOCIAL TRENDS**

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

## **EXCLUSIONS**

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.





#### **SUBSURFACE RIGHTS**

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

#### **PROPOSED IMPROVEMENTS, CONDITIONED VALUE**

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

#### **MANAGEMENT OF PROPERTY**

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

#### **FEE**

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

#### **LEGAL EXPENSES**

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.

#### **CHANGES AND MODIFICATIONS**

The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

#### **DISSEMINATION OF MATERIAL**

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.

**QUALIFICATIONS OF APPRAISER**

**BENJAMIN Q. JOHNSON**

**Professional Designations**

MAI – Designated Member of the Appraisal Institute

**State Licensing and Certification**

Certified General Appraiser – State of California

License Number AG043925

(Certified through April 29, 2024)

Certified General Appraiser – State of Nevada

License Number A.0205542-CG

(Certified through November 30, 2022)

**Professional Experience**

Johnson Valuation Group, Ltd.

2015 to Present

Johnson-Perkins & Associates, Inc.

Principal Appraiser

2009 to 2015

Senior Appraiser

2008 to 2009

Intern Appraiser

2006 to 2008

Research Assistant

2005 to 2006

General Electric

2002-2004

Finance Intern

(Summers Only)

**Formal Education**

Santa Clara University – Santa Clara, CA

2005

Bachelor of Science in Commerce; Major in Economics

**QUALIFICATIONS OF  
BENJAMIN Q. JOHNSON, (CONTINUED)**

**Qualified as an Expert Witness**

Second Judicial District Court – State of Nevada  
 Third Judicial District Court – State of Nevada  
 Ninth Judicial District Court – State of Nevada  
 Superior Court of California, County of El Dorado  
 Superior Court of California, County of Placer  
 U.S. Bankruptcy Court, District of Nevada  
 U.S. Bankruptcy Court, Northern District of California

**Offices Held and Appointments**

Nevada State Board of Equalization	
Board Member	2012 to Present
Chairman	2019 to Present

Tahoe Regional Planning Agency	
Land Use Commodities Market Steering Committee	2014

Appraisal Institute	
Reno-Carson-Tahoe Chapter	
Director	2011
Secretary	2012
Vice-President	2013
President	2014
Treasurer	2015
Chair of Candidate Guidance Committee	2013 to 2015
Nevada Chapter	
Northern Nevada Branch Chapter Vice Chair	2017
Region 1	
Nominating Committee	2015 to 2018

Eagle Scout Board of Review, Board Member	2016 to Present
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**Association Memberships and Affiliations**

Leadership Development and Advisory Council (LDAC)	2010
Executives Association of Reno (EAR)	2009 to 2012
Tahoe Regional Young Professionals (TRYP)	2015 to 2016