

# “CLASS”

Comprehensive Litigation (A+) Support Services ®

“YOUR LITIGATION PARTNER”  
“CLASS.... IS GOOD ADVICE.”

## CURRICULUM VITAE

### JOAN L. TAYLOR

- Consulting:  
May 2019 to present:  
Consultant with a Utah-based company, MST CONSTRUCTION CONSULTING, LC ~ DBA ~ Comprehensive Litigation (A+) Construction Consulting “CLASS.” The firm provides expert witnesses and industry professionals to assist in construction defect claims, real property issues, and building/construction-related litigation.  
  
*“Premier Litigation Support Services, Construction Defect Resolution, Xactimate Estimating, Insurance Claims, Real Estate Issues & Construction Consulting.”*
- Consulting:  
Spring 2012 to April 2019:  
Consultant with Advise and Consult, Inc. Provided expert witnesses and industry professionals for assisting in construction defect claims, real property issues, and building/construction-related litigation.
- Real Estate:
  - 2011 to present – Joan L Taylor Realty, broker-owner
  - 1996 -2011 – RE/MAX Associates – managing broker
  - 1993-1996 - The Taylor Group, broker-owner
  - 1983-1993 - Stephens Naccarato & Associates, associate broker
  - 1975-1983 – Co-owner Century 21 Dan Lawler, Inc.

I am a principal real estate broker and business owner in my 42<sup>nd</sup> year in the industry. My professional background and expertise as a broker involve sales training, business development, and guaranteeing that sales associates are under my supervision. Hence, we are practicing real estate professionals within governing rules and regulations of the Utah Real Estate Division and the National Association of REALTORS code of ethics. I have an active real estate practice that includes a client list of buyers and sellers participating in residential sales & investment purchases. I look at my areas of proficiency to be:

PERSONNEL ADMINISTRATION  
MANAGEMENT  
MEDIATION  
COMMUNICATIONS

PROBLEM SOLVING  
SALES  
OPERATIONS  
BUSINESS DEVELOPMENT

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- Mediation:  
2001 to present - National Association of REALTORS trained mediator. A practice used within local and state real estate associations for members and transaction principals who want to participate in mediation vs. organizational and administrative tribunals.
  
- 1978 to present:
  - Member Salt Lake Board of REALTORS; Utah Associations of REALTORS; National Association of REALTORS
  - Board Director, Salt Lake Board of REALTORS – 2001-2003 – Executive committee & treasurer – 2001-2003, along with numerous chair positions throughout the association’s committees.
  - Board Director, Utah Association of REALTORS – 2003-2005 – UAR Trustee
  - Board Director, Wasatch Front Regional – 1997-2000 – Treasurer 1998-2000 – WFR is a private company providing multiple listing services to 4 Utah real estate association boards. I was one of the charter directors involved with the start-up of this inter-association system.  
REALTOR® Emeritus – 2018 – National Association of REALTORS® acknowledgment of member’s dedication to the real estate profession.
  
- Salt Lake Home Builders Association:  
During my 20 years of involvement with the Salt Lake Home Builders Association, I served as 1993-1996 HBA Board Director; 1993 President of the HBA’s Women’s Council; 1992-1993 President of HBA Sales & Marketing Council with numerous chair positions in several association committees.
  
- Education/Professional Education:
  - University of Wisconsin – Whitewater
  - 1978 received Utah state real estate sales agent’s license
  - 1987 received Utah state real estate broker’s license
  - Certified Residential Specialist designation (CRS)– advanced training
  - Certified New Home Sales Specialist designation (CSP) – advanced training
  - Extensive real estate continuing education credits and training through the years.
  
- Civic/Community History:
  - 1990-2001 – YWCA Board Director – 1991-1996; Board treasurer – 1993-1996;
  - 2001-2005 – Utah Historical Society member
  - 2001-2005 – Utah Historical Foundation
  
- Personal History:  
Born in Chicago, Illinois and relocated to Utah in 1975.  
Married to Merlin Taylor.  
We have 4 children and 13 grandchildren.  
I live in Salt Lake City, Utah.
  
- I have not authored any publications in the last 10 years.

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Respectfully Submitted,

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Joan L. Taylor

March 6, 2023

**Joan Taylor**

CLASS – A Utah-Based Consulting Company

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## STATEMENT OF RETAINER TERMS & CONDITIONS

### COMPREHENSIVE LITIGATION (A+) SUPPORT SERVICES

#### 1. Fee Structure

All billable time, including travel hours, spent on the project will be billed. (Travel time is charged from portal to portal.) The following approximate ranges of hourly rates for various categories of personnel are currently in effect:

Hourly Rate	Category
\$200 - \$250	Depositions, court testimony, appraisals, arbitrations & mediations when in the process of being argued or heard
\$150	Expert witness, Competitive Market Analysis (CMA) and research outside of court or hearings.
\$1,100 – 1 to 4 hours	Deposition, court appearance, mediations & appraisal hearings
\$2,200 – 4 to 8 hours	
\$75	Clerical Assistant
\$95--\$125	Research or Technical Assistants

Hourly rates will be adjusted semi-annually to reflect changes in the cost-of-living. If overtime for nonprofessional personnel is required, the premium differential figured at time and one-half of their regular hourly rate is charged directly to the project. Unless otherwise stated, any cost estimate presented in a proposal is for budgetary purposes only and is not a fixed price.

#### 2. Reimbursable Expenses

- Travel expenses necessary for the project's execution, including rail, taxi, bus, air, rental vehicles, and vehicle fuel charges, will be billed at direct cost. Highway mileage in the Company or personal vehicles will be charged at \$ .70 per mile.

The following expenses will be billed at direct cost Plus 10%:

- a) Accommodations and all meals.
- b) All communication charges.
- c) Postage and shipping/courier services.
- d) Printing and reproduction.
- e) Other project expenses: photocopying, laser printing, photos, and so forth.

#### 3. Invoice & Expense Billing

- Issued monthly, at the option of Company
- Cost-plus 10% on all out of pocket expenses
- Due upon receipt
- The interest rate of 1.8% per month applies on unpaid balance over 30 days

#### 4. Retainer

- At the option of the Company
- Applied to final payment