



## ***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 and Broker of the Year in 2020 by the North 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®***

### ***R.A. Snyder Properties, Inc.***

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San Diego, CA 92108

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[www.rasnyder.com](http://www.rasnyder.com)



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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)

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## **Experience**

Dave Snyder Realtor, Inc.

(1974 to 1987)

R. A. Snyder Properties, Inc.: Owner

(1988 to Present)

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## **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.

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## **Property Management**

Rick is a Certified Property Manager (**CPM**) since 1984, Counselor of Real Estate (**CRE**) since 2014, 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.

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## **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.

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## **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.

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## **Teaching**

The Code of Ethics

North San Diego County Association of Realtors

Risk Management

North San Diego County Association of Realtors

Professional Standards Training

North San Diego County Association of Realtors

Dealing with Difficult Residents

National Apartment Association

Litigation Avoidance/Management Strategies	National Apartment Association
Non-Disclosure Residential Real Estate	California Association of Realtors
Successful Property Management	San Diego Association of Realtors
Lecturer – Residential Property Management	San Diego State University

## Industry Activity Highlights

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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 – 2018	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)
2014	Counselor Real Estate (CRE)
2018	Exceptional Contribution Award IREM-San Diego
2020	Secretary National Apartment Association
2021	Treasurer National Apartment Association

## Community Involvement

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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
2019 – 2020	Chairman – Church Council FUMC

## **INDUSTRY RELATED ASSOCIATION INVOLVEMENT**

### **San Diego Board of REALTORS®**

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#### **COMMITTEE**

#### **TENURE**

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

Cont.

EVP Search Task Force	Chairman 2006
Treasurer	Member 1984
President	1985

## North San Diego County Association of REALTORS®

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### COMMITTEE

Professional Standards  
Professional Standards  
Risk Management  
Risk Management  
EVP Search  
Director

### TENURE

Member 2016 – 2019  
Chairman 2017 – 2020  
Member 2016  
Chairman 2017 – 2020  
Member 2018  
Director 2019 – 2020

## California Association of REALTORS®

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### 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 – 2021  
Member 1987, 1991, 1993, 1995 – 1997  
Member 1983, 1986, 2004; 2014 – 2019  
Member 1984, 1987 - 1990, 2004  
District Representative 1983 – 1984, Liaison 1990  
Member 2001  
Member 1986  
Member 2003-2015, Vice Chairman 1989, 2019  
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®

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### COMMITTEE

Board of Directors  
Large Board Forum  
Delegate Body

### TENURE

Member 1998 – 2014  
Member 1985  
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
Professional Standards	Member 2017
Land Use	Member 2019 – 2021
Risk Management	Member 2018

### **San Diego Apartment Association**

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

### **California Apartment Association**

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<b><u>COMMITTEE</u></b>	<b><u>TENURE</u></b>
Director	Member 2002 – 2009
Secretary	Member 2004
Treasurer	Member 2005

Vice-President	Member 2006
President-Elect	Member 2007
President	Member 2008

### **National Apartment Association**

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#### **COMMITTEE**

Conference  
 Legislative  
 Strategic Planning  
 Stakeholder Task Force  
 Budget and Finance  
 Regional Vice President  
 Operations  
 Global Outreach  
 Membership  
 Membership  
 Membership  
 Local Legislative  
 Membership Growth Task Force  
 Membership Growth Task Force  
 Governance  
 NAAPAC  
 Nominating  
 Secretary  
 Treasurer

#### **TENURE**

Member 2007 – 2009, 2019  
 Member 2007 – 2014  
 Member 2007; 2017  
 Member 2018 – 2019  
 Member 2007 – 2014  
 Member 2005 – 2019  
 Member 2016 – 2019  
 Member 2012 – 2019  
 Vice Chairman 2011  
 Chairman 2012; 2019  
 Vice Chairman 2018  
 Vice Chairman 2010  
 Vice-Chair 2014 – 2015  
 Chairman 2016 – 2017  
 Member 2010 – 2018  
 Member 2016 – 2018  
 Member 2013  
 Member 2020  
 Member 2021

### **Institute of Real Estate Management San Diego Chapter**

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#### **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**

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International Savings Bank /Solomon, Ward, Seidenwurm & Smith	Law Office of Beatrice Snider
Home Savings of America	Fidelity Federal Bank
Gibson, Dunn & Crutcher	Saxon, Dean, Mason, Brewer & Kincannon
Borden Estate	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

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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  
Anderson, Goldberg & Waldron  
Andrew Kurz, Esq.  
Asaro, Keagy, Freeland & McKinley  
Ault, Deuprey, Hones & Gorman  
Berman & Walton  
Boornazian, Jensen & Garthe  
Bragg & Kuluva  
Bragg, Serota & Kuluva  
Branton & Wilson  
Brian D. Witzer, Inc.  
Byron & Edwards  
Callahan, McCune & Willis  
Carl M. Lewis, Attorney at Law  
Carlson Law Group  
CB Richard Ellis  
Chapin, Fleming & Winet  
Cook Brown  
Cox, Castle & Nicholson  
Carl M. Lewis, Attorney at Law  
Carlson Law Group  
CB Richard Ellis  
Chapin, Fleming & Winet  
Cook Brown  
Cox, Castle & Nicholson  
Dale, Braden & Hinchcliffe  
Daley & Heft  
David M. Korrey  
Donald Hiney, Attorney at Law  
Duckor, Spradling, Metzger & Wynne  
Eugene S. Wilson, Esq.

Farmer, Case & Fedor  
Ford, Walker, Haggerty & Behar  
Fox, Johns, Lazar, Perkins & Wexler  
Galuppo & Blechschmidt  
Garrison & McInnis  
Gary, Cary, Ware & Freidenrich  
Gattis, Kuncz, A Professional Corp  
Gervais Watson  
Gibbs, Giden, Locher, Turner & Senet  
Givvs, Eppsteiner, & Stagg  
Gordon & Holmes  
Gordon & Rees  
Grace Hollis  
Grady, Farley & Gerson  
Grimm, Vranjes, McCormick & Graham  
H. Paul Kondrick  
Halling & Sokol  
Harrigan, Ruff, Seardellari & Moore  
Harrington, Foxx, Dubrow & Cantor  
Harris & Reedhead  
Hayes, Simpson & Greene  
Hinchy, Witte, Wood, Angerson & Hodges  
Huston & McEwen  
Jacqueline A. Oliver, Attorney at Law  
John D. Pickett, Esq.  
John E. Hollman, Attorney at Law  
Keeney, Waite & Stevens  
Keith Meeker, Attorney at Law  
Kimball, Tirey & St. John  
Kliendenst, Flyehman & MacKillop  
Kolodny & Pressman  
Krause & Kalfayan



Law Offices of Gerald Bohart  
Law Offices of Louis E. Goebel  
Law Offices of Ronald B. Laba  
Law Offices of William O'Neil  
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