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## CHARLES E. JACK IV, MAI

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**POSITION** President, Charles E. Jack Appraisal & Consulting, Inc.

**EDUCATION** BBA—University of Wisconsin – Madison  
Dual Major: 1) Real Estate / Urban Land Economics 2) Finance

**UNIVERSITY REAL ESTATE COURSES:**

Commercial Property Development  
The Real Estate Process  
Real Estate Law  
Residential Finance and Housing Policy  
Real Estate Valuation  
Urban Land Economics: Structure & Dynamics  
Multiple Regression Analysis: Real Estate Valuation

**COURSES SUCCESSFULLY CHALLENGED, SPONSORED BY THE  
AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS AND THE  
APPRAISAL INSTITUTE:**

Exam 1A1 - Real Estate Appraisal Principles  
Exam 1A2 - Basic Valuation Procedures  
Exam 1BA - Capitalization Theory and Techniques - Part A  
Exam 510 - Advanced Income Capitalization and Techniques

**COURSES SUCCESSFULLY PASSED, SPONSORED BY THE APPRAISAL  
INSTITUTE:**

Standards of Professional Practice - Part A  
Standards of Professional Practice - Part B  
Standards of Professional Practice – Part C  
Report Writing - Course 540  
Advanced Applications - Course 550

**SEMINARS SPONSORED BY THE APPRAISAL INSTITUTE:**

Accrued Depreciation: Las Vegas Flamingo Hilton  
Market Analysis: Las Vegas Flamingo Hilton  
American Disabilities Act & The Appraiser: UNLV  
The Intern and The Appraiser: UNLV

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Ethics - USPAP Statements: UNLV 1995  
Ethics - USPAP Advisory Opinions: UNLV 1995  
Ethics - USPAP Advisory Opinions: Palace Station 1997  
Non-Residential Demonstration Report Writing Seminar:  
Montrose, CA  
Region VII Appraisal Technology Conference: Las Vegas  
Flamingo Hilton  
The FHA Appraisal: Las Vegas Palace Station 1998  
Loss Prevention Program for Real Estate Appraisers: Las Vegas  
Palace Station 1998  
Case Studies in Law & Ethics: Las Vegas Palace Station 1998  
Course 700 – Valuation of Detrimental Conditions – Las Vegas  
Gold Coast 1998  
Course 705 – Litigation Appraising: Specialized Topics &  
Applications – Chicago Chapter of the Appraisal Institute  
December 1999  
Attacking and Defending the Appraisal in Litigation – Las Vegas  
Chapter of the Appraisal Institute – Palace Station – February  
2000  
Case Studies in Law and Ethics – Golden Nugget, Las Vegas –  
May 2000  
Understanding and Testing of Discounted Cash Flows – Golden  
Nugget, Las Vegas, January 2001  
USPAP 7-Hour Update Course – Sun Coast, Las Vegas, June 2003  
USPAP National 15-Hour Course – Sun Coast, Las Vegas, June  
2003  
Appraisal Institute On-Line Course - Feasibility, Market Value,  
Investment Timing: Option Value, October 2003  
Appraisal Institute On-Line Course – Introduction to GIS  
Applications for Real Estate Appraisal, November 2003  
Eminent Domain – CLE International, Venetian, Las Vegas -  
March 2004  
Appraisal Institute – 7-Hour Update Course – Atrium Suites Hotel,  
Las Vegas, NV, February 2005  
Appraisal Institute – UASFLA Course – Atrium Suites Hotel, Las  
Vegas, NV, October 2005  
Appraisal Institute – Business Practices & Ethics – UNLV, Stan  
Fulton Building, Las Vegas, NV March 2007  
Appraisal Institute – USPAP National Update - UNLV, Stan  
Fulton Building, Las Vegas, NV March 2007

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Appraisal Institute – Course 700 – The Appraiser as an Expert  
Witness, Preparation and Testimony – UNLV, Stan Fulton  
Building, Las Vegas, NV September 2007  
Valuation of Detrimental Conditions – On-Line Course – October  
2007

### **ELECTIVE COURSES SPONSORED BY OTHERS:**

SNPLMA Appraisal Compliance Workshop – Las Vegas, NV  
May 2003

### **PROFESSIONAL REPORTS SUCCESSFULLY PASSED:**

Appraisal Institute Non-Residential Demonstration Appraisal  
Report – Perfect Score

### **CUMULATIVE PROFESSIONAL TESTS SUCCESSFULLY PASSED:**

Appraisal Institute General Comprehensive Exam, passed all four  
parts in single sitting, February 1997

### **RANGE OF EXPERIENCE**

Real Estate Appraisal and consulting for a wide variety of local,  
regional, and national clients in Southern Nevada.

Significant valuation experience involves office buildings, multi-  
unit apartment complexes, strip, neighborhood, and community  
retail shopping centers, industrial properties, hotels, motels,  
subdivision appraisals, truck terminals, luxury high-rise  
condominium appraisals, public buildings, raw land. Specialized  
valuation experience includes Air Rights, Asbestos Abatement,  
Business and Going Concern Valuations, Condemnation,  
Detrimental Conditions, Easements, Financial Analysis, Flood  
Plain and Detention Basin, Federal Land Acquisition, Hazardous  
Waste, Highest and Best Use, Leased Fee, Leasehold, Limited  
Market Property, Possessory Interests, Public and Private  
Easements, Railroad Right-of-Way, Special Use Property (a.k.a  
Special Purpose Property), Undivided Partial Interests, Value-In-  
Use (a.k.a. Use Value), Zoning Impact Analysis, etc.

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Significant specific appraisal and consulting assignments include the Bank of America Plaza at 300 South Fourth Street (hi-rise downtown office building), Las Vegas City Hall, Bonneville Square (mid-rise downtown office building), Rainbow Springs (Wal-Mart Anchored community shopping center), Winterwood Pavilion (Von's anchored neighborhood shopping center), the Foothills luxury residential estate lots at MacDonald Ranch, and the Park Towers at Hughes Center. Major assignments include 27 parcels for LODA (Live Ordnance Departure Area) acquisition at north end of Nellis Air Force Base. Appraised the 152,000± square foot Fry's Electronics at I-215 and Las Vegas Boulevard South. Completed the appraisal for the Red Rock Land Exchange between Howard Hughes Corporation and BLM. Completed Torino Ranch appraisal in Lovell Canyon. Completed Summerlin Tax Appeal appraisal and consulting. Mr. Jack has recently completed appraisals for various large land auctions held by the Bureau of Land Management. Completed appraisal assignment pertaining to the inverse condemnation related to the airspace taking on the Sisolak Property located on the Las Vegas Strip. Mr. Jack has also recently completed appraisals for land acquisitions by local, state, and federal agencies.

### **PROFESSIONAL AND BUSINESS HISTORY**

Charles E. Jack Appraisal and Consulting, Inc., December 1998-Present, President – Las Vegas, Nevada.

Independent Fee Appraiser, Senior Associate, Shelli L. Lowe & Associates, October 1991 – December 1998 – Las Vegas, Nevada.

Coopers & Lybrand L.L.P., June 1990–October 1991. Associate, Financial Advisory Services – Las Vegas, Nevada.

### **PUBLICATIONS**

“Is OS/2 for You? Compare it with DOS and Windows”,  
Quarterly Byte, Winter 1995, Volume 11, Number 1

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“Strategies for Investing in Technology: Part I”, Valuation Insights & Perspectives, Appraisal Institute , Second Quarter 1997, Volume 2, Number 2

“Strategies for Investing in Technology: Part II”, Valuation Insights & Perspectives, Appraisal Institute, Third Quarter 1997, Volume 2, Number 3

### **PROFESSIONAL AND COMMUNITY AFFILIATIONS**

Designated member of the Appraisal Institute - MAI Designation  
Affiliated with Appraisal Institute Since 1990 as Candidate,  
Associate Member and Designated Member  
Nevada Certified General Appraiser – License #00503  
Member - Wisconsin Real Estate Alumni Association  
Past Instructor - Junior Achievement  
YMCA Basketball – Head Coach  
Molasky Youth Flag Football – Head Coach  
Mountain Ridge Little League – Assistant Coach / Head Coach /  
Scorekeeper  
Past Site Selection Committee Secretary - Habitat for Humanity  
Past Treasurer - Las Vegas Chapter of the Appraisal Institute  
Past Vice President - Las Vegas Chapter of the Appraisal Institute  
President 2000 – Las Vegas Chapter of the Appraisal Institute  
Current and Past Chapter Regional Representative - Las Vegas  
Chapter of the Appraisal Institute  
Member - National Association of Realtors  
Licensed Broker / Salesman - Nevada License #46796

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**PARTIAL LIST OF IMPORTANT CLIENTS SERVED:**

**Lending/Financial/Insurance Institutions**

Washington Pacific Mortgage	Commercial Bank of Nevada (Colonial Bank)
First Security Bank	Interwest Mortgage
Bank of America	Bank West of Nevada
Continental National Bank (First Security)	Pioneer Citizen's Bank
Federal Deposit Insurance Corp.	First Republic Bank
American Bank of Commerce (First Security)	Sun State Bank (Nevada State Bank)
Primerit Bank (Norwest)	Investor's Thrift
MetMor Financial	Kennelly Mortgage
Nevada Community Bank	AMI Capital, Inc.
American Federal Savings Bank	Asahi Bank
Electronic Payment Systems	First Western Bank (Norwest)
John Alden	Valley Bank
Republic Western Insurance Company	Nevada First Bank
Wells Fargo Bank	Atlantic Financial Savings (First Republic)
Nevada Title	Aspen Financial
United Financial	Met Life Capital Financial Corporation
Bank One	Asahi Bank of California
Union Capital Investments	Western Financial Bank
Westcor Title	Land Title America
Escrow Line, Inc.	Lawyer's Title
Jefferson Heritage Bank	CIT Funding
Wells Fargo Financial	Sun West Bank
Nevada State Bank	Citibank
GMAC Commercial	Colonial Bank

**Public Agencies/Entities/Utilities**

Clark County Department of Econ. Devlpmt.	Clark County Department of Public Works
Clark County Sanitation District	City of Las Vegas
Clark County School District	Southwest Gas
Judge Frances Ann Fine	Clark County Department of Aviation
Clark County Regional Transportation	City of Henderson
Bureau of Land Management (BLM)	U.S. Army Corps of Engineers
Regional Transportation Commission	U.S. Postal Service
U.S. General Services Administration (GSA)	

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### Private Industry/Developers/Owners

Opportunity Village	Jeanne Ham Peto
Gilbert Grove	Gleeson Realty Advisors
Howard Hughes Properties/Summa	Highlander Realty
AML Realty - Al Levy	The Jewelers
Battista's	ACME Electric
Nevada Properties	Curt Anderson, CPA
Kampgrounds of America	Gold Strike Hotel/Casino
Coldwell Banker Relocation	Century 21 - Money World

### Private Industry/Developers/Owners/Attorneys (Continued)

Southwest Medical	Desert Radiologists
Nedco Supply	Chevron U.S.A.
Equinox Development	Eric Realty
Fleck Realty	Falcon Development
Fletcher Jones Estate	Superior Tire
Triple 5 Development	Judge Robert E. Rose
MGM Grand Hotel	Sierra Health Services
USA Capital	Vegas Security
David Johnson, Esq.	Law offices of Kermitt L. Waters
Dr. Joseph M. Quagliana	Nevada Title Loans - Jed Baron
Irwin Molasky	Jerald Wilkerson, Esq.
Las Vegas Investment Corporation	Michael D. Haight, Esq.
Robert W. Lintott, Esq.	Las Vegas Properties
Sunrise Plaza Transportation	National Realty Management, Inc.
Laurie Wood-Gundlach	Las Vegas Wedding Journal
Mr. Barry Stubbs	Oasis Resort / Casino / Spa
Restrepo Consulting Group, LLC	Columbia Sunrise Hospital
Intermountain Farmers Association	Superior Tire Auto and Service Centers
Vegas Security	Bradshaw, Smith, and Company
The Rouse Corporation	The Howard Hughes Corporation
Laura Fitzsimmons, Esq.	

### Special Assignments

Kern River Pipeline – Summerlin	Cosmo World - Development Consulting
Lady Luck Hotel/Casino	Hughes Airport Center
Fifth Street School	Silver Canyon
BLM 7,500 Acre Market Study	RTC/BRW Planning Report
Goldfield Hotel / Casino Renovation	Torino Ranch Appraisal
Nellis LODA Gross Appraisal	Cliffs at Peace Canyon-Marketability Analysis
Mixed Use Development Study – Warm Springs & Gibson	BLM Auction Appraisals
Sisolak Airspace Taking	BLM Acquisition Appraisals
Vacation Village Airspace Taking	Red Rock Land Exchange