



***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, An Accredited Management Organization (**AMO**), has evolved into one of the most respected and innovative Real Estate 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 residential communities, commercial, and office space as well as Mobile Home Parks. Rick was selected as the Property Manager of the Year by the San Diego Chapter of IREM in 1992 and Broker of the Year in 2009 by The San Diego Association of Realtors.

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, Nevada, Georgia and Missouri. 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 has served 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 with 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 Realtor, 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 2005 as a Regional Vice President.

Curriculum Vitae

Richard A. Snyder, CPM®

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Education

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

Major: Real Estate

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 Counselor of Real Estate (**CRE**) and currently manages residential units, commercial and office space as well as Mobile Home Parks. Rick was selected as the Property Manager of the Year by the San Diego Chapter of **IREM** in 1992.

Property Management

Rick has served 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 with 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.

Industry Activity Highlights

1974	Received California Real Estate Salesman License (while attending high school)
1975-1979	Member RHO Epsilon/Professional Real Estate Fraternity
1979	Received California Real Estate Broker's License
1982-1985	REALTOR® - Director San Diego Board of REALTORS® (continued membership and past president)
1983-2018	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 President of Committees
2001	NAR Regional Vice President - Region 13
2003	President – San Diego County Apartment Association
2006-2017	Regional Vice President – National Apartment Association
2005	Industry Achievement Award (SDCAA)
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
2009	Broker of the Year (SDAR)
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
1983-1984	Trustee - Silvergate Masonic Lodge (Temple Board)
1985-1986	Host - KSDO AM-1130. Live call radio talk show host, "All About Real Estate" every Sunday 2-4 p.m.
1987-1991	Director Children's Home Society
1988-1992	Director Resident Relations Foundation
1990-1991	President - Resident Relations Foundation
1991	Vice Chairman - San Diego Region Children's Home Society

1992	Member - AAA Arbitration Association Real Estate Advisory Committee
2000-2002	Usher Captain - Clairemont Lutheran Church
2013-2015	Assistant Scout Master
2017-2018	Chairman – Finance Committee First United Methodist Church (FUMC)
2018	Chairman – Opposition to National City Rent Control (SDCAA)
2017-2018	Member – Church Council FUMC
2018 – 2019	Vice Chairman – Church Council FUMC
2017-2018	North San Diego County Association of Realtors (NSDCAR)
2017-2018	Risk Management Chairman (NSDCAR)
2017-2018	Professional Standards Chairman (NSDCAR)

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	1985

North San Diego County Association of REALTORS®

COMMITTEE

Professional Standards
Professional Standards
Risk Management
Risk Management
EVP Search

TENURE

Member 2016 - 2018
Chairman 2017 – 2018
Member 2016
Chairman 2017 - 2018
Member 2018

California Association of REALTORS®

COMMITTEE

Board of Directors
Executive
Professional Standards
Legislative
Budget & Finance
Equal Opportunity
Insurance Trustee
Federal Issues
Legal Action Fund
Long Range Planning
Landlord Tenant/Legislature
Board President's Forum
Referral Fee Task Force
Board/Structure Review Task Force
Planning & Budget Evaluation Task Force
CREPAC Trustee
President-Elect
President
Real Estate Business Service Company
Legal Action

TENURE

Member 1983 – 2018
Member 1987, 1991, 1993, 1995 - 1997
Member 1983, 1986, 2004; 2014-2018
Member 1984, 1987 - 1990, 2004
District Representative 1983 - 1984, Liaison 1990
Member 2001
Member 1986
Member 2003-2015, Vice Chairman 1989
Trustee 2000 - 2002, 2006 - 2009
Member 1986, 1989, 1991, Chairman 1990
Member 1987 - 1989
Member 1985, Vice Chairman 1990
Chairman 2002
Chairman 1990 - 1991
Member 1990
Member 1992 - 1994
Member 1995
Member 1996
Director 2009 – 2012
Member 2010

National Association of REALTORS®

COMMITTEE

Board of Directors
Large Board Forum
Delegate Body
Membership Policy and Board Jurisdiction
Member Policy and Board Jurisdiction Working Group – “Umbrella” Report
State and Municipal Legislation
Housing, Multifamily Housing, and Financial Institutions Subcommittee
Subcommittee on Risk Reduction Education
Realtor Risk Reduction
Member Policy and Board Jurisdiction, Study Group #2

TENURE

Member 1998 – 2014
Member 1985
Member 1985
Member 1988 – 1994, Chairman 1993
Member 1990
Member 1991 – 1993
Member 1991 – 1993
Member 1992 – 1993
Member 1992 – 1993
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 Research and Economics	Vice Chairman 1994, Chairman 1995 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
Professional Standards	Member 2017

San Diego Apartment Association

<u>COMMITTEE</u>	<u>TENURE</u>
Director	2002 – 2018
President	2003
President-Elect	2008
President	2009
Treasurer	1984

California Apartment Association

<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

National Apartment Association

COMMITTEE

Conference

Legislative

Strategic Planning

Budget and Finance

Regional Vice President

Global Outreach

Membership

Membership

Membership

Local Legislative

Membership Growth Task Force

Membership Growth Task Force

Governance

Nominating

TENURE

Member 2007 – 2009

Member 2007 – 2014

Member 2007; 2017

Member 2007 – 2014

Member 2005 – 2018

Member 2012 – 2018

Vice Chairman 2011

Chairman 2012

Vice Chairman 2018

Vice Chairman 2010

Vice-Chair 2014-2015

Chairman 2016 – 2017

Member 2010 – 2018

Member 2013

Institute of Real Estate Management San Diego Chapter

COMMITTEE

Legislative

Candidate Guidance

Director

Executive Council

Secretary

Treasurer

Vice President

President-Elect

President

TENURE

Chairman 1985 – 1991

Member 1986

Member 1986 – 1992

Member 1986 – 1992

Member 1987

Member 1988

Member 1989

Member 1990

Member 1991

Receivership Assignments

International Savings Bank /Solomon, Ward, Seidenwurm & Smith

Sullivan, McDonald, Middendorf, Brody & Bot

Home Savings of America

American Savings Bank

Gibson, Dunn & Crutcher

Frankel & Tennant

Borden Estate

Great Western Bank

Law Office of Beatrice Snider

Law Offices of Harvey Pederson

Fidelity Federal Bank

Western Financial

Saxon, Dean, Mason, Brewer & Kincannon

Sullivan, McDonald, Middendorf, Bramley, Brody & Bot

Redlands Federal Bank

Wells Fargo

Lewis, D'Amato, Brisbois & Bisgaard

Solomon, Grindle

Bank of Southern California

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
- Ventura

The following is a recent list law firms Rick has worked on case consultation and as an expert witness:

Southern California Law Firms

Allen, Markins, Leck	Fox, Johns, Lazar, Perkins & Wexler
Anderson, Goldberg & Waldron	Galuppo & Blechschmidt
Andrew Kurz, Esq.	Garrison & McInnis
Asaro, Keagy, Freeland & McKinely	Gary, Cary, Ware & Freidenrich
Ault, Deuprey, Hones & Gorman	Gattis, Kuncz, A Professional Corp
Berman & Walton	Gervais Watson
Boornazian, Jensen & Garthe	Gibbs, Giden, Locher, Turner & Senet
Bragg & Kuluva	Givvs, Eppsteiner, & Stagg
Bragg, Serota & Kuluva	Gordon & Holmes
Branton & Wilson	Gordon & Rees
Brian D. Witzer, Inc.	Grace Hollis
Byron & Edwards	Grady, Farley & Gerson
Callahan, McCune & Willis	Grimm, Vranjes, McCormick & Graham
Carl M. Lewis, Attorney at Law	H. Paul Kondrick
Carlson Law Group	Halling & Sokol
CB Richard Ellis	Harrigan, Ruff, Seardellari & Moore
Chapin, Fleming & Winet	Harrington, Foxx, Dubrow & Cantor
Cook Brown	Harris & Reedhead
Cox, Castle & Nicholson	Hayes, Simpson & Greene
Carl M. Lewis, Attorney at Law	Hinchy, Witte, Wood, Angerson & Hodges
Carlson Law Group	Huston & McEwen
CB Richard Ellis	Jacqueline A. Oliver, Attorney at Law
Chapin, Fleming & Winet	John D. Pickett, Esq.
Cook Brown	John E. Hollman, Attorney at Law
Cox, Castle & Nicholson	Keeney, Waite & Stevens
Dale, Braden & Hinchcliffe	Keith Meeker, Attorney at Law
Daley & Heft	Kimball, Tirey & St. John
David M. Korrey	Kliendenst, Flyehman & MacKillop
Donald Hiney, Attorney at Law	Kolodny & Pressman
Duckor, Spradling, Metzger & Wynne	Krause & Kalfayan
Eugene S. Wilson, Esq.	Law Offices of Gerald Bohart
Farmer, Case & Fedor	Law Offices of Louis E. Goebel
Ford, Walker, Haggerty & Behar	Law Offices of Ronald B. Laba

Law Offices of William O'Neill
Lewis, Brisbois, Bisgaard & Smith
Lieb & Lieb
Long & Williamson
Lorber, Greenfield & Polito LLP
Luce Forward
Manning & Marder
Matthew Biren & Associates
Maxie, Rheinheimer, Stephens and Vrevich
McCann & Carroll
McInnis, Fitzgerald, Reese & Sharkey
McKittrick, Jackson, DeMarco & Peckenpaugh
Michael L. Crowley, Esq.
Mower, Koeller, Nebeker, Carlson & Haluck
Murchison & Cumming
Nate Michels, Esq.
Newman & Levine
Noon & Associates
Office of Linda Pethick
Phillips & Pelly
Pillsbury, Madison & Sutro
Procopio, Cory, Hargreaves & Savitch
Robert Zickert, Attorney at Law
Rossi, Hamerslough, Reischl & Chuck
Royce, Grimm, Vranjes, McCormick & Graham
Rutter, O'Sullivan, Greene & Hobbs
Saxon, Barry, Gardner & Kincannon
Shewry & Van Dyke, LLP
Shoecraft Burton, LLC
Sobel & Custer
Solomon, Grindle, Silverman & Spinella
Solomon, Ward, Seidenwurm & Smith
Sparber, Ferguson, Naumann, Ponder & Ryan
Stephen W. Misch
Stephenson & Prairie
Sunderland McCutchan
Trope and Trope
Turner & Maasch
Walker & Kendrick
Ward & Hagen
Warriner, Green & Associates
William J. Tucker

Wingert, Grebing, Brubaker & Goodwin
Winston & Strawn, LLP
Winton, Larson & Solecki
Wirtz Hellenkamp
Wood Smith Henning & Berman