

**Douglas County School District  
Board of Trustees  
Agenda for the Special Board Meeting of  
Tuesday, February 3, 2026  
4:00 PM  
Douglas High School-Media Center & Zoom  
1670 Highway 88  
Minden , NV 89423**

**Mission Statement**

**We will inspire, empower, and prepare each learner to  
achieve his/her life aspirations.**

**Board Purpose**

**The DCSD Board of Education will govern and oversee a  
well-functioning school district where children and staff are  
thriving!**

**Board of Trustees**

**Yvonne Wagstaff, President**

**Melinda Gneiting, Vice President**

**David Burns, Member**

**Susan Jansen, Member**

**Erinn Miller, Member**

**Markus Zinke, Member**

**District 6, Vacant**

**DOUGLAS COUNTY SCHOOL DISTRICT**  
Information Concerning Board Policy and Procedures  
For Communication with the Board of Trustees

The Douglas County School District (“DCSD”) welcomes visitors at our meetings and appreciate constructive suggestions and comments, which help to meet the educational needs of the District. The Board has a scheduled order of business to follow. The agenda has been available for study by the Members of the Board since published. The Board may only take action items agendized for possible action, unless it finds that the need to discuss or act upon an un-agendized item was truly unforeseen at the time the meeting agenda was posted, the matter requires immediate action, and is to be an emergency as defined by Nevada Revised Statutes.

The Board may act on the consent items with one motion unless a Trustee requests that a consent item be pulled for individual consideration, in which case the Chairperson of the Board will defer action on the particular consent item or items to the regular agenda for consideration separately.

Although each Trustee represents a geographical area of the District, Trustees are elected at large and, as such, represent all citizens of Douglas County. It is the desire of the Board to make decisions that in the best interests of the District. In making decisions, Members of the Board strive to meet the needs of every student enrolled in DCSD schools and will best serve the interests of the entire District.

Members of the Board of Trustees are responsible for exercising their public function in accordance with the requirements of applicable law and regulations, as well as Board Policies adopted by the Board of Trustees of DCSD.

If copies of the complete agenda (and supporting materials) are desired in advance, they may be obtained at the District Office on the Monday preceding a regular meeting of the Board. Please contact DCSD at 775-782-5134 or [suptoffice@dcsd.k12.nv.us](mailto:suptoffice@dcsd.k12.nv.us). Communication with the Board of Trustees as a unit may be either in writing, by personal appearance at a meeting of the Board, or by verbal communication through the District Superintendent.

**Public Comment:** During regular Board meetings, there will be a general period of public comment for any matter that is not specifically agendized for possible action, and on each item listed on the agenda for possible action.

The Board limits public comment to three minutes per commenter.

**Written Communication:** Written communication to the Board of Trustees, related to an action item on the agenda, can be emailed to the Board, the District Superintendent, or the Board Secretary, prior to the meeting. Although this communication will not be read during the meeting, it will be added to the minutes of the meeting upon request.

**Personal Appearance at a Board Meeting:** When an individual or group desires to communicate with the Board of Trustees by means of placing an item on the agenda, at a meeting of the Board, the District Superintendent shall be notified no later than 12:00 noon two weeks prior to the scheduled regular meeting, and the Board President and Superintendent, in their discretion, will determine whether the subject of the communication will be placed on the agenda. When a holiday observed by the District falls on a meeting date, the deadline shall be two weeks prior to the meeting.

- At the time of the meeting, the public can add their name to a sign-up sheet and they will be called upon during the allocated public comment time.
- The Board may set a reasonable time limit for each speaker and for answering questions.
- Extensive formal statements addressing specific items for consideration by the Board should be submitted in writing.

Although the Board may impose reasonable restrictions on the time, place and manner of public comments, it may not restrict comments based on viewpoint. No action may be taken on a matter raised during public comment that is unrelated to any agenda item.

**Non-discrimination/Notice to Individuals with Disabilities:** The Douglas County School District does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. Members of the public who require special assistance or accommodations at a meeting of the Board of Trustees are asked to notify the District Administration at 1638 Mono Ave., Minden, Nevada 89423, or by calling 775-782-5134, so that such notification is received at least twenty-four hours prior to the meeting.

Revised 11/6/2025



**Douglas County School District**  
Special Board Meeting  
**Douglas High School-Media Center & Zoom**  
**1670 Highway 88**  
**Minden , NV 89423**  
Tuesday, February 3, 2026  
4:00 PM

**AGENDA**

Please click the link below to join the webinar: <https://dcsd-k12.zoom.us/j/83714856147> Passcode: FEB0326 Or Telephone: +1 669 900 6833 US Webinar ID: 837 1485 6147 Telephone Passcode: 0014369

New Public Posting Location for future DCSD Public Meetings: Due to the District Office Closure, the new Public Posting location will be 1290 Toler Ave, Gardnerville, NV 89410 (Temporary District Offices Entrance).

**1. Call to Order**

**A. Adoption of the Agenda, as submitted (*For Possible Action*)**

Please Note: The Board reserves the right to (1) take items in a different order, (2) combine two or more Agenda items for consideration, and (3) to remove an item from the Agenda or delay discussion relating to an item on the Agenda at any time, in order to accomplish the business on the Agenda in the most efficient manner.

**B. Pledge of Allegiance**

**2. Public Comment (*For Discussion Only*)**

Comments will be accepted in person, or through virtual participation via email; [suptoffice@dcsd.k12.nv.us](mailto:suptoffice@dcsd.k12.nv.us) no later than 12:30 p.m. the day of the meeting. Email for public comment must include the submitting party's full name. Email for public comment will be posted as a supplemental document and copies will be provided to the board members. The names of those who have provided virtual public comment will be read during public comment and the emails will be included in the record, but the virtual public comment will not be read during the meeting. Comments may be made by members of the public on any matter within the authority of this Board. Please note that public comment will be taken on items marked "for possible action" before action is taken on such items, and members of the public are encouraged to comment on such items at the time they are being considered. Although members of the Board may respond to questions and discuss issues raised during public comment, no action may be taken on such a matter until the matter is placed on an agenda for action at a meeting of the Board. In making public comment, speakers are asked to come to the table or podium, sign in, speak into the microphone, and identify themselves for the record. Commenters are instructed to limit their comments to no more than three (3) minutes, and not simply repeat comments made by others.

**3. Consent Items (*For Possible Action*)**

Information concerning the following consent items has been forwarded to each Board Member for study prior to this meeting. Unless a Trustee or individual organization interested in one or more consent items has any questions concerning a particular item, the items are approved at one time by the Board of Trustees. The Board President may defer action on such a particular matter or matters at his or her discretion, and may choose to place the same at the end of the regular agenda for separate consideration.

**A. Personnel Report No. 26-02**

Listed on the Personnel Report No. 26-02 are personnel actions presented for consideration by the Board of Trustees. Salaries for individuals employed will be determined in accordance with salary regulations of the District.

**4. Board Policy 552 — Intra-District Open Enrollment and Transportation Assistance (2nd Reading) (For Discussion and Possible Action)** Presenter: Ashley Mitchell, AGPM Administrator **8**  
The Board is presented with potential revisions to the new policy for intra-district open enrollment and transportation assistance.

**5. Board Policy 816 — Automated School Bus Stop-Arm Camera System (2nd Reading) (For Discussion and Possible Action)** Presenter: Jeannie Dwyer, Executive Director of Human Resources **14**  
The Board will be presented with potential revisions to the new board policy for an automated school bus stop-arm camera system. This policy is compliant with Nevada Assembly Bill 527 (AB 527) of the 2025 Legislative Session, codified in Nevada Revised Statutes (NRS) Chapter 392, effective July, 1, 2025.

**6. Appointment of Appraiser NRS 393.240 (For Discussion and Possible Action)** Presenter: Yvonne Wagstaff, Board President **17**  
Discussion and possible action to appoint an appraiser, as required under NRS 393.240, for the purpose of determining the cash market value of district-owned real property proposed for sale or the rental value of district-owned real property proposed for lease. Under NRS 393.240, the Board of Trustees must appoint one qualified appraiser, and a second appraiser must be appointed by the Superintendent of Public Instruction. The appointed appraiser will be responsible for preparing a written report of findings and determinations regarding the value of the properties located at 1638 Mono Avenue, Minden, NV, 89423 and Parcel 1320-32-110-005, which will be submitted to the Board in accordance with statutory requirements.

**Possible Appraisers:**

1. Ben Johnson of Johnson Appraisals
2. Dan Leck of Dan A. Leck and Associates

**7. Declaration of intent pursuant to NRS 332.185 to dispose of surplus personal property of the district that is no longer required for public use. (For Discussion and Possible Action)** Presenter: Frankie Alvarado, Superintendent **62**  
Discussion and possible action to approve a Declaration of Intent, in accordance with NRS 332.185, stating that certain district-owned personal property is no longer required for public use and that disposing of such property is desirable and in the best interest of the district. Under NRS 332.185, once the governing body determines that personal property is surplus, the district may dispose of it through any lawful method, including but not limited to public auction, sale, or donation to another governmental entity or nonprofit organization. This action authorizes district staff to proceed with the disposal process consistent with Nevada Revised Statutes and applicable Nevada Administrative Code provisions governing local government purchasing and property management.

**8. School Consolidation Scenarios and Provision of Written Notice (For Discussion and Possible Action)** Presenter: Frankie Alvarado, Superintendent  
Discussion and possible action regarding the consolidation of schools based on information and scenarios presented to the Board. The Board may consider and take action to approve the transmission of written notice to the parents, teachers, and principals of the affected schools and the publication of notice in a newspaper of general circulation in Douglas County. These notices will provide the date and location of a future meeting at which the consolidation scenarios will be considered for final action."

**9. Adjournment**

(\*) Times are estimated. Items on the Agenda may be taken out of order. The Board of Trustees may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Generally speaking, the item will be heard no earlier than the time indicated.

If copies of the complete agenda (and supporting materials) are desired in advance, they may be obtained at the District Office on the Monday preceding a regular meeting of the Board. Please contact the District Office

**at 775-782-5134 or Suptoffice@dcsd.k12.nv.us.**

Notice to Individuals with Disabilities: Members of the public who require special assistance or accommodations are asked to notify the District Administration at 1638 Mono Avenue, Minden, Nevada, 89423, or by calling 782-5134, so that such notification is received at least twenty-four (24) hours prior to the meeting. In conformance with the Open Meeting Law, it is hereby noted that the agenda for the meeting of the Douglas County School Board of Trustees has been posted at the following locations:

Douglas County School District, Minden, NV  
District website: [www.dcsd.k12.nv.us](http://www.dcsd.k12.nv.us)  
State of Nevada website: <https://notice.nv.gov>

**Classified Personnel**

**HIRING RECOMMENDATIONS FOR CLASSIFIED PERSONNEL**

Name	Position/Location	Effective Date	Replacing
Harlan Paiz	Bus Driver – Student Transportation	01-13-2026	Natalie Jensen

**CLASSIFIED RESIGNATIONS**

Name	Position/Location	Last Day Worked / End of Contract	
Giselle Estrada	Bus Driver – Student Transportation	01-30-2026	01-30-2026
Vicky Steelsmith	Bus Aide – Student Transportation	01-30-2026	01-30-2026

**CLASSIFIED CHANGES**

Name	Former Position/Location	New Position/Location	Effective Date	Replacing
Anita Marinelli	Special Education Para II – PAC Program	Special Education Para II – Whittell High	01-12-2026	Vacant

**CLASSIFIED RETIREMENTS**

Name	Position/Location	Last Day Worked / End of Contract	
Gregory “Scott” Walker	Bus Driver – Student Transportation	06-10-2026	07-31-2026

**CLASSIFIED POSITIONS ELIMINATED**

Position Control #	Position	Effective Date
PC#2433	Custodian – Douglas High	11-28-2025
PC#2828	Custodian – Pau Wa Lu Middle (4hrs)	12-05-2025
PC#3102	Custodian – Minden Elementary (4hrs)	12-05-2025
PC#3271	Special Education Para I – Douglas High	12-05-2025
PC#3488	Special Education Para I – Minden Elementary	12-05-2025
PC#1918	Secretary I – Douglas High	12-19-2025
PC# 3096	Special Education Para II – PAC Program / Inclusive Education	01-09-2026
PC#2765	Secretary I – Pau Wa Lu Middle	02-17-2026
PC#3288	Secretary I – ASPIRE / JHS	02-17-2026
PC#973	Maintenance Technician II - Facilities	02-17-2026
PC#2123	Groundsperson - Facilities	02-17-2026
PC#2384	Director - Facilities	06-30-2026
PC#2432	Director – Student Transportation	06-30-2026
PC#2541	Coordinator – Student Transportation	06-30-2026
PC#3444	Family Engagement Specialist & Communications – Superintendent’s Office	06-30-2026

**CLASSIFIED POSITIONS ENDING**

Name	Position / Location	Effective Date
Joyce Cole	Instructional Para IV – Minden Elementary (1 year only)	07-31-2026

**Certified Personnel**

<b>CERTIFIED RESIGNATIONS/RETIREMENT/LOA</b>			
<b>Name</b>	<b>Position/Location</b>	<b>Last Day Worked/End of Contract</b>	<b>School Year</b>
John Leiknes	English / DHS	7/31/2026	26-27
Peggy Faria - DiGioia	Foods / PWL	7/31/2026	26-27
Sherri Battcher	SPED / SES	7/31/2026	26-27
Andrea Grisell	SPED / MES	7/31/2026	26-27
Toni Renck	School Nurse / GWHS	7/31/2026	26-27
Allison Avery	Science / GWHS	7/31/2026	26-27
Marcy Guthrie	Principal / GES	6/30/2026	26-27

<b>CERTIFIED POSITIONS ELIMINATED</b>		
<b>Position</b>	<b>Location</b>	<b>Effective Date</b>
PC# 1070	DHS	26-27
PC# 1077	SES	26-27
PC# 2450	MES	26-27

<b>CERTIFIED POSITIONS ENDING</b>		
<b>Name</b>	<b>Position / Location</b>	<b>Effective Date</b>
Telsche Hipple	English / ASPIRE 1 yr. only	7/31/2026

<b>CERTIFIED REQUEST FOR UNPAID LEAVE – BOARD APPROVAL REQUIRED</b>		
<b>Name</b>	<b>Position/Location</b>	<b>Dates</b>
Kaitlyn Hinojosa	Classroom Teacher – Scarselli Elementary	01/26/2026

## Board of Trustees Douglas County School District

## STUDENTS

### Intra-District Open Enrollment and Transportation Assistance

The Board recognizes that the educational needs of students may best be met by attendance at a school outside their designated attendance zone. In accordance with NRS 388.040 and NAC Chapter 388, the Douglas County School District allows students residing within the District to apply for enrollment in any District school, provided the requested school has available capacity.

To maintain eligibility for state transportation grant funding, this policy and any subsequent amendments must be approved by the Nevada Department of Education. The Board shall reapply for approval from the Department if it seeks to make substantive changes to the procedures described herein.

1. Annual Enrollment Procedures- The District shall establish an annual Open Enrollment Application Window, typically opening in February of each year.

1. If applications exceed available capacity, the District shall first enroll "Required Priority Pupils"—those students residing in the attendance zone of a school that received one of the two lowest performance ratings in the preceding school year.
2. After Required Priority Pupils are enrolled, the District may apply discretionary priorities, such as children of employees or siblings of currently enrolled students.
3. A random, anonymous lottery will serve as a tie-breaker within any category if applications exceed remaining capacity.

2. Capacity Determination- The Board will determine school capacity annually based on a uniform methodology. As used in this section, an "instructional teaching station" means a distinct location designated for a pupil or group of pupils to engage in learning tasks facilitated by a certified teacher or other school employee rendering direct educational service.

Capacity calculations will give consideration to:

1. The total number of instructional teaching stations;
2. The number of seats available for each station based on subject matter and grade level;
3. The specific instructional model used at the station; and
4. The number of available paraprofessionals or other school personnel who support the station.

The District ensures that capacity calculations will not demonstrate a decline compared to the school's average enrollment over the most recent three-year period, unless a specific legal

## Board of Trustees Douglas County School District

## STUDENTS

justification for reduced capacity is provided as allowed under state law. For the initial year of program implementation, the determined capacity for any school shall not be lower than the actual number of pupils enrolled in that school at the time the calculation is performed.

3. Application Review and Permanency- The District shall base all enrollment decisions on available capacity and shall not consider a pupil's academic or athletic ability, participation in extracurricular activities, disability status, English learner status, or home address.

1. Applications may only be denied due to a lack of available capacity or if the pupil was suspended for at least 10 days or expelled in the current or preceding school year.
2. The District shall not assess any tuition or fees to a pupil who attends a public school outside their zone of attendance pursuant to this policy. This prohibition applies strictly to the cost of enrollment and transfer; pupils remain responsible for all other standard student fees assessed to all students attending the school, including but not limited to lab fees, physical education uniforms, parking fees, or technology repair costs.
3. Once approved, the transfer is permanent for all subsequent years through the highest grade level of that school without the need for re-application.

4. Transportation Assistance- Eligibility To be eligible for state-funded transportation assistance, a pupil must meet both of the following requirements:

1. The pupil resides in the attendance zone of a school that received one of the two lowest performance ratings in the preceding year; and
2. The parent provides a signed attestation that the pupil has no other viable form of transportation, meaning no reliable means to arrive at school on time or depart at the conclusion of the school day.

5. Funding Priorities- If state grant funding is insufficient to serve all eligible applicants, assistance will be awarded in the following order:

1. First Priority: Pupils moving to a school with a higher performance rating than their zoned school.
2. Second Priority: Pupils directly certified for free or reduced-price meals, or identified as English learners, migrants, homeless, or in foster care.
3. Third Priority: All other eligible pupils meeting the criteria in Section 4.

If funding is insufficient to serve all applicants within a specific priority level, assistance shall be awarded to those applicants in the order in which their applications were received.

## Board of Trustees Douglas County School District

## STUDENTS

6. Notification of Decision- The District shall provide written notice to the parent or legal guardian regarding the outcome of their application.

1. If an enrollment application is denied, the notice shall state the specific reason for the denial.
2. If a request for transportation assistance is found ineligible or if funding is unavailable, the District will provide information regarding additional transportation options available in the community.

7. Funding Adjustments- Transportation assistance is contingent upon the availability of state grant funds. Assistance provided under this policy may include transportation via established District bus routes or mileage reimbursement provided to the parent or legal guardian at the rate currently approved by the State.

If state funding is not secured by July 1, parents may choose to remain at the requested school and provide their own transportation or return to their zoned school. For all pupils not eligible for state assistance, the responsibility and cost for transportation rest solely with the parent or legal guardian.

Reference: NRS 388.040, NRS 392.040, AB 533 (2025), NAC Chapter 388 (R076-25)

[Date Adopted:](#)

## Board of Trustees Douglas County School District

## STUDENTS

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The District ensures that capacity calculations will not demonstrate a decline compared to the school's average enrollment over the most recent three-year period, unless a specific legal justification for reduced capacity is provided as allowed under state law. For the initial year of

## Board of Trustees Douglas County School District

## STUDENTS

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  1. Applications may only be denied due to a lack of available capacity or if the pupil was suspended for at least 10 days or expelled in the current or preceding school year.
  2. The District shall not assess any tuition or fees to a pupil who attends a public school outside their zone of attendance pursuant to this policy. This prohibition applies strictly to the cost of enrollment and transfer; pupils remain responsible for all other standard student fees assessed to all students attending the school, including but not limited to lab fees, physical education uniforms, parking fees, or technology repair costs.
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## Board of Trustees Douglas County School District

## STUDENTS

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1. If an enrollment application is denied, the notice shall state the specific reason for the denial.
2. If a request for transportation assistance is found ineligible or if funding is unavailable, the District will provide information regarding additional transportation options available in the community.
3. A parent or guardian may appeal a denied application or a lack of action or response to an application by directly contacting the district superintendent, who will review the application status. The decision of the superintendent is final, per NV AB 533 § 2(6).

7. Funding Adjustments- Transportation assistance is contingent upon the availability of state grant funds. Assistance provided under this policy may include transportation via established District bus routes or mileage reimbursement provided to the parent or legal guardian at the rate currently approved by the State.

If state funding is not secured by July 1, parents may choose to remain at the requested school and provide their own transportation or return to their zoned school. For all pupils not eligible for state assistance, the responsibility and cost for transportation rest solely with the parent or legal guardian.

Reference: NRS 388.040, NRS 392.040, AB 533 (2025), NAC Chapter 388 (R076-25)

Date Adopted:

**Board of Trustees  
Douglas County School District**

**OPERATIONS**

**Automated School Bus Stop-Arm Camera System**

**A. Purpose and Statutory Authority**

1. **Purpose:** To establish the framework and procedures for the installation, operation, and administration of Automated School Bus Stop-Arm Camera Systems (the "System") within the District's transportation fleet to enhance student safety, deter illegal passing of stopped school buses, and reduce associated risks to children.
2. **Statutory Authority:** This policy is adopted pursuant to the authority granted by **Nevada Assembly Bill 527 (AB 527) of the 2025 Legislative Session**, codified in Nevada Revised Statutes (NRS) Chapter 392, effective July 1, 2025.

**B. Policy Scope and System Implementation**

1. **Authorization:** The District is authorized to install, operate, and maintain automated stop-arm cameras on its school buses or buses operating under a contract with the District.
2. **Implementation Partner:** The Superintendent is authorized to enter into an agreement with a qualified vendor (the "Vendor") for the procurement, installation, maintenance, and operation of the System, including the necessary software and data management tools. The agreement shall stipulate that the initial and ongoing costs of the System are primarily funded through the civil penalties collected from violations, as permitted by AB 527.
3. **System Activation:** The cameras shall be configured to activate only when the school bus stop arm is extended and the red flashing lights are illuminated, capturing video and/or still images of vehicles that illegally pass the stopped school bus.

**C. Violation Detection, Review, and Citation Process**

1. **Evidence Collection:** The System shall record data, including the date, time, location, license plate number, and a clear visual record of the vehicle committing the violation.
2. **Law Enforcement Partnership:** The District shall enter into a Memorandum of Understanding (MOU) with the designated local law enforcement agency(ies) to establish clear protocols for:
  - o Securely transferring the collected violation evidence.
  - o Reviewing the evidence to confirm the violation occurred as defined by NRS.

## Board of Trustees Douglas County School District

## OPERATIONS

- Law enforcement issuing a civil infraction notice (citation) to the registered owner of the vehicle.
- 3. **Citations and Penalties:**
  - The violation shall constitute a **civil infraction** only.
  - Citations shall be issued to the **registered owner** of the vehicle.
  - A violation under this System **shall not** be recorded as a criminal violation and **shall not** add demerit points to the driver's record.

### D. Data Management and Privacy Protection

1. **Focus on Violation:** The System shall be deployed with reasonable effort to limit the capture of images that identify the occupants of the violating vehicle. The primary focus of the captured data is the vehicle and its license plate.
2. **Data Security:** The District and its Vendor shall ensure all video and image data is stored and transmitted securely in compliance with all state and federal privacy laws.
3. **Data Deletion Mandate:** All recorded images and videos that **do not** document a civil infraction shall be **destroyed or deleted within 90 days** of the recording date. Images and videos used as evidence for an ongoing citation shall be maintained only until final disposition of the citation.
4. **FERPA Compliance:** Data related to student presence or activity on the bus shall be handled strictly in accordance with the Family Educational Rights and Privacy Act (FERPA).

### E. Public Awareness and Implementation Timeline

1. **Required Awareness Campaign:** Prior to the commencement of issuing civil fines, the District shall conduct a comprehensive **public awareness campaign** for a period of no less than **30 calendar days**.
2. **Campaign Elements:** The campaign shall inform the public about:
  - The provisions of AB 527 and the penalties for illegal passing.
  - The installation and operation of the stop-arm camera systems.
  - The date on which enforcement and the issuance of civil fines will begin.
3. **Implementation Date:** The Superintendent shall set an official date for the commencement of enforcement after satisfying the public awareness campaign requirement.

### F. Financial Management

## Board of Trustees Douglas County School District

## OPERATIONS

1. **Funding Mechanism:** All revenue generated from the civil penalties collected under this program shall be used exclusively to cover the costs associated with the System, including:
  - Installation, maintenance, and operation of the cameras and associated technology.
  - Administration of the citation and collection process.
  - Costs incurred by law enforcement in reviewing evidence and issuing citations.
  - Costs of the mandatory public awareness campaigns.
2. **Accountability:** The Superintendent shall provide the Board of Trustees with an annual report detailing the revenue generated from the System and the expenditures allocated to its operation.

Reference: **Nevada Assembly Bill 527 (AB 527) of the 2025 Legislative Session**, codified in Nevada Revised Statutes (NRS) Chapter 392, effective July 1, 2025.

Date Adopted:  
Date Revised:



Great People. Great Places.

GOVERNMENT  
DOING BUSINESS  
I WANT TO

RESIDENTS  
VISITORS  
RFP/ BIDS

## Parcel 1320-32-110-004

### Owners

DOUGLAS COUNTY SCHOOL DIST  
1638 MONO AV  
MINDEN, NV 89423

### Parcel Summary

Location	1638 MONO AV
Use Code	400: General Commercial
Tax District	510: TOWN OF MINDEN
Acreage	0.720
Section	32
Township	13
Range	20
Block	C
Block/Lot	C/1-1
Exemptions	361.065: SCHOOL DISTRICT, CHARTER SCHOOL OWNED (100%)
Plat Maps	1320-32-1.pdf (2,261kb)
Lineage	Split from: 0000-25-190-500



### Keyline Description

Changed from Parcel #0000-25-190-500

### Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$439,447	\$435,055	\$426,317	\$383,692	\$387,780	\$362,080	\$352,429
Total Extra Features Value	\$33,950	\$33,545	\$33,759	\$30,245	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$245,000	\$245,000	\$245,000	\$245,000	\$225,000	\$225,000	\$225,000
Taxable Value	\$718,397	\$713,600	\$705,076	\$658,937	\$612,780	\$587,080	\$577,429
Net Exemptions Value	\$251,439	\$249,760	\$246,777	\$230,628	\$214,473	\$205,478	\$202,100
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0 <sup>17</sup>	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

None

## Buildings

### Building # 1, Section # 1, DOUGLAS CO SCHOOL, Office Building

Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<a href="#">COMM</a>	<a href="#">344</a>	5611	\$1,218,877	1925	1925	0.00%	75.00%	25.00%	\$304,719

#### Structural Elements

Type	Description	Code	Details
<a href="#">EW_C</a>	EXT WALL-Commercial	<a href="#">807</a>	Brick Solid
<a href="#">HEAT_C</a>	HEAT-Commercial	<a href="#">612</a>	Warm/Cool Air
<a href="#">ST</a>	Number of Stories (COMM)	<a href="#">1.00</a>	
<a href="#">WH</a>	Average Wall Height (COMM)	<a href="#">10.00</a>	
<a href="#">SHP</a>	Shape (COMM)	<a href="#">3</a>	Slightly Irregular

#### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<a href="#">GBA</a>	5,611	100%	5,611

### Building # 1, Section # 2, SCHOOL Basement, BASEMENT FINISHED - COMMERCIAL

Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<a href="#">COMM</a>	<a href="#">701</a>	0	\$538,911	1925	1925	0.00%	75.00%	25.00%	\$134,728

#### Structural Elements

Type	Description	Code	Details
<a href="#">HEAT_C_BT</a>	HEAT Comm Basement	<a href="#">3003</a>	Default Heating
<a href="#">WH</a>	Average Wall Height (COMM)	<a href="#">10.00</a>	
<a href="#">BL</a>	Basement Levels (COMM)	<a href="#">1.00</a>	

#### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<a href="#">701</a>	4,534	100%	4,534

## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
<a href="#">ASP</a>	ASPHALT			9645.00	\$4.50	1925	\$43,403	25%	\$10,851	\$10,851
<a href="#">CFW</a>	CONCRETE FLAT WORK			4893.00	\$9.00	1925	\$44,037	25%	\$11,009	\$11,009
<a href="#">SUN1</a>	ENCL PATIO/SUNROOM-LOW			66.00	\$42.50	1925	\$2,805	25%	\$701	\$701
<a href="#">VSI</a>	VSI - UNITS/1,000			3.00	\$1,000.00	1925	\$3,000	25%	\$750	\$750
<a href="#">MGD</a>	METAL GRATE DECK			280.00	\$51.00	2009	\$14,280	75%	\$10,639	\$10,639

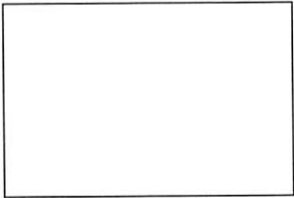
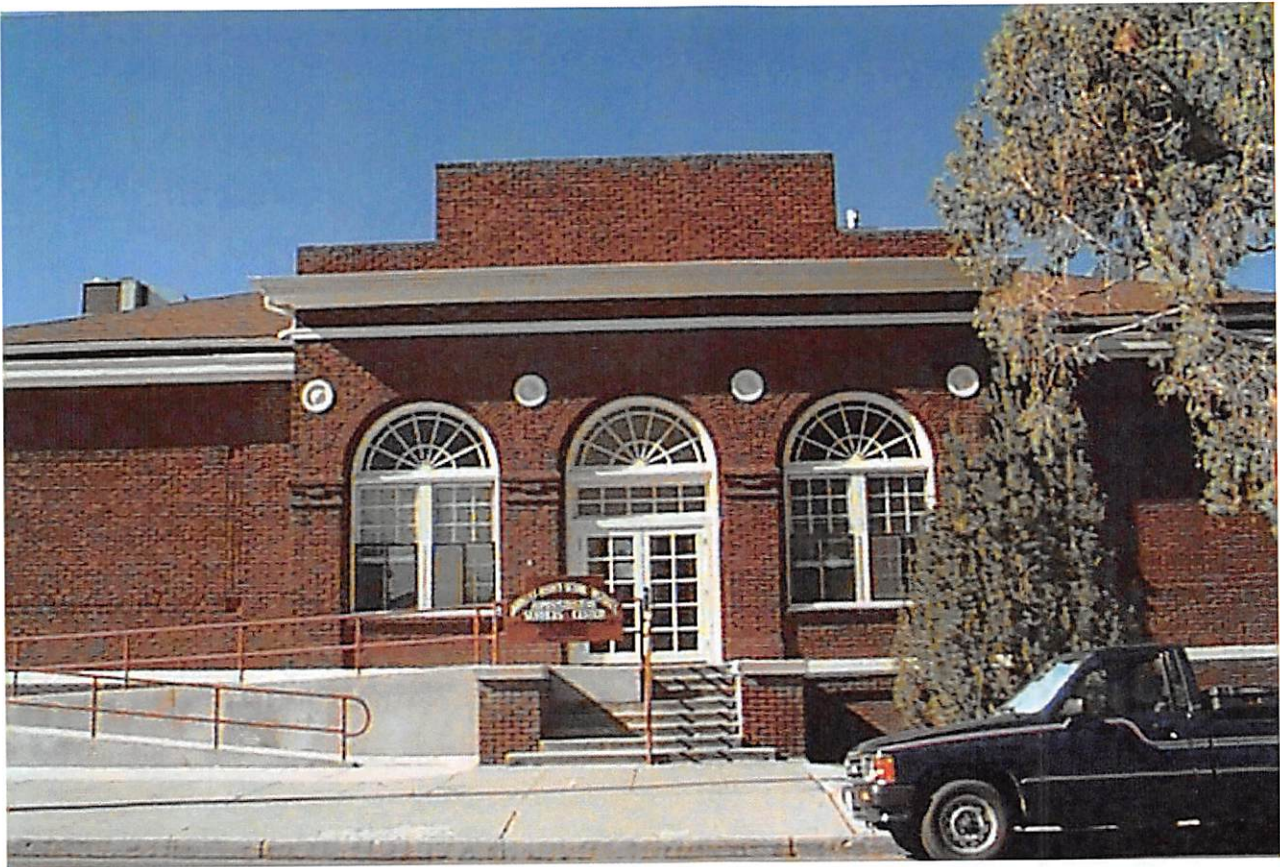
\*RCNLD: Replacement Cost New, Less Depreciation

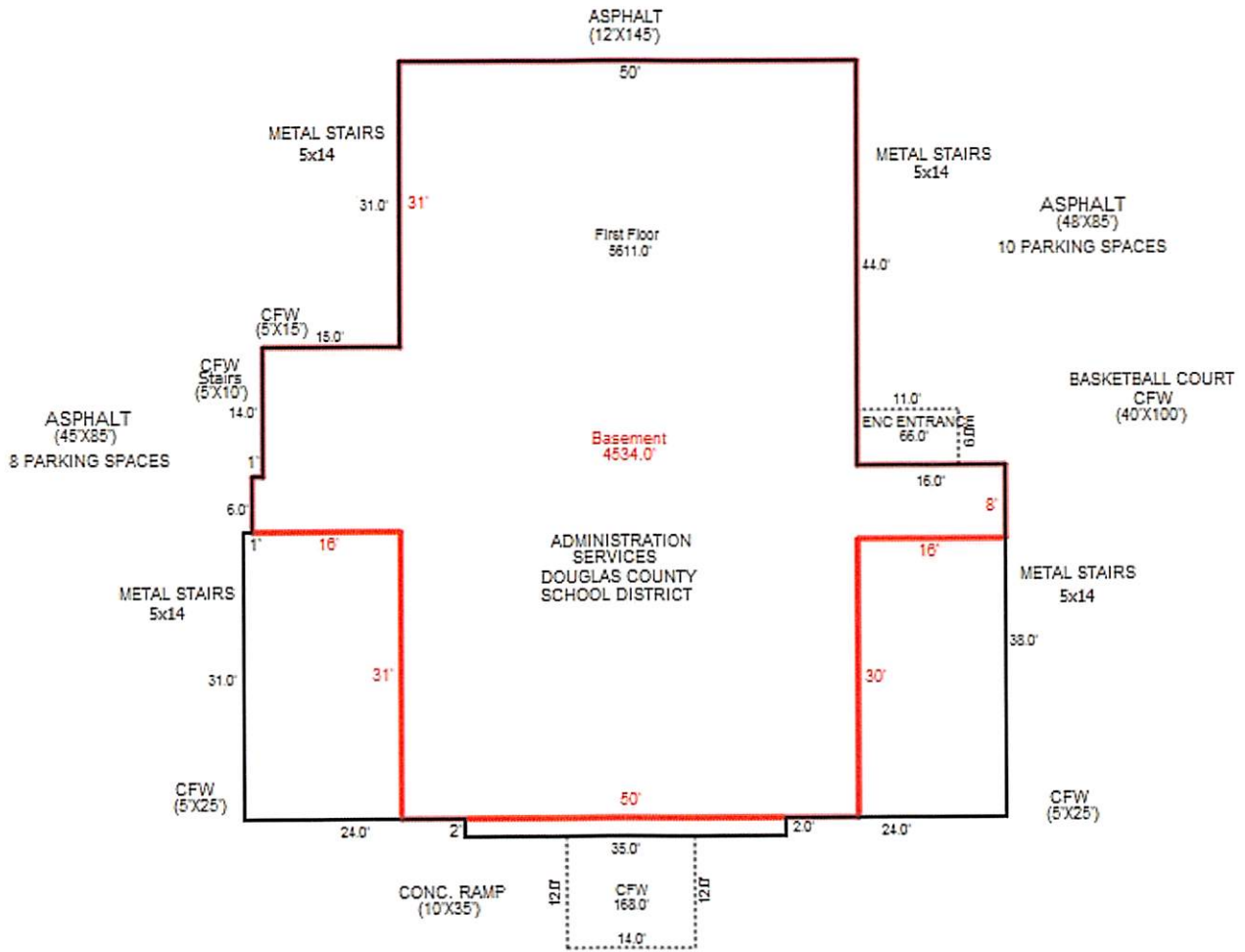
## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
<a href="#">400</a>	General Commercial				1.00	<a href="#">SITE</a>	\$245,000.00	0.72	31,363	1.00	\$245,000

## Personal Property

None





Sketch by Apex Medina™

## Disclaimer

All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Douglas County Assessor's Office as of January 23, 2026.



## Contact Us

Douglas County  
1594 Esmeralda Av.  
Minden, NV 89423

Mailing Address: P.O. Box  
218

Minden, NV. 89423  
20  
Contact us by department

## Useful Links

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Great People. Great Places.

GOVERNMENT  
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RESIDENTS  
VISITORS  
RFP/ BIDS

## Parcel 1320-32-110-005

### Owners

DOUGLAS COUNTY SCHOOL DIST  
1638 MONO AV  
MINDEN, NV 89423

### Parcel Summary

Location	
Use Code	402: Parking and/or Parking Structures
Tax District	510: TOWN OF MINDEN
Acreage	0.720
Section	32
Township	13
Range	20
Block	C
Exemptions	361.065: SCHOOL DISTRICT, CHARTER SCHOOL OWNED (100%)
Plat Maps	1320-32-1.pdf (2,261kb)
Lineage	Split from: 0000-25-190-510

### Keyline Description

SCHOOL DIST LOTS 13-24  
Changed from Parcel #0000-25-190-510

### Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$0	\$0	\$29,051	\$29,503	\$29,951
Total Extra Features Value	\$27,250	\$27,700	\$28,150	\$28,600	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$245,000	\$245,000	\$245,000	\$245,000	\$225,000	\$225,000	\$225,000
Taxable Value	\$272,250	\$272,700	\$273,150	\$273,600	\$254,051	\$254,503	\$254,951

GSA GIS Photo



	2026	2025	2024	2023	2022	2021	2020
Net Exemptions Value	\$95,288	\$95,445	\$95,602	\$95,760	\$88,918	\$89,076	\$89,233
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

None

## Buildings

None

## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
VSI	VSI - UNITS/1,000			7.00	\$1,000.00	1960	\$7,000	25%	\$1,750	\$1,750
VSI	VSI - UNITS/1,000			30.00	\$1,000.00	2016	\$30,000	85%	\$25,500	\$25,500

\*RCNLD: Replacement Cost New, Less Depreciation

## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
402	Parking and/or Parking Structures				1.00	<a href="#">SITE</a>	\$245,000.00	0.72	31,363	1.00	\$245,000

## Personal Property

None



## Disclaimer

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## Contact Us

Douglas County  
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Mailing Address: P.O. Box  
218  
Minden, NV. 89423



**Possible Appraisers:**

1. Ben Johnson  
Johnson Valuation Group, Ltd.  
124 McFaul Way, Suite 201  
Zephyr Cove, Nevada 89448
  
2. Daniel Leck  
Daniel A. Leck & Associates  
408 W. 4th Street  
Carson City, NV 89703

**Supplemental Appraiser:**

- A. Sarah K. Fye  
Johnson | Perkins | Griffin  
Real Estate Appraisers & Consultants  
6121 Lakeside Drive, Suite 160  
Reno, Nevada 89511

**ADMINISTRATION**

Frankie Alvarado - Superintendent  
P: 775 • 782 • 5134

**BOARD OF TRUSTEES**

Board Vacancy- District 7  
Heather Jackson  
Melinda Gneiting  
Susan Jansen  
Erinn Miller  
Yvonne Wagstaff  
Marcus Zinke  
E: [board@dcsd.k12.nv.us](mailto:board@dcsd.k12.nv.us)

**EDUCATION SERVICES**

Shannon Brown - Executive Director  
Leslie Peters - Assistant Director  
P: 775 • 782 • 7170

**INCLUSIVE EDUCATION**

Dr. Cheryl Mayfield - Executive Director  
Amy Kidman-Delaney - Assistant Director  
P: 775 • 265 • 5262

**HUMAN RESOURCES**

Jeannie Dwyer - Executive Director  
P: 775 • 782 • 7177

**GRANTS & ACCOUNTABILITY**

Ashley Mitchell - Administrator  
P: 775 • 782 • 5160





February 2, 2026

VIA Electronic Mail: falvarado@dcsd.k12.nv.us

Mr. Frankie Alvarado  
Superintendent  
Douglas County School District

**Re: Proposal for an Appraisal of Douglas County School District's Administrative Offices Located at 1638 Mono Avenue, Minden, Nevada**

Dear Mr. Alvarado:

This letter is in response to your request for an engagement letter to prepare an appraisal of Douglas County School District's Administrative Offices located at 1638 Mono Avenue in Minden, Douglas County, Nevada. The property is composed of two parcels ("Subject Property") and summarized as follows:

APN	Address	Land Area	Building Area
1320-32-110-004	1638 Mono Avenue	0.72± acres	5,611± sq. ft.
1320-32-110-005		0.72± acres	Vacant

The Subject Properties are reported by county records to be owned by the Douglas County School District. The Client and Intended User of the assignment will be Douglas County School District. It is my understanding that the purpose of the appraisal will be to estimate the Market Value of the Subject Property (both parcels sold in a single transaction to a single buyer) as of a current date of valuation. The Intended Use of the appraisal will be to assist the Client in due diligence associated with a potential disposition of the Subject Property.

An Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice for an Appraisal Report*. As such, it presents only summary discussions of the data, reasoning and analysis that are used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis will be retained in these appraisers' files. The depth of discussion contained in the report is specific to the needs

of the client and for the intended use as stated herein. This appraisal firm is not responsible for unauthorized users or use of the report.

Based upon a review of the scope of the proposed assignment, our firm hereby proposes to prepare an Appraisal Report addressing the above stated value conclusion for a total fee of \$5,000. The fee for the appraisal is due and payable upon delivery of the completed appraisal. In the event the fee is not paid within 30 days of the invoice, interest will accrue on any unpaid balance at a rate of 1½% per month. If it is necessary to initiate litigation to collect the balance due, you will be required to pay, in addition to the unpaid balance and interest, any costs and attorney's fees incurred.

Based upon a review of our current work schedule and the scope of the proposed assignment, I hereby propose to deliver the completed appraisal report within 30 days from the receipt of your acceptance of this proposal. Unexpected delays over which these appraisers have no control may affect the delivery date.

The appraisal fee set forth above does not include provisions for additional outside professional services which may be required to complete the appraisal analysis, such as engineering, soil tests, cost estimating or preliminary title reports. If such other professional services are required, these costs will be billed in addition to the above appraisal fee. Prior to incurring such expense, your review and authorization will be requested.

In the event that we are required to provide expert testimony in regard to this assignment, you will be billed in addition to the fee set forth above based for pre-trial preparation, conferences, depositions and expert testimony. You will be billed at our then prevailing litigation rate. At the present time the litigation rate for our Principal Appraisers is \$350 per hour. Costs such as trial exhibits, travel, etc. will be billed in addition to the fee for the professional services.

All appraisal services prepared by this firm will be developed and prepared with the intention of meeting the requirements of the *Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute* as well as the *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Foundation.

The appraisal report will be prepared in accordance with our Standard Assumptions and Limiting Conditions, which by reference are incorporated into this Fee Proposal, and which will be included in the completed appraisal reports. The acceptance of the proposal indicates your acceptance and concurrence with the Standard Assumptions and Limiting Conditions under which your assignment will be prepared.

The appraisal fee and estimated completion date, as set forth herein, are valid for a period of ten (10) days from the date of this letter, after which this firm can no longer guarantee the amount of the fee nor the estimated delivery date.



Should the above meet with your approval, please signify by signing, dating and returning a copy of this proposal. I appreciate being considered for this assignment. If you have any additional questions, please contact me.

Respectfully submitted,

*Benjamin Q Johnson*

---

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

ACKNOWLEDGED AND ACCEPTED:

---

Signature

---

Print/Type Name

---

Title

---

Date

Enclosure - STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

## **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 reasonable legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client, but only if the client approves of such legal expenses in advance. The necessary client approval shall not be unreasonably withheld.

## **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.



## FIRM BIOGRAPHY

**Johnson Valuation Group, Ltd. (JVG)** provides real estate appraisal and consulting services to both public and private sector clients. The firm's primary geographic service area includes the State of Nevada and northeastern California. JVG's general appraisal practice spans a wide range of property types, from small undeveloped parcels and environmentally sensitive lands to hotel-casinos and large-scale mountain resort properties.

JVG has performed extensive appraisal and consulting services for numerous public and governmental agencies, including the Nevada and California Attorneys General Offices, the Internal Revenue Service (IRS), the State of Nevada, the State of California, the Tahoe Regional Planning Agency (TRPA), the City of South Lake Tahoe, Douglas County, Carson City, the Town of Minden, Placer County, Tahoe Truckee Unified School District, Lake Tahoe Unified School District, Washoe County School District, Douglas County School District and the Nevada and California Departments of Transportation.

In the private sector, JVG is frequently retained by financial institutions, developers, private property owners, attorneys, accountants, and other professionals to provide valuation services and consult on a broad range of real estate-related issues.

JVG also possesses significant experience providing expert consulting and testimony in complex litigation matters. **Benjamin Q. Johnson, MAI**, is the firm's principal commercial appraiser and has been qualified as an expert witness in numerous District and Superior Courts in Nevada and California. Mr. Johnson previously served as Chair of the Nevada State Board of Equalization, having been appointed by Governor Sandoval, and has also served as President of the Reno/Carson/Tahoe Chapter of the Appraisal Institute.



**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, 2026)

Certified General Appraiser – State of Nevada  
License Number A.0205542-CG  
(Certified through November 30, 2026)

**Professional Experience**

Johnson Valuation Group, Ltd. 2015 to Present  
Partner

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**

Tahoe Douglas Fire Protection District Trustee	2023 to Present
Nevada State Board of Equalization Board Member	2012 to 2022
Chairman	2019 to 2022
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 Present
Eagle Scout Board of Review, Board Member	2016 to Present

**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

# DANIEL A. LECK, MAI

## REAL ESTATE APPRAISER and CONSULTANT

408 WEST FOURTH STREET  
(775) 882-8999

P.O. BOX 1180  
CARSON CITY, NEVADA 89702

February 2, 2026

Mr. Frankie Alvarado, Superintendent  
Douglas County School District  
1638 Mono Avenue  
Minden, Nevada 89423

**RE: THE DOUGLAS COUNTY ADMINISTRATIVE OFFICE (APN: 1320-32-110-004) AND ADJACENT VACANT SOUTHERN PARCEL (APN: 1320-32-110-005); LOCATED AT 1638 MONO AVENUE, MINDEN, NEVADA**

Mr. Alvarado,

This letter is submitted in response to your request for an appraisal fee proposal for the property referenced above. The intended purpose of the appraisal report is to assist the Douglas County School Board in evaluating and determining an appropriate course of action regarding the potential sale of the Administrative Office property.

The completed appraisal will be presented as a narrative report and developed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), as well as the professional guidelines of the Appraisal Institute, the organization that confers the MAI designation. The report will be prepared pursuant to the requirements of USPAP Standard Rule 2 2(a). In addition to maintaining a Nevada Certified General Real Estate Appraiser license in good standing, I also hold the MAI designation.

The fee for this assignment is estimated at \$5,000 to \$6,000, with an anticipated delivery date in early April 2026. The purpose of the appraisal will be to determine the "Value" of the property, as defined in NRS 37.009(6).

Attached to this proposal is a summary of my qualifications and professional background. Over the course of my 50 year career appraising real estate throughout the State of Nevada, I have evaluated a wide range of property types across nearly all counties. As noted in my qualifications, I am a former resident of Douglas County and previously served as Chief Appraiser for the Douglas County Assessor's Office. Although I currently reside in Carson City, I continue to work extensively within the Douglas County region.

In accordance with the Conduct section of USPAP, I confirm that I have not evaluated or appraised the subject property within the past three years.

Please feel free to contact me should you have any questions or require additional information.

Respectfully Submitted,



Daniel A. Leck, MAI  
Certified General Appraiser  
NV Certificate #A.0000043-CG

## QUALIFICATIONS OF APPRAISER - DANIEL A. LECK, MAI

### PROFESSIONAL DESIGNATIONS

MAI - Member American Institute of Real Estate Appraisers (Currently certified) 1989

### STATE CERTIFICATION

State of Nevada: General Appraiser (#A.0000043-CG) Valid through 4-30-27

### ASSOCIATIONS AND AFFILIATIONS

Affiliate Member - Carson-Douglas-Tahoe Board of Realtors

### BACKGROUND: EXPERIENCE

Custom Home Construction	1975
Elko County Assessor's Office	1976-1977
Douglas County Assessor's Office	1977-1980
Eagle Service Corporation - Staff Appraiser	1980-1983
Manager, Las Vegas Branch	1983-1985
Manager, Reno Branch	1985-1987
President/Chief Appraiser *Subsidiary of American Federal Savings Bank	1987-1989
Proprietor: Daniel A. Leck, MAI	1989-Present

### BACKGROUND: EDUCATION

University of Nevada-Reno B.A. Business Administration and Nevada State Teaching Credentials in Business Education (Secondary Education)	1971-1975
International Association of Assessing Officers: Course I: Cost and Market Approaches	1976
International Association of Assessing Officers: Course II: Income Approach to Value	1977
State of Nevada Appraisal Examination: Nevada Appraisal Certification	1977
International Association of Assessing Officers: Course 301: Mass Appraisals	1978
Society of Real Estate Appraisers, Course 101	1978
Society of Real Estate Appraisers, Course 201	1979
Society of Real Estate Appraisers, HP38E Seminar	1980
Society of Real Estate Appraisers, Market Extraction Seminar	1981
American Institute of Real Estate Appraisers: Capitalization Update	1983
American Institute of Real Estate Appraisers: Standards of Professional Practice	1986
American Institute of Real Estate Appraisers: Case Studies in real Estate Valuation	1986
American Institute of Real Estate Appraisers: Valuation Analysis and Report Writing Comprehensive Review	1988
American Institute of Real Estate Appraisers: Capitalization Theory & Techniques, Part B	1990
American Institute of Real Estate Appraisers: Computer Appraisal Applications	1990
Society of Real Estate Appraisers, Nevada Law	1990
Society of Real Estate Appraisers: Exam Prep for Commercial Appraisal Certification	1990
Passed Nevada Real Estate Appraiser Licensing Exam	1990
Standards of Professional Practice (Part A & B)	1992
Risk Analysis (Appraisal Institute Course)	1994
Business Valuation Seminar (Appraisal Institute)	1996
Highest and Best Use Analysis (Appraisal Institute)	1996
Standards of Professional Practice (430-C)	1997
Boundary Law in Nevada	1997
Litigation Skills for the Appraiser	1998
Litigation Skills for the Appraiser	1998
Valuation of Detrimental Conditions in Real Estate	1998
Valuation of Detrimental Conditions in Real Estate	1998
Standards of Professional Practice & Nevada Appraisal Law	1999
Attacking & Defending an Appraisal In Litigation	1999
Lease Abstraction & Analysis	1999
Appraising of Non-Conforming Uses	2000
Case Studies in Commercial Highest & Best Use	2000
Uniform Appraisal Standards for Federal Land Acquisitions	2002
Condemnation Appraising: Basic & Advanced	2003
USPAP Update	2003

**Education Continued:**

Business Practice and Ethics	2003
USPAP Update	2005
Art & Science of Real Estate Feasibility	2005
Site to Do Business	2005
USPAP Update	2006
Real Estate Finance, Statistics & Valuation Modeling	2007
Uniform Appraisal Standard for Federal Land Acquisitions	2007
Attacking & Defending an Appraisal in Litigation	2007
GIS: The Novice Case Study	2007
Analyzing Distressed Real Estate	2007
USPAP Update	2008
Construction Defects & Cost Trends & Feasibility Analysis	2008
Valuation of Detrimental Conditions	2008
Forecasting Revenue	2009
Appraising Distressed Commercial Real Estate	2009
Expert Witness: Preparation & Testimony	2010
7-Hour National USPAP Update Course	2010
Business Practices and Ethics	2010
Corridor Valuation	2010
Lending World in Crisis	2011
Qualitative Analysis - How & Why it is Important	2011
Diminution of Value and Severance Damages	2011
Appraisal Curriculum - Overview	2011
7-Hour National USPAP Update	2012
Effective Rent & Seller Concessions Analysis	2013
Detrimental Conditions & Introduction to Green Buildings	2013
7-Hour National USPAP Update	2014
Litigation Conference - IRS Valuation	2014
Business Practices & Ethics	2015
7-Hour National USPAP Update	2016
Valuation of Environmentally Contaminated Real Estate	2016
Stats, Graphs and Data Science 1	2016
Litigation Issues and Valuation Headscratchers	2017
7-Hour National USPAP Update	2018
Uniform Appraisal Standards of Federal Land Acquisitions: Practical Applications	2018
Northern Nevada Real Estate Overview - 2019	2019
Lake Tahoe Conference on the State of Real Estate Appraisal	2019
7-Hour National USPAP Update	2020
Appraising Automobile Dealerships	2021
Business Practice and Ethics	2022
Lake Tahoe Appraisal Conference	2022
7-Hour National USPAP Update	2023
Valuation of Residential Solar Homes	2023
Lake Tahoe Conference on National, State & Local Appraisal Issues	2023
Northern Nevada Real Estate Overview - 2024	2024
7-Hour National USPAP Update (2024-2025)	2024
Nevada Assessor's Association - Alternative Methods of Valuation (Instructor)	2025
Lake Tahoe Conference on National, State & Local Appraisal Issues	2025
2025 Northern Nevada Real Estate Overview	2025

## **TYPES OF APPRAISALS COMPLETED**

Single Family Residential  
Multi-Family Residential - Apartments  
Acreage - Subdivisions - Vacant Lots  
Commercial (Income Properties):                      Retail, Industrial, Professional Offices, Motel-Hotels and  
Special Use Properties

Condemnation:                      State of Nevada, Carson City, Washoe County, Clark County, Douglas County,  
Churchill County, Lyon County, South Lake Tahoe, Ca

## **ADMITTED AS EXPERT WITNESS**

United States District Court - District of Nevada  
Clark County District Court  
Carson City District Court  
Washoe County District Court  
Douglas County District Court  
Lyon County District Court  
Washoe County Board of Equalization  
Douglas County Board of Equalization  
Nevada State Board of Equalization

## **JOHNSON PERKINS GRIFFIN, LLC FIRM BIOGRAPHY**

Johnson Perkins Griffin, LLC, formerly Johnson-Perkins & Associates, is the largest independent real estate appraisal and consulting firm in northern Nevada. Established in 1976 in Reno, Nevada, the Reno office currently employs six appraisers, four of which hold the MAI designation of the Appraisal Institute.

The firm's primary geographic service territory encompasses all of the state of Nevada and northeastern California, with a primary focus in the Western Nevada and Lake Tahoe areas. The firm's general practice ranges from small undeveloped, environmentally sensitive lots to major hotel-casinos, with a focus on office projects, apartment complexes, industrial properties, shopping centers, various commercial utilizations, right-of-way valuation and litigation support. In the Lake Tahoe Basin and the Sierra Mountains, the firm specializes in the appraisal of environmentally sensitive properties and mountain resorts.

Stephen R. Johnson, MAI, SREA, Reese Perkins, MAI, SRA and Scott Q. Griffin, MAI are the principal commercial appraisers for the Reno firm. Cindy Lund Fogel, MAI, is a senior appraiser, Sarah K. Fye and Carson T. Cooke are Certified General Appraisers.

Johnson Perkins Griffin, LLC has provided Right-of-Way appraisals for numerous municipalities and governmental agencies including Nevada Department of Transportation, Regional Transportation Commission, Carson City, City of Fernley, City of Reno, City of Sparks, Placer, Eldorado, Nevada, Sierra and Plumas Counties in California, NV Energy (formerly Sierra Pacific Power Company), Liberty Energy, Tuscarora Pipeline Company, Paiute Pipeline Company, Southwest Gas Company and numerous others.

Johnson Perkins Griffin, LLC has also provided extensive appraisal and consulting services to numerous public and governmental agencies, including the California Attorney General's Office, the Tahoe Regional Planning Agency, the U.S. Forest Service, the City of Reno Redevelopment Agency, the City of Sparks Redevelopment Agency, the City of South Lake Tahoe Redevelopment Agency, the Town of Truckee, the Reno-Tahoe Airport Authority, the Carson City Airport, the Minden Tahoe Airport, the Truckee Tahoe Airport and Departments of Transportation in approximately ten states.

Finally, Johnson Perkins Griffin, LLC also possesses extensive experience in providing expert consulting and testimony services in complex litigation cases. The principal appraisers have all been qualified as expert witnesses in numerous District and Superior Courts in Nevada and California.



January 30, 2026

Mr. Frankie Alvarado, Superintendent  
 Douglas County School District  
 1638 Mono Avenue  
 Minden, Nevada 89423  
 Phone: (775) 782-5134 Ext. 1620  
 Email: [falvarado@dcsd.k12.nv.us](mailto:falvarado@dcsd.k12.nv.us)

Re: Fee Proposal: Douglas County School District-District Office & Park

Dear Mr. Alvarado:

This is in response to your request for a fee proposal regarding the preparation of an appraisal of two properties located in Minden, Douglas County, Nevada. The subject properties are summarized below.

<b>SUMMARY OF SUBJECT PROPERTIES</b>	
<b>Douglas County A.P.N. Location</b>	<b>Property Description</b>
1320-32-110-004 1638 Mono Avenue, Minden, Douglas County, Nevada	Douglas County School District-District Office
1320-32-110-005 School District Lots 13-24, Minden, Douglas County, Nevada	Douglas County School District-District Office Park

It is our understanding that you are requesting an estimate of the Market Value of the subject properties as of a current date of value. The client and intended user in this appraisal assignment will be the Douglas County School District. The intended use of the appraisal is for internal management purposes, decision making, and to assist in the potential disposition of the subject properties.



An appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* for an appraisal report. As such, it will present summary discussions of the data, reasoning and analyses that are used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation concerning the subject data, reasoning and analyses will be retained in this appraiser’s file. The depth of the discussion contained in the report is specific to the needs of the client and for the intended use as stated herein. This appraisal firm is not responsible for unauthorized use of the report.

<b>SCOPE OF APPRAISAL</b>
<p>The scope of this assignment will be the following:</p> <ul style="list-style-type: none"> <li>• Identification and analysis of the subject neighborhood;</li> <li>• An inspection of the subject properties;</li> <li>• Identification of an analysis of the physical and legal characteristics of the subject properties;</li> <li>• Completion of a highest and best use analysis for each of the subject properties;</li> <li>• Research and analysis of comparable land sales and listings;</li> <li>• Preparation of a Direct Sales Comparison Approach to Land Value for each of the subject properties, as appropriate;</li> <li>• Research and analysis of comparable property rental data;</li> <li>• Preparation of an Income Approach to Value for the District Office property, as appropriate;</li> <li>• Research and analysis of comparable property sales data;</li> <li>• Preparation of a Sales Comparison Approach to Value for the District Office property, as appropriate;</li> <li>• Correlation of the value indications to arrive at an estimate of the Market Value of each of the subject properties, as of a current date of value;</li> <li>• Preparation of an appraisal report.</li> </ul>

Based upon a review of the scope of the proposed assignment, we hereby propose to complete the assignment as set forth below:

<b>PROPOSED FEE &amp; TIMING</b>		
<b>Property Identification</b>	<b>Appraisal Timing</b>	<b>Appraisal Fee</b>
School District Office Building & Park (Douglas County A.P.N. 1320-32-110-004 & 005)	60 Days from Engagement	\$12,000

It is the policy of this appraisal firm to require a retainer for professional services. In this instance, we are requesting a retainer in the amount of \$6,000. Unexpected delays over which this appraisal firm has no control may affect the delivery date. This appraisal firm has not performed appraisal services regarding the properties that are the subject of this proposal within the three-year period immediately preceding the date of this letter.



The appraisal fee is due and payable upon completion of the appraisal report. Interest will accrue on any unpaid balance at the rate of 1 ½% per month. If suit is initiated to collect the balance due, you will be required to pay, in addition to the unpaid balance and interest, any costs and attorneys fee incurred.

This firm will require the client to provide all information and documentation which he/she may have relative to previous purchases, listings or offers involving the subject properties. Our firm will also require copies of any engineering studies, environmental assessments, title reports, leases, and other material information which could impact the value of the subject properties.

The appraisal fee, as set forth above, does not include provisions for additional professional services which may be required to complete the appraisal, such as engineering, soils testing, demolition cost estimates, title reports or other such items. If such other professional services are required, these costs will be billed in addition to the above appraisal fee. Prior to incurring such expense, your review and authorization will be requested.

In the event that we are required to provide expert witness testimony in regard to the appraisal, you will be billed, in addition to the fee as set forth above, for pre-trial preparation, conferences, depositions and expert witness testimony. You will be billed based upon this firm's standard litigation rates applicable as of the date the services are provided. The current rate for the principal appraiser is \$450 per hour, while the rate for associate appraisers is \$250 per hour. Costs such as travel, trial exhibits, etc. will be billed in addition to the fee for professional services.

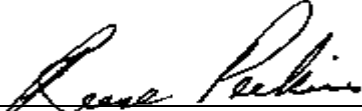
All appraisal services provided by this firm will be developed and prepared in conformity with and subject to the requirements of the *Code of Professional Ethics and Standards of Professional Practice* of the Appraisal Institute, as well as the *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Foundation. The appraisal report will be prepared in accordance with the requirements of *Nevada Revised Statute 645C*.

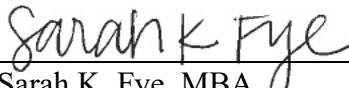
The appraisal report will be prepared in accordance with our Standard Assumptions and Limiting Conditions, which by reference are incorporated in this fee proposal, and which will be set forth in the completed appraisal report. The acceptance of this proposal indicates your acceptance and concurrence with the Standard Assumptions and Limiting Conditions under which your assignment will be prepared.

For your review, we are enclosing a summary of our qualifications and experience as real estate appraisers. Should the above meet with your approval, please signify by signing, dating and returning one copy of this proposal, together with the required retainer, to our office. If you have any questions, please contact us.



Respectfully submitted,

  
\_\_\_\_\_  
Reese Perkins, MAI, SRA  
Nevada Certified General Appraiser  
License Number A.0000120-CG

  
\_\_\_\_\_  
Sarah K. Fye, MBA  
Nevada Certified General Appraiser  
License Number A.0207950-CG

ACKNOWLEDGED AND ACCEPTED:

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



## **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 Perkins Griffin, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Perkins Griffin, LLC, as employees, not as individuals. The liability of Johnson Perkins Griffin, LLC 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 Perkins Griffin, LLC 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 REESE PERKINS**

**Professional Designations**

MAI - Member of the Appraisal Institute  
 SRA - Senior Residential Appraiser

MAI - Member American Institute of Real Estate Appraisers 1983  
 SRPA - Senior Real Property Appraiser; Society of Real Estate Appraisers 1982

**License**

State of Nevada, Certified General Real Estate Appraiser, #A.0000120-CG,  
 Expiration date 4/30/27

**Membership**

Member, Nevada State Board of Equalization 1992 - 1999  
 Chairman 1999  
 Member, Nevada Commission of Real Estate Appraisers 1995 - 2001  
 President 2000  
 Appraisal Institute: Life Designated Member 2025

**Offices Held**

President - Reno/Carson/Tahoe Chapter No. 189,  
 Society of Real Estate Appraisers 1983 - 1984  
 Admissions Committee - Sierra Nevada Chapter #60, AIREA 1984 - 1988  
 Vice-Chairman 1987 - 1988  
 Southwest Region Review and Counseling Panel, AIREA  
 Admissions Chairman - Sierra Nevada Chapter No. 60,  
 American Institute of Real Estate Appraisers 1989 - 1990  
 Admissions Chairman - Reno/Carson/Tahoe Chapter of the Appraisal Institute 1991  
 Board of Directors - Sacramento-Sierra Chapter of the Appraisal Institute 1991 - 1995  
 President – Sacramento – Sierra Chapter of The Appraisal Institute, 1996

**Appraisal Experience**

Appraiser – Johnson Perkins Griffin, LLC 03/2015 - present  
 Principal Appraiser - Johnson-Perkins & Associates 2006 - 02/2015  
 Vice President - Johnson-Perkins & Associates 1994 - 2006  
 Owner - Real Estate Appraisal and Consulting Firm 1987 - 1994  
 President and Chief Operating Officer - Eagle Service Corporation;  
 Senior Vice President - First Federal Savings and Loan Association 1985 - 1987  
 Vice President-Chief Appraiser - Eagle Service Corporation 1983  
 Independent Fee Appraiser 1980 - 1983  
 Assistant Vice President - First Western Service Corporation;  
 Northern Division Manager, Master Appraisals 1977 - 1980  
 Staff Appraiser - Eagle Service Corporation, First Federal Savings and Loan 1975 - 1977  
 Associate Appraiser - Washoe County Assessor's Office 1972 - 1975



## QUALIFICATIONS OF APPRAISER REESE PERKINS

### Appraisal Education

#### Society of Real Estate Appraisers:

Course 101	
Introduction to Appraising Real Property, Santa Clara, California	1973
Course 201	
Principles of Income Property Appraising, Santa Clara, California	1974

#### American Institute of Real Estate Appraisers:

Course 2	
Urban Properties, San Francisco, California	1978
Exam 1B	
Capitalization Theory and Techniques	1979
Course 6	
Introduction to Real Estate Investment Analysis, Oakland, California	1982
Course 2-3	
Standards of Professional Practice, Sacramento, California	1985
Course 10	
Market Analysis, Boulder, Colorado	1987

#### Appraisal Institute:

National USPAP Update Course	2013-Current
Business Practices and Ethics	2017, 2023
Introduction to Green Buildings: Principles & Concepts	2015
Evaluating Commercial Construction	2014
Appraising the Appraisal: Appraisal Review-General	2012
Fundamentals of Separating Real Property, Person Property, and Intangible Business Assets	2012
Diminution of Value and Severance Damages	2011

#### Appraisal Foundation

1999 USPAP Review	1998
-------------------	------

### Appraisal Seminars

Various Appraisal and Continuing Education Seminars	1974 – Current
2024-2025 National USPAP Update	2025

### Formal Education

Tonopah High School Graduate	1967
Bachelor of Arts Degree in Political Science - University of Nevada, Reno,	1972



## QUALIFICATIONS OF APPRAISER REESE PERKINS

### **Types of Property Appraised**

- Single Family Residences
- Condominiums
- Vacant Residential Lots
- Professional Office Buildings
- Warehouses and Industrial Buildings
- Shopping Centers
- Communication Sites
- Motels
- Residential Subdivisions
- Vacant Land
- Commercial Buildings
- Apartment Complexes
- Subdivisions
- Hotels
- Hotel/Casinos
- Aggregate Quarries
- Mortuaries and Cemeteries
- Water Companies
- Open Pit Mines
- Fire Science Academies

### **Admitted as Expert Witness**

- United States District Court, District of Nevada
- United States Bankruptcy Court, District of Nevada
- United States Bankruptcy Court, District of Northern California
- Washoe County District Court
- Washoe County Board of Equalization
- Douglas County Board of Equalization
- Clark County Board of Equalization
- White Pine County Board of Equalization
- Nevada State Board of Equalization
- Plumas County California Superior Court



## QUALIFICATIONS OF APPRAISER REESE PERKINS

### Representative Appraisal Clients

AEGON USA Realty Advisors, Inc.  
Airport Authority of Washoe County  
Alliance Bank of Arizona  
AMB Institutional Realty Advisors  
American Federal Savings Bank  
ARCS Commercial Mortgage Corp.  
AT&T Communications  
Bank of America  
Bank of the West  
BHP Copper  
California Department of Justice  
Carson City  
Caughlin Ranch Partnership  
Centex Real Estate Corporation  
CitiBank  
City of Reno  
City of Sparks  
Coates Field Services, Inc.  
Colonial Bank  
Department of the Navy  
Dermody Properties  
Douglas County  
Douglas County Assessor's Office  
Federal Deposit Insurance Corporation  
First Federal Lincoln  
First Independent Bank of Nevada  
First Merit Bank, N.A.  
GMAC Commercial Mortgage Co.  
Great Western Bank  
Granite Construction Co.  
Guardian Life Insurance Co.  
Home Federal Savings Bank  
Internal Revenue Service  
KeyBank  
McDonald's  
Nevada Department of Transportation  
Nevada Mining Association  
Nevada State Bank  
P.W. Funding  
Redevelopment Agency of the  
City of Reno  
Regional Transportation Commission  
Reno Housing Authority  
Shelter Properties  
Shelter Properties  
Sierra Pacific Power Company  
St Mary's Regional Medical Center  
Summit Engineering Corporation  
Texaco, Inc.  
The CIT Group  
The Howard Hughes Corporation  
The Rouse Company  
Truckee Meadows Community College  
Umpqua Bank  
U.S. Bank  
U.S. Department of Commerce  
U.S. Forest Service  
U.S. Postal Service  
Union Oil Company  
University Of Nevada  
Various Private Clients, Law and  
Accounting Firms  
Washoe County  
Washoe County School District  
Washoe Medical Center  
Wells Fargo Bank  
Williams Communications, Inc.



## QUALIFICATIONS OF APPRAISER REESE PERKINS

### COPY OF APPRAISAL LICENSE

# APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : JAMES R PERKINS

Certificate Number: A.0000120-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: April 29, 2025

Expire Date: April 30, 2027

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

FOR: JOHNSON PERKINS GRIFFIN, LLC  
6121 LAKESIDE DRIVE, SUITE 160  
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA  
*Administrator*





**QUALIFICATIONS OF APPRAISER SARAH KIMBERLY FYE**

**State Licensing and Certification**

Certified General Appraiser – State of Nevada 2019  
 License Number A.0207950-CG (Certified Through 07/31/2025)

**Appraisal Education and Technical Training**

Appraisal Institute

Appraisal Principles	2015
Appraisal Procedures	2015
15-Hour National USPAP Course	2015
General Appraiser Income Approach/Part 1	2016
General Appraiser Income Approach/Part 2	2016
Business Practices & Ethics	2017
General Appraiser Report Writing and Case Studies	2018
General Appraiser Market Analysis and Highest & Best Use	2018
General Appraiser Site Valuation & Cost Approach	2019
General Appraiser Sales Comparison Approach	2019
Advanced Income Capitalization	2023
Advanced Concepts & Case Studies	2024
Quantitative Analysis	2024
Advanced Market Analysis and Highest & Best Use	2024
7-Hour National USPAP Update Course	2024
Business Practices & Ethics	2024

Other Courses and Seminars

3-Hour Nevada Law	2015
Appraisal Supervisor/Trainee Course	2015
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2021

**Formal Education**

University of Nevada, Reno	2015
Master Business Administration; Emphasis-Marketing	

University of Nevada, Reno

Bachelor of General Studies; Emphasis-Biology & Communications	2011
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**Occupational History**

Johnson Perkins Griffin, LLC	08/2015-Present
Horizon Realty Advisors	09/2014-07/2015
The Dinerstein Companies	11/2013-09/2014
Compass Rock Real Estate	01/2013-11/2013
Gaston & Wilkerson Management Group	07/2010-01/2013



**QUALIFICATIONS OF APPRAISER SARAH KIMBERLY FYE**

**COPY OF APPRAISAL LICENSE**

**APPRAISER CERTIFICATE**

**STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY**

**NOT TRANSFERABLE                      REAL ESTATE DIVISION                      NOT TRANSFERABLE**

This is to Certify That : SARAH K FYE                      Certificate Number: A.0207950-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.


Issue Date: July 13, 2023                      Expire Date: July 31, 2025

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

**FOR:** JOHNSON PERKINS GRIFFIN, LLC  
6121 LAKESIDE DRIVE, SUITE 160  
RENO, NV 89511

**REAL ESTATE DIVISION**

**SHARATH CHANDRA**  
*Administrator*



**SPRING 2026 AUCTION LIST  
FLEET MAINTENANCE**

<b>Vehicle #</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>VIN#</b>	<b>License Plate</b>
507	2006	CHEVROLET	MALIBU	1G1ZS51876F292456	EX 25923
511	2006	GMC	VAN	1GKFG15T871130700	EX 26805
512	2007	GMC	VAN	1GKFG15T071129945	EX 13125
514	2008	DODGE	PICKUP W/SHELL	3D7KS26D78G153349	EX 47657
518	1992	FORD	TRUCK W/FLATBED	2FDKF38M7NCA17874	EX 61834
536	1996	GMC	TRUCK/SERVICE BED	1GDHK34J0TZ542163	EX 13154
14	2021	INTERNATIONAL	SCHOOL BUS	1HVBGAAR91A934381	EX13140
16	2028	BLUE BIRD	SCHOOL BUS	1BABNCPA58F252632	EX23215
23	2005	THOMAS	SCHOOL BUS	4UZAAXDCX5CU60086	EX47671
42	2002	INTERNATIONAL	SCHOOL BUS	1HVBGAAR32A916282	EX21495
46	2005	THOMAS	SCHOOL BUS	4UZAAXDC65CU60084	EX47672
64	2006	THOMAS	SCHOOL BUS	4UZAAXDC56CV21782	EX27773

**SPRING 2026 AUCTION LIST  
FLEET MAINTENANCE**

Vehicle #	Year	Make	Model	VIN	License Plate
507	2006	CHEVROLET	MALIBU	1G1ZS51876F292456	EX 25923
511	2006	GMC	VAN	1GKFG15T871130700	EX 26805
512	2007	GMC	VAN	1GKFG15T071129945	EX 13125
514	2008	DODGE	PICKUP W/SHELL	3D7KS26D78G153349	EX 47657
518	1992	FORD	TRUCK W/FLATBED	2FDKF38M7NCA17874	EX 61834
536	1996	GMC	TRUCK W/SERVICE BED	1GDHK34J0TZ542163	EX 13154
14	2001	INTERNATIONAL	SCHOOL BUS	1HVBGAAR91A934381	EX 13140
16	2008	BLUE BIRD	SCHOOL BUS	1BABNCPA58F252632	EX 23215
23	2005	THOMAS	SCHOOL BUS	4UZAAXDCX5CU60086	EX 47671
42	2002	INTERNATIONAL	SCHOOL BUS	1HVBGAAR32A916282	EX 21495
46	2005	THOMAS	SCHOOL BUS	4UZAAXDC65CU60084	EX 47672
64	2006	THOMAS	SCHOOL BUS	4UZAAXDC56CV21782	EX 27773

**SPRING 2026 AUCTION LIST  
FLEET MAINTENANCE**

Vehicle #	Year	Make	Model	VIN	License Plate
507	2006	CHEVROLET	MALIBU	1G1ZS51876F292456	EX 25923
511	2006	GMC	VAN	1GKFG15T871130700	EX 26805
512	2007	GMC	VAN	1GKFG15T071129945	EX 13125
514	2008	DODGE	PICKUP W/SHELL	3D7KS26D78G153349	EX 47657
518	1992	FORD	TRUCK W/FLATBED	2FDKF38M7NCA17874	EX 61834
536	1996	GMC	TRUCK W/SERVICE BED	1GDHK34J0TZ542163	EX 13154
14	2001	INTERNATIONAL	SCHOOL BUS	1HVBGAAR91A934381	EX 13140
16	2008	BLUE BIRD	SCHOOL BUS	1BABNCPA58F252632	EX 23215
23	2005	THOMAS	SCHOOL BUS	4UZAAXDCX5CU60086	EX 47671
42	2002	INTERNATIONAL	SCHOOL BUS	1HVBGAAR32A916282	EX 21495
46	2005	THOMAS	SCHOOL BUS	4UZAAXDC65CU60084	EX 47672
64	2006	THOMAS	SCHOOL BUS	4UZAAXDC56CV21782	EX 27773