



**Lucas P. Still, MAI
President**

*Real Estate Appraisal
&
Real Estate
Consulting*

Including:

Financing

Condemnation

Partial Interests

Lease-by-Lease

Leasehold Interests

General Consulting

May 22, 2015

Lucas P. Still, MAI
LS Appraisal Services/Owner
[Redacted]
Lake Havasu City, AZ 86403
Phone: [Redacted]
FAX: [Redacted]
Email [Redacted]

Diane Libby
Management Specialist
Community Services Department
928-854-0779
libbyd@lhcaz.gov

Dear Ms. Libby,

Thank you for the reminder regarding my term expiration on the current planning and zoning commission. I would like to renew my commitment after this term and serve and additional three year term. It was been a pleasure serving and I look forward to three more years. If you need any additional information or confirmation from me, please let me know.

Respectfully submitted,

[Redacted Signature]

Lucas P. Still, MAI



LAKE HAVASU CITY

2330 McCulloch Blvd. N., Lake Havasu City, Arizona 86403

JUN 25 2012

Application For Appointment (Boards/Commissions/Committees)

c: *mayer*
Stuart Schmeling

The City Council is responsible to appoint interested citizens to Boards/Commissions/Committees. You must attend the evening City Council meeting when appointment is to be considered and be prepared to answer questions. The City Clerk will inform you of the meeting date.

Board/Commission/Committee you are applying for:

Personal Information

Name Email

Address

City State Zip Code

Phone (Home) Phone (Work/Alt)

Years residing in Lake Havasu City:

Have you previously served on a Board/Commission/Committee in Lake Havasu City? ☒ Yes ☐ No

Have you previously served on a Board/Commission/Committee in another community? ☒ Yes ☐ No

If yes for either question above,
indicate the Board/Commission/
Committee, jurisdiction, and years
served

I currently serve on the PED board of directors in Lake Havasu City. I previously served on the municipal golf board from 1998-1999 when I lived in Baker City, Oregon.

Do you have any relatives that are employed with Lake Havasu City? ☐ Yes ☒ No

If yes, explain

Education**

Name of High School and/or College

Degree

Year

Career Summary**

Current Employer (If retired, indicate last employer prior to retirement)

Employer

Years Employed:

City

State

**A resume may be attached to show additional education and work experience.

Civic/Community Activities (include civic clubs, volunteer activities, service organizations, etc.)

I volunteer with my daughters school, and plan to help coach sports teams for my kids as they get older. I participate and donate to many of the Rotary, Hospice and other fund raisers in our community.

Why do you want to serve on the Board/Commission/Committee you applied for?

I have a good understanding of zoning and land use regulations, and the impact of such decisions. I see these decisions as vital to the future growth of a community I am proud to live in, and want the best for.

List any additional qualifications or experience you believe qualifies you to be on a Lake Havasu City Board/Commission/Committee?

As a general certified and designated commercial real estate appraiser, I am constantly dealing with land use regulations an their impact on growth and community harmony. I have attached my CV to this application as evidence of the education and work related experience.

Signature

Date

LUCAS P. STILL, MAI

POSITION Owner, LS Appraisal Services

BIOGRAPHY Started working in the Appraisal Profession in September of 1993 for my father at Northwest Appraisal Services in Baker City, Oregon. I received my Oregon Residential License in August of 1999. I started working with Jon Smith, MAI in Baker City Oregon in November of 1999 on commercial properties. I began working for Pioneer Bank in Baker City Oregon as their Chief Appraiser in December of 1999 and continued working on commercial reports for Jon Smith, MAI, on a part time basis. I moved to Arizona in December of 2000 and started working for Charles E. Jack IV, MAI to achieve experience for a general certification, which I earned in November of 2002 in the state of Nevada and Arizona. More recently, I have completed all the requirements and was awarded the MAI designation by the Appraisal Institute.

EDUCATION

COLLEGE EDUCATION

BS - University of Oregon - Eugene, 1998
Business Administration, Concentration in Finance

UNIVERSITY REAL ESTATE COURSES

Fundamentals of Real Estate
Real Estate Valuation

COURSES SUCCESSFULLY PASSED, SPONSORED BY THE APPRAISAL INSTITUTE:

- Course 110: Real Estate Appraisal Principles, 1994, 39 Hours
- Course 120: Basic Valuation Procedures, 1994, 39 Hours
- Course 410: USPAP - Part A, 2000, 16 Hours
- Course 500: Advanced Narrative Report Writing, 2000, 40 Hours
- Course 410: USPAP - Part A, 2002, 16 Hours,
- Course 420: USPAP - Part B, 2002, 8 Hours
- Course 530: Adv. Cost and Sales Comparison, 2004, 39 Hours
- Course 400: USPAP Update Course, 2004, 7 Hours
- Course 520: Advanced Highest & Best Analysis, 2006, 40 Hours
- Course 400: USPAP Update Course, 2006, 7 Hours
- Course 540: Advanced Narrative Report Writing, 2007, 40 Hours
- Course II510: Advanced Income Capitalization, 2007, Challenged Exam 4 Hours

LS Appraisal Services

Lake Havasu City, AZ 86403

Phone: (928) [] Fax: (928) []

Cell: []

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LUCAS P. STILL, MAI

- Course II550: Advanced Applications, 2007, Challenged Exam 4 Hours
- Subdivision Evaluation Exam 7 Hours
- I400:USPAP Update Course, 2008, 7 Hours
- Online Business Practices and Ethics, 6/2009-7/2009, 8 Hours
- Self-Storage: Looking at the Past-Are These Indicators for the Future?, Online, Jan. 20, 2010, 1 Hour
- A Debate on the Allocation of Hotel Total Assets, Webinar, Oct. 26, 2010, 2 Hours
- 1410N, 15 Hour National USPAP, 2010, 15 Hours
- 500GD: Advanced Market Analysis and Highest and Best Use, 2011, 30 Hours

COURSES SUCCESSFULLY PASSED, SPONSORED BY OTHER APPRAISAL COURSE PROVIDERS:

- Real Property Income Valuation, 1998, 40 Hours
- USPAP – Part A, 1997, 16 Hours
- Nevada Appraisal Law, 2002, 4 Hours
- Mortgage Fraud Prevention, 2007, 7 Hours
- Online Business Practices and Ethics, 2009 Version, Arizona Board of Appraisal, State Code ABA D0705-453
- Fair Value Accounting Implications for the Appraisal, 2009 3 Hours
- Arizona Appraisers State Conference-Tract A&B, 2009, 4 Hours
- Arizona Appraisers State Conference-Tract C, 2009, 4 Hours
- USPAP Update, Dec. 6, 2010, 7 Hours

SEMINARS:

- Oregon Appraisal Law, Regulation and Enforcement- ACLB, 2000, 4 Hours
- USFLA, "Yellow Book"- Appraisal Institute, 2002, 16 Hours
- FHA and the New Residential Appraisal Forms, 2006, 7 Hours
- Appraisal Institute, General Demonstrative Appraisal Report Writing Seminar, October 12, 2007, 7 Hours

CUMULATIVE PROFESSIONAL TESTS SUCCESSFULLY PASSED:

- Oregon Residential Appraisal License Exam, 1998
- HUD/FHA Residential Appraisal Exam, 2000
- Nevada Certified General Appraisal Exam, October 2002

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LUCAS P. STILL, MAI

Appraisal Institute Comprehensive Exam, Passed All Four Sections in One Sitting, February 2008

RANGE OF EXPERIENCE

Over fifteen years of Real Estate Appraisal and consulting experience for a wide variety of local, regional, and national clients in Southern Nevada, Northwestern Arizona and Eastern Oregon.

Significant valuation experience involves a wide range of residential properties including mixed use and complex valuation assignments. Specialized valuation experience includes Residential subdivisions, Apartments, Shopping Centers, Custom Built Homes, Condemnation, Detrimental Conditions, Easements, Federal Land Acquisition, Highest and Best Use, Leased Fee, Leasehold, Limited Market Property, Public and Private Easements, Special Use Property (a.k.a Special Purpose Property), Undivided Partial Interests, etc. I recently consulted with a large (would be the largest in the world) solar project in Mohave County development cash flow projections and scenario analysis used to obtain financing for the multi-billion dollar project. I specialize in subdivision analysis, development consulting and financial feasibility studies.

PROFESSIONAL AND BUSINESS HISTORY

Staff Appraiser, Northwest Appraisal Services, September 1993-December 1999, Baker City, OR (part time from 1993 to 1998)

Chief Appraiser, Pioneer Bank FSB, December 1999-December 2001, Baker City, OR

Independent Fee Appraiser, Associate, Charles E. Jack Appraisal and Consulting, Inc., January 2002-Present, Las Vegas, Nevada.

LS Appraisal Services, Owner, January 2001-Present, Lake Havasu City, AZ

PROFESSIONAL CERTIFICATIONS

Arizona General Certification: #31123, Expires 01-31-2013
Nevada General Certification: #04102, Expires 11-30-2012

State of Arizona Board of Appraisal, Property Tax Agent

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[Redacted]

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[Redacted]

LUCAS P. STILL, MAI

Registration #2011015 Exp. 2/24/20013

PARTIAL LIST OF IMPORTANT CLIENTS SERVED:

Lending/Financial/Insurance Institutions

Lake Havasu City	Wells Fargo
First Security Bank	National Bank of Arizona
Bank of America	Bank West of Arizona
Mohave State Bank	Met Life Home Loans
Jim and Ken Komick (Developers)	Zions National Bank
Jeff Goldberg	Horizon Community Bank
Howard Hughes Corporation (Consulting)	Compass Bank
Mutual Bank of Omaha	Mercury Real Estate Solutions
AMEC (sewer easements in Lake Havasu)	Army Core of Engineers (eminent domain)
City of Kingman	Bullhead City
Mohave County	Department of Economic Security (LHC)
Capital Lenders	Bank One

PARTIAL LIST OF PERSONAL AND CLIENT REFERENCES

John Bartel

Branch Manager
Loan Network, LLC
Lake Havasu City, AZ 86403
[REDACTED]

Jim Komick

Developer
[REDACTED]

Charles Jack, MAI

Owner
Charles Jack Appraisal & Consulting
[REDACTED]
Las Vegas, NV 89149
[REDACTED]

Gregg Baker

Chief Appraiser
Alliance Bank
[REDACTED]
Phoenix, AZ 85008
[REDACTED]

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