



Curriculum Vitae

H. Charles "Chuck" Johnson, FRICS, CVA, J.D., MBA
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AREA OF CONCENTRATION AND EXPERIENCE:

Area of Expertise:

My professional expertise is anchored in the appraisal and consulting domain, focusing on the valuation of vacant land, highest and best-use analysis, and agricultural properties and equipment. This encompasses various assets, including operational farms, dairy operations, irrigated row crops, orchards, ranches, golf courses, mining real estate, and other specialized assets. I hold internationally recognized certifications in Business Appraisal in addition to fixed assets.

Experience in Valuation and Appraisal:

I possess extensive experience in the valuation and appraisal review process for various holdings across multiple states, including Arizona, California, Utah, Idaho, Montana, Wyoming, Colorado, Hawaii, New Mexico, and Texas. My expertise extends to conducting individual asset assignments, with valuation projects ranging up to and slightly exceeding 100 million US dollars. These assignments have encompassed holdings owned by hedge funds, public companies, and entities with significant portfolio interests, underscoring my capability to handle high-value and complex valuation tasks.

PROFESSIONAL LICENSES AND DESIGNATIONS:

- FRICS (Fellow of the Royal Institution of Chartered Surveyors)
 - Designated Member #6618560
 - Status: Current
- Certified General Appraiser:
 - State of Arizona: Cert #31512, Expires: 03/31/2025.
 - State of New Mexico
 - State of California: Cert #3005699, Expires: 09/23/2026.
- Appraiser Instructor:
 - States: Utah, Arizona, Idaho, Texas, Nevada, California
- Certified Valuation Analyst (CVA)
 - National Association of Certified Valuers & Analysts
 - Cert #992674
- Certified Machinery & Equipment Appraiser (CMEA)
 - NEBB Institute
- Senior Appraiser
 - American Society of Agriculture Appraisers, 2012
- Master Senior Appraiser (MSA)
 - Designation #7461
 - National Association of Master Appraisers, 09/01/93
 - Note: The organization is currently inactive
- Accredited Review Appraiser (AAR)
 - Designation #1461
 - Accredited Review Appraisers Council
- Board Certified in Business Appraisal
 - Professional Certification Board of the Real Estate Law Institute, 09/30/92
- Board Certified in Manufactured Housing Appraisal
 - National Association of Manufactured Housing
- FHA/HUD Approved Appraiser
 - Since 1991, in Utah and Arizona
- AQB Certified USPAP Instructor
 - The Appraisal Foundation, #10463
 - Issued: 03/25/2004, Recertification completed: 12/31/22

FORMAL EDUCATION:

- **Weber State University**
 - A.S., 1981
- **Western Illinois University**
 - B.A., 1988
- **City University of Los Angeles**
 - J.D., 1991
- **Benedictine University at Mesa, AZ**
 - MBA, 2015

PROFESSIONAL APPRAISAL EXPERIENCE:

- **1989-2000: Owner, Rocky Mountain Appraisal, Inc.**
 - Location: 690 North Main Street, Kaysville, Utah 84037
 - Managed 1-5 full-time appraisers and 2-4 support staff.
 - Appraised single-family homes, vacant land, complex properties, income properties, and commercial assignments.
- **2000-Present: Owner-Principal Appraiser/Consultant, Johnson Appraisal Group, PLLC (now known as Rocky Mountain Appraisal, LLC)**
 - Appraise real property in Maricopa, Pinal, Pima, and Yuma Counties, including farm & ranch, commercial, land, and residential properties.
 - Offer equipment appraisal & business valuations throughout the state of Arizona.
 - Manage a group of 3-5 appraisers and 1-2 office support staff.

TEACHING & INSTRUCTION EXPERIENCE:

- **1998-2008: Independent Instructor, Lincoln Graduate Center, San Antonio, Texas**
- **2000-2010: Arizona School of Real Estate & Business, Scottsdale, Arizona**
 - Certified and instructed classes in Basic Fundamental Appraisal Techniques, Uniform Professional Standards, Income Producing Property, FHA/HUD Guidelines and Standards, Appraisal Review, Manufactured Housing, Capitalization, Yield, and Income Analysis
- **2004-2015: Active Faculty Member, The Columbia Institute, San Antonio, Texas**
- **2016-Present: Adjunct Professor, Benedictine University, Mesa, AZ, MBA Program**
 - Class subjects authorized to teach include Legal Issues in the Workplace, Strategic Management, Marketing Management, and Entrepreneurship
- **2017-Present: Assistant Professor, Business Department, Benedictine University at Mesa**
 - Subjects authorized to teach include Economics, Entrepreneurship, Business Law, Strategic Management, Microeconomics, and Macroeconomics
- **2017-Present: Professor, International MBA Courses, Vietnam National University**
- **2017: Instructor, MBA 520, Ethics & Leadership in Global Development, Shenyang, China**

PUBLICATIONS, AWARDS, AND LECTURES:

- Articles published in National Master Appraiser by Lincoln Graduate Center
- Assisted in the Review and Authorship of Course #512 Lincoln Graduate Center: "Income Appraisal Review," 2001
- "Rookie of the Year" instructor award, Lincoln Graduate Center
- Guest speaker at "Instructors Workshop," Lincoln Graduate Center, 20,01,02
- Contributor to the "Appraising Foreclosed Properties", Columbia Institute, 08
- Winning Instructor award, Columbia Institute, 2005, 2006, 2007
- Author of "The Expert as an Expert Witness," a 7-hour Appraisal Continuing Education Course, 2015
- "Johnson Appraisal Group" ranked among the top 10 appraisal firms in Arizona by Ranking Arizona, 2016 through 2024

PARTIAL LIST OF SEMINARS, CLASSES, AND WORKSHOPS:

- Foundations of Real Estate Appraisal," Appraisal Institute, Utah Chapter, 1991
- "Appraising the Single-Family Residence," Appraisal Institute, Utah Chapter, 1991
- "Intro to the Income Approach to Value," International Right of Way Association, Utah, 1991
- "Direct Capitalization," Lincoln Graduate Center, Las Vegas, NV, 1991
- "Yield Capitalization," Lincoln Graduate Center, Las Vegas, NV, 1991
- "Financial Analysis," Lincoln Graduate Center, Las Vegas, NV, 1991
- "Principles of Business Appraisal," Lincoln Graduate Center, Las Vegas, NV, 1992
- "Principles of Appraisal Review," Lincoln Graduate Center, Las Vegas, NV, 1993
- "Adjustment Process," Appraisal Institute, Utah Chapter, 1993
- "Understanding and Developing Depreciation," Appraisal Institute, Southern Idaho Chapter, 1994
- "FHA Update," HUD, Salt Lake City Office, 1994
- "USPAP," Lincoln Graduate Center, San Antonio, Texas, 1995
- "Principles of Property Inspection," Lincoln Graduate Center, Las Vegas, Nevada, 1996
- "Manufactured Housing," Lincoln Graduate Center, Las Vegas, Nevada, 1997
- "Radon and Real Estate," Utah State Division of Radiation Control, Salt Lake City, Utah, 1998
- "National USPAP Instructor Course," Appraisal Foundation, Phoenix, Arizona, 2003
- "Using the New Fannie/Freddie Appraisal Forms," The Columbia Institute, Tucson, Arizona, 2005
- "Commercial Investment Appraisal," Lincoln Graduate Center, Reno, NV, 2005
- "National USPAP Instructor Recertification Course," Appraisal Foundation, Phoenix, Arizona, 2006
- "Understanding Property Characteristics," The Columbia Institute, Phoenix, Arizona, 2007
- "USPAP update," The Columbia Institute, Salt Lake City, Utah, 2008
- "Appraiser Instructor Workshop," San Antonio, Texas, 2008
- "Fair Housing," Scottsdale School of Real Estate, Scottsdale, Arizona, 2008
- "What Commercial Clients would like Appraisers to know," Appraisal Institute, Phoenix Arizona, 2008
- "Eminent Domain & Condemnation," Appraisal Institute, Phoenix, Arizona, 2008
- "A Day with The Appraisal Board," Arizona Board of Appraisal, 2009
- "Fannie Mae Today," The Columbia Institute, Salt Lake City, Utah, 2009
- "FHA Today," The Columbia Institute, Salt Lake City, Utah, 2009
- "Identifying Relevant Characteristics," The Columbia Institute, Salt Lake City, Utah, 2009
- "Appraiser Liability," Arizona Appraisers State Conference, Phoenix, Arizona, 2009
- "Appraisal Management Companies, Laws, & Issues, AZ Appraisers Conference," Phoenix, Arizona, 2009
- "Economic Outlook, Mortgage Fraud," Arizona Appraisers State Conference,

Phoenix, AZ, 2009

- "AQB Certified USPAP Instructor: renewal 2010-2011," 04/01/2010
- "7-hour national USPAP Course," Denver, Colorado, 12/2009
- "32-hour International Society of Livestock & Farm Equipment Appraisal"
- "24-hour Arizona State Board of Equalization and Hearing Officer Training Seminar," Phoenix, Arizona, 2010
- "Business Practices and Ethics," Appraisal Institute, 2010
- "State of Arizona Board of Equalization Hearing Officer Training," 24 hours, 2011
- "How to Complete Today's FHA Appraisal," 7 hours, HUD, Phoenix, Arizona, 2011
- "Report Writing – the UAD," 8 Hours, Boise, Idaho, 2011
- "USPAP 7-hour update," Boise, Idaho, 2011
- "Practice of Appraisal Review-FHA Protocol," Boise, Idaho, 2011
- "How to," US Department of Housing & Urban Development (HUD), 2011
- "The Appraiser As An Expert Witness," Appraisal Institute, Phoenix AZ, 2012
- "Today's FHA Appraisal," 7 hours, Phoenix, Arizona, 2012
- "Business Valuations, Fundamentals, Techniques, Theory, Applications & Calculations of the Income and Asset Approaches to Value, Competed Transaction and Guideline Public Comparable Methods, Special Purpose Valuations, Case Studies in Business Valuation," 45 Hours & Exam, Scottsdale, Arizona, 2013
- "Instructor, National USPAP Update," 7 hours, Arizona School of Real Estate & Business, Scottsdale, Arizona, 2013
- "Instructor, Appraiser Supervisor Class," 4 hours, Arizona School of Real Estate & Business, Scottsdale, Arizona, 2013
- "AMFRA Agriculture Forum," 7 hours, Phoenix, Arizona, 2013
- "Condemnation Summit," 6.5 hours, Bryan Cave, Phoenix, Arizona, 2013
- "Arizona State Board of Equalization Hearing Officer Training," 24 Hours, Tucson, Arizona, 2013
- "Instructor Development," 3 Hours, Arizona School of Real Estate & Business, 2013
- "Real Estate Legal Issues Workshop," Scottsdale, Arizona
- "National USPAP Course Update," 7 Hours, Phoenix, Arizona, 2014-2015
- "Spring Update," 7 Hours, American Society of Farm Managers & Rural Appraisers, 2014
- "The Adjustment Process #151, Residential Sales Comparison," Columbia Institute, 2014
- "Certificate of Attendance for Mediation Training, Alternative Dispute resolution," 4 Hours, Coconino County Superior Court, 2014
- "Certificate of Completion, LA W2000 Standard of Conduct for Boards and Commissions, State Board of Equalization, Hearing Officer Training," 24 Hours
- "NEBB Institute," 2014
- "Focus on the Work, File #048," 5 Hours, The Columbia Institute, Phoenix, Arizona, 2014
- "New Construction – A Residential Valuation, #152," 8 Hours, Phoenix, Arizona, 2014
- "General Appraiser Report Writing and Case Studies," 30 Hours with Exam, Appraisal Institute, Fort Lauderdale, Florida, 2015
- "Society of Chief Appraisers, Federal Examiners Panel," Phoenix, AZ, April 2016, 7hrs
- "Condemnation Summit," Quarles & Brady Law Group, Phoenix, AZ, April

- 2016, 7 hrs.
- "IRS, Donated Real Estate, Conservation Easements," Denver CO, August 2016, 8hrs.
- "Spring Agriculture Forum, ASFM," Phoenix, AZ, February 2017, 7 hrs.
- "Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)," AI, PHX, AZ, May 2017, 15 hours
- "AQB USPAP Instructor Recertification," 4 hours, January 2018
- "Agriculture Forum, Arizona ASFMRA," 7 hours, February 2018
- "Condemnation Summit XIII," Phoenix AZ, October 2018, 7 hours
- "USPAP Update," Gilbert AZ, September 2018, 7 hours
- "Property Rights: Why Haven't I Heard This Before," Phoenix AZ, October 29, 2018, 8 hours.
- "3rd Annual Fall Forum Commercial Real Estate Trends," Phoenix AZ, November 2018
- "ASFMRA Rural Appraisal Update," Virtual, June 3, 2020, 7 hours
- "ASFMRA 2020 Outlook Farm & Agriculture," 6 hours, June 30, 2020
- "The Appraisal of 2-4 Unit Properties," February 2021
- "National 7 hr. USPAP update 2020-2021," August 26, 2021
- "The Basics of Expert Witness for Commercial Appraisers," 7 hours, December 31, 2021
- "2023 Spring Ag Forum, ASFMRA," Phoenix, AZ, March 2023, 7 hours

PARTIAL LIST OF CURRENT AND PREVIOUS CLIENTS:

- State of California Probate Court
- Chase Home Loans
- Washington Mutual Bank
- M & I Bank
- Countrywide Home Loans
- Wells Fargo Bank
- City of Chandler, Arizona
- Bank One
- Desert Schools Credit Union
- US Bank
- Arizona Federal CU
- Alliance Bank of AZ
- Federal Deposit Insurance Corporation (FDIC)
- Bank of America
- United States Bankruptcy Court, Utah District, and Arizona District
- Central Bank of Arizona
- Western State Bank
- Unison Bank

RECENT EXPERT WITNESS EXPERIENCE:

- Pima County M & I Bank v. Jeff Porteck, Superior Court of the State of Arizona, case no.: C20102134, 02/18/2011
- US Bankruptcy Court District of Arizona, re: Chapter 11 proceedings, The Pecans of Queen Creek, LLC, Case no.: 2:09bk-29332-EWH, 10/27/2010
- Roubicek v. Stout, Arizona Superior Court Maricopa County, Trial no.: FC2010-051577, 03/04/2011
- Pinal County Superior Court (Tranquucci), Tiffany & Bosco, P.A. Case #10-31085, 11/10/2011
- M & I Bank v. Lisa L. Kolar, Pinal County Superior Court, Hon. Janna L Vanderpool, Jackson White, P.C. Case no.: CV2011-0069231085, 2/1/2012
- Claudio Nava Tapia v. Terri L Fetters, Cooper & Rueter, LLC, Pinal County Superior Court, Honorable Bradley M Soos, Case no.: CV201000573, 09/18/2012
- Maricopa Domestic Water Improvement District v. Butz, Cooper & Rueter, LLC, Pinal County Superior Court, Judge Gilberto V. Figueroa, case no: CV2013-02556, 05/06/2014
- Antelope Peak DWID v K.W. Childs, LLC John and Jane Does 1-10, Superior Court, Judge Karen J. Stillwell, Case # CV2014-01570, Pinal County, 01/22/2005
- Maricopa Domestic Water Improvement District, Superior Court, Judge Gilberto V. Figueroa, case no.: CV2013-02556, 8/20/2015
- City of Eloy v. Escobedo, Superior Court, Judge Olson, case #4B45B367001FOD80, July 20, 2016
- Washington Federal v. Yukes, Superior Court, Judge Carlisle, Case #L8015CV201507128, Fair Market Value Hearing, September 7, 2016, Mohave County Superior Court
- Maricopa Domestic Water Improvement District v. Vu, Superior Court, Judge McCarville, case CV 2019-01123, 04/04/2020, Fair Market Value Hearing, Pinal County
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Most recent Depositions:

- Tiffany & Bosco, P.A. Case no: C20102134, 10/18/2010
- Greater Arizona V. Town of Florence, Case no.: CV2012-00570, 08/05/2013

APPOINTMENTS:

- Coconino County Board of Equalization, Hearing Officer, 2009-present
- Apache County Board of Equalization, Hearing Officer, 2010-present
- Navajo County Board of Equalization, Hearing Officer, 2010-present
- Secretary/Treasurer, Appraisal Institute, Phoenix Chapter Director, 2016-2021
- Court Mediator, Alternative Dispute Resolution, Superior Court of Coconino, Arizona, 2010-present