



Richard A. Snyder, CPM®, President

RICHARD A. SNYDER, CPM, a Real Estate professional since 1974, is the President and Owner/Broker of R.A. Snyder Properties, Inc., located in San Diego, California.

Established in 1988, R. A. Snyder Properties, Accredited Management Organization (**AMO**), has evolved into one of the most respected and innovative property management companies in San Diego, California.

Rick is personally experienced in a broad range of agency representations in real estate, including the sale of single family residences, apartments, commercial investments, office buildings, and mobile home parks; the leasing of industrial and commercial space.

Rick is a Certified Property Manager (**CPM**) and A Counselor Real Estate (**CRE**) and currently manages approximately 6,000 residential units, 800,000 square feet of commercial and office space as well as Mobile Home Parks, representing over 1 billion dollars. He is experienced in the yearly budgetary process and asset management planning, including the supervision of 170 employees in California. Rick was selected as the Property Manager of the Year by the San Diego Chapter of **IREM** in 1992.

As a real estate expert, Rick has become one of the most sought after experts in the field of real estate litigation. He has testified in cases throughout California, Arizona, and Nevada, and continues to help bring understanding to the real estate transaction. His vast knowledge of real estate law and his ability to clarify Real Estate Custom and Practice, Ethics, and Broker Liability, has assisted his clients in both sale transactions as well as property management.

Mr. Snyder received his Bachelor of Science degree in Business Administration from San Diego State University with a major in real estate in 1979. He maintains a California Real Estate Broker's license.

In addition to his management and sales activities, Rick serves as a Court Appointed Receiver for real property located in San Diego, Riverside, Los Angeles and San Bernardino counties. His understanding of how and why receiverships are important allowed banks and attorneys the utmost confidence in his ability to turn a property efficiently, economically and the least amount of risk.

Rick has extensively contributed to the real estate industry:

San Diego

At the San Diego Association, Rick served as Treasurer in 1984 with responsibility for a 2.5 million-dollar budget, and served as its President in 1985. Within the County of San Diego, he was President of the County Council of Real Estate Boards in 1988, President of the Resident Relations Foundation (a non-profit landlord/tenant mediation service) in 1990, President of the San Diego Chapter of the Institute of Real Estate Management in 1992, President of the San Diego County Apartment Association in 2003 and 2009.

California

The California Association of Realtors (**CAR**) named Rick Snyder in 1993 as an Honorary Director for Life for his continued and outstanding service to the Association. He has been a director for **CAR** since 1983 and has served in a leadership capacity on the following committees and task forces: Chairman of Long Range Planning, Membership and Jurisdiction Committees; the Board Management Evaluation and the Board Region/Structure Review Task Forces. He also served as Regional Vice President in 1987. In 1996 he served as President of **CAR** and was named the "Outstanding Realtor of the Year". At the California Apartment Association he served as President in 2008.

National

At the National Association of Realtors, Rick has served as a director from 1988-2014. He served as Chairman of the Membership Policy and Board Jurisdiction Committee in 1993 and has served on numerous Presidential Advisory Groups (**PAG**) including: the Presidential Advisory Group on "Affiliates", "Alternate Commercial Structures", "Board of Choice", "Member Services", "Transition Monitoring Team", "RESPA", and the "Smart Growth PAG". In 1997, he served on the Leadership Team as a liaison to the Public Policy Committees; the Executive Committee, and the Strategic Planning Committee. During 1999 he served on the Leadership Team as the Vice President to Government Affairs and Affiliates. In 2000 he served on the Leadership Team as the Vice President to Committees. In 2001 he served as the Regional Vice President for California, Hawaii & Guam. In 2003 he served as the Chairman of the Public Policy Committee. Rick has served at the National Apartment Association since 2006 as a Regional Vice President.

Richard A. Snyder, CPM®

Curriculum Vitae



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www.rasnyder.com

Education:

Bachelor of Science Degree in Business Administration
San Diego State University – 1979

Major: Real Estate

Minor: Sociology

Graduated with

Graduated with Distinction (conferred by Real Estate faculty) Deans List Senior year

Experience:

Dave Snyder Realtor, Inc.
(1974 to 1987)

R. A. Snyder Properties, Inc.: Owner
(1988 to Present)

Sales:

Rick is personally experienced in a broad range of agency representations in real estate, including the sale and exchange of single family residences, apartments, commercial investments, office buildings, and mobile home parks; the leasing of industrial and commercial space.

Property Management:

Rick is a Certified Property Manager (**CPM**) since 1984 and A Counselor of Real Estate (**CRE**) and currently manages approximately 6,000 residential units, 800,000 square feet of commercial and office space as well as Mobile Home Parks, representing over \$1 billion dollars. He is experienced in the yearly budgetary process and asset management planning, including the supervision of 250 employees in California. Rick was selected as the Property Manager of the Year by the San Diego Chapter of **IREM** in 1992.

Receivership:

Rick serves as a Court Appointed Receiver for real property located in San Diego, Riverside, Los Angeles and San Bernardino counties. His understanding of how and why receiverships are important allowed banks and attorneys the utmost confidence in his ability to turn a property efficiently, economically and the least amount of risk.

Expert Witness:

As a real estate expert, Rick has become one of the most sought after experts in the field of real estate litigation. He has testified in cases throughout California and continues to help bring understanding to the real estate transaction. His vast knowledge of real estate law and his ability to clarify Real Estate Custom and Practice, Ethics, and Broker Liability, has assisted his clients in both sale transactions as well as property management. Rick has given depositions as an expert on over 300 cases and has worked with over 500 attorneys across California.

INDUSTRY ACTIVITY HIGHLIGHTS

1974	Received California Real eState Salesman License (while attending high school)
1975-79	Member RHO Epsilon/Professional Real Estate Fraternity; Community Involvement
1979	Received California Real Estate Broker's License
1982-85	REALTOR® - Director San Diego Board of REALTORS® (continued membership and past president)
1983-2015	REALTOR® - Director California Association of REALTORS®
1988-2014	REALTOR® - Director National Association of REALTORS®
1984	Awarded Certified Property Manager Designation (C.P.M. ®) Institute of Real Estate Management
1985	President - San Diego Board of REALTORS®
1987	Regional Vice President - California Association of REALTORS®
1988	President - County Council of Real Estate Boards
1990	President - Resident Relations Foundation (A non-profit Landlord/Tenant Mediation Service)
1991	President - San Diego Chapter Institute of Real Estate Management (IREM®)
1992	Certified Property Manager of the Year - San Diego Chapter of Institute of Real Estate Management
1993	Honorary Director for Life - California Association of REALTORS®
1995	President - Elect - California Association of REALTORS®
1996	President - California Association of REALTORS®
1996	California REALTOR® of the Year
1997	NAR Liaison to the Public Policy Committees
1999	NAR Vice President of Governmental Affairs and Affiliates
2000	NAR Vice Preside of Committees
2001	NAR Regional Vice President - Region 13
2003	President - San Diego County Apartment Association
2006-15	Regional Vice President - National Apartment Association
2008	President - California Apartment Association
2008	Elected into LAMBDA Alpha International (Honorary Society for the Advancement of Land Economics)
2009	President - San Diego County Apartment Association
2015	Counselor Real Estate (CRE)

COMMUNITY INVOLVEMENT

1973	Awarded Eagle Scout - Boy Scouts of America
1980	Chairman - Precinct Campaign - San Diegans Against Rent Control (Prop O)
1982	Director & Chief Umpire - Rolando Little League
1983-84	Trustee - Silvergate Masonic Lodge (Temple Board)
1985-86	Host - KSDO AM-1130. Live call radio talk show host, "All About Real Estate" every Sunday 2-4 p.m.
1987-91	Director Children's Home Society
1988-92	Director Resident Relations Foundation
1990-91	President - Resident Relations Foundation
1991	Vice Chairman - San Diego Region Children's Home Society
1992	Member - AAA Arbitration Association Real Estate Advisory Committee
2000-02	Usher Captain - Clairemont Lutheran Church
2013-15	Assistant Scout Master

INDUSTRY RELATED ASSOCIATION INVOLVEMENT

San Diego Board of REALTORS®

<u>COMMITTEE</u>	<u>TENURE</u>
BORPAC Trustee	Member 1986 - 1987, Chairman 1987
Budget & Finance	Member 1982, Vice Chairman 1983, Chairman 1984
Building Trustee	Member 1979 - 1987, 1993, 1994, Vice Chairman 1983
Commercial/Industrial	Member 1992 - 1993
CAR/NAR Committee	Member 1999 - 2013
Communications	Member 1979 - 1980
Executive	Member 1984 - 1986
Professional Standards	Member 1981 - 1984 , 1990 - 1994, 1998, 2001 - 2015
Library	Member 1981 - 1984
Risk Management	Member 2005 - 2009
IMPAC Trustee	Member 1986 - 1987, Chairman 1987
Investment Management	Member 2000 - 2002
Strategic Financial Management Task Force	Chairman 2001
Jurisdiction	Member 1983 -1990, Chairman 1986 - 1988
Merger Task Force	Member 1993
Organizational Review Task Force	Chairman 1988
MLS Structure Task Force	Chairman 1992
Board of Directors	Member 1982 - 1985, Chairman 1985, 2011 - 2012
Long Range Planning	Member 1986 - 1987
Local Government Relations	Member 1983
Nominating Evaluation	Member 1986, Chairman 1986
EVP Search Task Force	Chairman 2006
Treasurer	Member 1984
President	Member 1985

California Association of REALTORS®

<u>COMMITTEE</u>	<u>TENURE</u>
Board of Directors	Member 1983 – 2015
Executive	Member 1987, 1991, 1993, 1995 - 1997
Professional Standards	Member 1983, 1986, 2004; 2014-2015
Legislative	Member 1984, 1987 - 1990, 2004
Budget & Finance	District Representative 1983 - 1984, Liaison 1990
Equal Opportunity	Member 2001
Insurance Trustee	Member 1986
Federal Issues	Member 2003-2015, Vice Chairman 1989
Legal Action Fund	Trustee 2000 - 2002, 2006 - 2009
Long Range Planning	Member 1986, 1989, 1991, Chairman 1990
Landlord Tenant/Legislature	Member 1987 - 1989
Board President's Forum	Member 1985, Vice Chairman 1990

California Association of REALTORS® (cont.)

Referral Fee Task Force	Chairman 2002
Board/Structure Review Task Force	Chairman 1990 - 1991
Planning & Budget Evaluation Task Force	Member 1990
CREPAC Trustee	Member 1992 - 1994
President-Elect	Member 1995
President	Member 1996
Real Estate Business Service Company	Director 2009 – 2012
Legal Action	Member 2010

National Association of REALTOR®

<u>COMMITTEE</u>	<u>TENURE</u>
Board of Directors	Member 1998 – 1993, 1995 – 2014
Large Board Forum	Member 1985
Delegate Body	Member 1985
Membership Policy and Board Jurisdiction	Member 1988 – 1994, Chairman 1993
Member Policy and Board Jurisdiction Working Group – “Umbrella” Report	Member 1990
State and Municipal Legislation	Member 1991 – 1993
Housing, Multifamily Housing, and Financial Institutions Subcommittee	Member 1991 – 1993
Subcommittee on Risk Reduction Education	Member 1992 – 1993
Realtor Risk Reduction	Member 1992 – 1993
Member Policy and Board Jurisdiction, Study Group #2	Chairman 1991 - 1992
Member Policy and Board Jurisdiction Study Group Commercial Board	Member 1992
Presidential Advisory Group “Affiliates”	Member 1993
Presidential Advisory Group “Board of Choice”	Member 1993
Presidential Advisory Group “Member Services”	Member 1994 – 1996
Presidential Advisory Group “Alternate Commercial Services”	Member 1991 - 1992
Presidential Advisory Group “Transition Monitoring Team”	Member 1995
Presidential Advisory Group “RESPA”	Chairman 1997 – 2005
Presidential Advisory Group “Smart Growth”	Member 1999 – 2000
Commercial Forum Economic Issues and Trends	Vice Chairman 1994, Chairman 1995
Research and Economics	Member 1994 - 1995
Member Policy and Board Jurisdiction / State of Choice Working Group	Member 1994
Enlarged Leadership Team Liaison to Public Policy	Member 1997
Executive	Member 1999 – 2000, 2005 – 2006
Strategic Planning	Member 1997 – 2000, 2004 – 2006
Vice President Governmental Affairs and Affiliates	Member 1999
Vice President to Committees	Member 2000
Regional Vice President	Member 2001
Public Policy Coordinating Committee	Vice Chairman 2002, Chairman 2003, 2007
Legal Action	Member 2010

<i>San Diego Apartment Association</i>	
<u>COMMITTEE</u>	<u>TENURE</u>
Director	2002 – 2015
President	2003
President-Elect	2008
President	2009
<i>California Apartment Association</i>	
<u>COMMITTEE</u>	<u>TENURE</u>
Director	Member 2002 – 2009
Secretary	Member 2004
Treasurer	Member 2005
Vice-President	Member 2006
President-Elect	Member 2007
President	Member 2008
<i>National Apartment Association</i>	
<u>COMMITTEE</u>	<u>TENURE</u>
Conference	Member 2007 – 2009
Legislative	Member 2007 – 2014
Strategic Planning	Member 2007
Budget and Finance	Member 2007 – 2014
Regional Vice President	Member 2005 – 2015
International	Member 2012 – 2015
Membership	Chairman 2011 – 2012
Local Legislative	Vice-Chairman 2010
Membership Growth Task Force	Vice-Chair 2014-2015
Governance	Member 2010 – 2012
Nominating	Member 2013
<i>Institute of Real Estate Management</i>	
<i>San Diego Chapter</i>	
<u>COMMITTEE</u>	<u>TENURE</u>
Legislative	Chairman 1985 – 1991
Candidate Guidance	Member 1986
Director	Member 1986 – 1992
Executive Council	Member 1986 – 1992
Secretary	Member 1987
Treasurer	Member 1988
Vice President	Member 1989
President-Elect	Member 1990
President	Member 1991

RECEIVERSHIP ASSIGNMENTS

International Savings Bank /Solomon, Ward, Seidenwurm & Smith

Home Savings of America

Gibson, Dunn & Crutcher

Borden Estate

Law Office of Beatrice Snider

Fidelity Federal Bank

Saxon, Dean, Mason, Brewer & Kincannon

Redlands Federal Bank

Lewis, D'Amato, Brisbois & Bisgaard

Bank of Southern California

Sullivan, McDonald, Middendorf, Brody & Bot

American Savings Bank

Frankel & Tennant

Great Western Bank

Law Offices of Harvey Pederson

Western Financial

Sullivan, McDonald, Middendorf, Bramley, Brody & Bot

Wells Fargo

Solomon, Grindle

Expert Witness Testimony and Case Consultation

Rick Snyder has been qualified to provide trial testimony in the following counties:

El Centro, Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura.

The following is a recent list law firms and attorney's Rick has worked on case consultation and as an expert witness.

Southern California Law Firms

Allen, Markins, Leck

George Berger, Esq.

Anderson, Goldberg & Waldron

Arthur Buck, Esq.

Andrew Kurz, Esq.

Andrew Kurz, Esq.

Asaro, Keagy, Freeland & McKinley

Karen McKinley, Esq.

Ault, Deuprey, Hones & Gorman

Alan H. Schonefeld, Esq.

Berman & Walton

Randy Walton, Esq.

Boornazian, Jensen & Garthe

Gregory Rockwell, Esq.

Bragg & Kuluva

Kenyon Young, Esq.

Bragg, Serota & Kuluva

William Harris, Esq.

Branton & Wilson

Joseph Fox, Esq.

Brian D. Witzer, Inc.

Mike Murrell, Esq., Brian Witzer, Esq.

Byron & Edwards	Douglas Reinbold, Esq.
Callahan, McCune & Willis	Richard Ritchie, Esq., Aaron Stiegler, Esq.
Carl M. Lewis, Attorney at Law	Carl Lewis, Esq.
Carlson Law Group	Jonathan Feldheim, Esq., Chris Delaplane, Esq.
CB Richard Ellis	John Thornton, Esq.
Chapin, Fleming & Winet	George Fleming, Esq.
Cook Brown	Barbara Cotter, Esq.
Cox, Castle & Nicholson	Peter Lee, Esq.
Carl M. Lewis, Attorney at Law	Carl Lewis, Esq.
Carlson Law Group	Jonathan Feldheim, Esq., Chris Delaplane, Esq.
CB Richard Ellis	John Thornton, Esq.
Chapin, Fleming & Winet	George Fleming, Esq.
Cook Brown	Barbara Cotter, Esq.
Cox, Castle & Nicholson	Peter Lee, Esq.
Dale, Braden & Hinchcliffe	John Blakely, Esq.
Daley & Heft	Shiva Elihu, Esq., Neal Meyers, Esq., Diana Lerma, Esq.
David M. Korrey	David M. Korrey, Esq.
Donald Hiney, Attorney at Law	Donald Hiney, Esq.
Duckor, Spradling, Metzger & Wynne	Kevin L. Wheeler, Esq.
Eugene S. Wilson, Esq.	Eugene S. Wilson, Esq.
Farmer, Case & Fedor	Daniel Fallon, Esq.
Ford, Walker, Haggerty & Behar	Pamela Paluga, Esq.
Fox, Johns, Lazar, Perkins & Wexler	Michael Wexler, Esq.
Galuppo & Blechschmidt	Bart Blechschmidt, Esq.
Garrison & McInnis	Don McInnis, Esq.
Gary, Cary, Ware & Freidenrich	Guylyn cummings, Esq., David Cohen, Esq.
Gattis, Kuncz, A Professional Corp	Steven Cote, Esq.
Gervais Watson	Kara Gervais, Esq.
Gibbs, Giden, Locher, Turner & Senet	James Montgomery, Jr., Esq.
Givvs, Eppsteiner, & Stagg	Barry Vrevich, Esq.
Gordon & Holmes	Fred Gordon, Esq.
Gordon & Rees	Ken Perri, Esq. , Charlie Berwanger, Esq.
Grace Hollis	Mike Grace, Esq.
Grady, Farley & Gerson	Darlene Rohr, Esq.
Grimm, Vranjes, McCormick & Graham	Mark Vranjes, Esq., Rick Fick, Esq.
H. Paul Kondrick	H. Paul Kondrick, Esq.
Halling & Sokol	Frank Tobin, Esq.
Harrigan, Ruff, Seardellari & Moore	Frank Tobin, Esq.
Harrington, Foxx, Dubrow & Cantor	Michael Cressey, Esq.
Harris & Reedhead	Dave Welbaum, Esq.
Hayes, Simpson & Greene	Rob Hayes, Esq., C. Hartzog Clamon, Esq.
Hinchy, Witte, Wood, Angerson & Hodges	Allen M. Gruber, Esq.
Huston & McEwen	Scott McEwen, Esq.
Jacqueline A. Oliver, Attorney at Law	Jacqueline Oliver, Esq.
John D. Pickett, Esq.	John Pickett, Esq.
John E. Hollman, Attorney at Law	John Hollman, Esq.

Keeney, Waite & Stevens	Rick Waite, Esq., Todd Stevens, Esq., Mary Best, Esq.
Keith Meeker, Attorney at Law	Keith Meeker, Esq.
Kimball, Tirey & St. John	Abel Ortiz, Esq., Karl Schlecht, Esq. , Cynthia Stelzer, Esq.
Kliendenst, Flyehman & MacKillop	John Calvagna, Esq., Andrew Kohn, Esq., Harford Brown, Esq.
Kolodny & Pressman	Joel Pressman, Esq.
Krause & Kalfayan	Ralph Kalfayan, Esq.
Law Offices of Gerald Bohart	Gerald Bohart, Esq.
Law Offices of Louis E. Goebel	Louis Goebel, Esq.
Law Offices of Ronald B. Laba	Ronald Laba, Esq.
Law Offices of William O'Neil	William O'Neil, Esq.
Lewis, Brisbois, Bisgaard & Smith	Peter Buffening, Esq.
Lieb & Lieb	Richard Fahey, Esq.
Long & Williamson	Patrick Long, Esq.
Lorber, Greenfield & Polito LLP	Arthur Lin, Esq.
Luce Forward	
Manning & Marder	Mark Stavros, Esq.
Matthew Biren & Associates	Marc Katzman, Esq.
Maxie, Rheinheimer, Stephens and Vrevich	Jane Rheinheimer, Esq., Suzanne Smigliani, Esq. Angela Elpers, Esq., Barry Vrevich, Esq. Alison Barry, Esq., Elizabeth Drake, Esq.
McCann & Carroll	Kevin McCann, Esq.
McInnis, Fitzgerald, Reese & Sharkey	Marie La Salla, Esq., William Low, Esq.
McKittrick, Jackson, DeMarco & Peckenpaugh	Marc Alexander, Esq., Lance Adair, Esq.
Michael L. Crowley, Esq.	Michael L. Crowley, Esq.
Mower, Koeller, Nebeker, Carlson & Haluck	Lisa Ferrendelli, Esq.
Murchison & Cumming	Robert Ackley, Esq., Robert Scherk, Esq.
Nate Michels, Esq.	Nate Michels, Esq.
Newman & Levine	Scott Levine, Esq.
Noon & Associates	Kathy Steinman, Esq.
Office of Linda Pethick	Linda Pethick, Esq.
Phillips & Pelly	Oliver Pelly, Esq.
Pillsbury, Madison & Sutro	Dan Silverman, Esq.
Procopio, Cory, Hargreaves & Savitch	Robert G. Russell, Esq., Spencer Skeen, Esq.
Robert Zickert, Attorney at Law	Robert Zickert, Esq.
Rossi, Hamerslough, Reischl & Chuck	Samuel Chuck, Esq.
Royce, Grimm, Vranjes, McCormick & Graham	Mark Vranjes, Esq. Cheryl Davidson, Esq.
Rutter, O'Sullivan, Greene & Hobbs	David Daniels, Esq.
Saxon, Barry, Gardner & Kincannon	Laura Petrie, Esq.
Shewry & Van Dyke, LLP	Steven Shewry, Esq.
Shoecraft Burton, LLC	Robert Shoecraft, Esq.
Sobel & Custer	Janet Sobel, Esq.
Solomon, Grindle, Silverman & Spinella	Pamela LaBruyere, Esq.
Solomon, Ward, Seidenwurm & Smith	Jim King, Esq.
Sparber, Ferguson, Naumann, Ponder & Ryan	Scott Levine, Esq., William Naumann, Esq.
Stephen W. Misch	Stephen W. Misch, Esq.

Stephenson & Prairie	Gary Stephenson, Esq.
Sunderland McCuthcan	Robert McCuthcan, Esq., Anne Marie Thompson, Esq., Anglea Elpers, Esq., Cheryl Davidson, Esq.
Trope and Trope	Brian Lepak, Esq. ,Steven Knolls, Esq.
Turner & Maasch	Mark Maasch, Esq.
Walker & Kendrick	Mark Faulkner, Esq.
Ward & Hagen	Peter Ward, Esq.
Warriner, Green & Associates	Matt Green, Esq.
William J. Tucker	William Tucker, Esq.
Wingert, Grebing, Brubaker & Goodwin	Craig Gross, Esq.
Winston & Strawn, LLP	Gayle Jenkins, Esq.
Winton, Larson & Solecki	Pete Solecki, Esq.
Wirtz Hellenkamp	Terry Hellenkamp, Esq.
Wood Smith Henning & Berman	Lane Webb, Esq., Tamara Heathcote, Esq.