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## Curriculum Vitae

**Robert S. Griswold, CRE<sup>®</sup>, CPM<sup>®</sup>, CCIM<sup>®</sup>, CCAM<sup>®</sup>, PCAM<sup>®</sup>, GRI<sup>®</sup>, ARM<sup>®</sup>**

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### WORK EXPERIENCE

#### **Griswold Real Estate Management, Inc.**

##### **Position: President**

*1987 to present*

- Directing and operating Griswold Real Estate Management, Inc. a San Diego and Las Vegas-based Accredited Management Organization (AMO<sup>®</sup>) with a management portfolio of over 2,000 residential units, plus 500,000 sq. ft. of commercial, industrial, self-storage and retail properties in Southern California and Southern Nevada. Have actively managed over 60,000 residential units and several million square feet of commercial, industrial, self-storage and retail properties nationally in the last 30+ years.
- Extensive experience as a court-appointed receiver (nearly 200 times) for private lenders and major financial institutions such as California Bank & Trust, One West Bank, La Jolla Bank, Banco Popular, Travelers Realty Investments, G.E. Capital, Wells Fargo Bank, Union Bank, First Nationwide Bank, Bank of America, California Federal Bank, American Real Estate Group/American Savings, Federal National Mortgage Association (Fannie Mae), Great Western Bank, ITT Federal Bank, Pacific National Bank, Provident Bank, Redlands Federal, Cornerstone Bank, Sanwa Bank, World Savings and Loan, Glendale Federal Bank, First Federal Bank, International Savings Bank, Century Federal Bank, GMAC Commercial Finance, J.E. Robert Companies, Quaker City Federal Savings & Loan, and Bankers Mutual.
- Served as an expert witness consultant on over 1,800 occasions for both Federal and Superior Court cases in California, Nevada, Arizona, Hawaii, New Mexico, Washington, Oregon, Idaho, Wyoming, Colorado, Florida, Kansas, Georgia, New Jersey, Delaware, Kentucky, Maryland, Massachusetts, Michigan, Missouri, Pennsylvania, Tennessee, Texas, Virginia, West Virginia and other states.
- Court-appointed bankruptcy Custodian and Referee.

#### **VMS Realty Partners**

**Position: Division Vice President and Corporate Broker**

*1984 - 1987*

- Managed nearly 8,000 residential units, plus commercial properties with over 275 employees throughout the Western United States. Responsible for implementation of marketing plans for new and repositioned properties, development and monitoring of annual budgets for corporate office and all properties, development of regional policies and procedures, and personnel selection and appraisals.

## **Five Star Management Group**

Position: Regional Vice President

1983 - 1984

- Managed over 2,400 units and 75 employees. Responsible for all policies and procedures, marketing, personnel, contracting and budgeting. Actively involved in assimilating newly acquired properties, writing company procedures and improving employee-training program.

## **EDUCATIONAL BACKGROUND**

- 1988, Master of Science, Business Administration, Real Estate Development, University of Southern California, Los Angeles, California.
- 1986, Master Business Administration, International Finance and Real Estate & Urban Land Economics, University of Southern California, Los Angeles.
- 1981, Bachelor of Science, Finance and Business Economics/Real Estate Finance, University of Southern California, Los Angeles, California.

## **PROFESSIONAL DESIGNATIONS/LICENSES**

- Counselor of Real Estate (CRE®) designation. The CRE designation is extended by invitation only and is awarded based upon reputation, integrity, and in recognition of superior problem solving ability in various areas of specialization such as litigation support, asset management, valuation, feasibility studies, acquisitions/dispositions and general analysis.

Only 1,100 practitioners throughout the world carry the CRE Designation, denoting the highest recognition in the real estate industry. CRE members average 55+ years of life experience, including at least 20 years of high-level experience in the real estate industry. CRE members achieve results, acting in key roles for over 300 Fortune 500 firms in annual transactions and/or real estate decisions valued at over \$41.5 billion

- Owner of an Accredited Management Organization (AMO®) firm. A designation from the Institute of Real Estate Management (IREM)--Only three percent of all management firms nationwide have earned this designation by fulfilling stringent requirements in experience, education, integrity and financial stability.
- Certified Property Manager (CPM®) designation from IREM.
- Accredited Residential Manager (ARM®) designation from IREM.
- Certified Commercial Investment Member (CCIM®).
- Certified Community Association Manager (CCAM®).
- Professional Community Association Manager (PCAM®).
- Graduate, Realtor Institute (GRI®).
- California Real Estate Broker (since 1984).
- Nevada Real Estate Broker and Property Management Certificate holder (since 2002).

## MEMBERSHIP/TEACHING/AWARDS IN PROFESSIONAL ASSOCIATIONS AND OFFICES HELD

- 1<sup>st</sup> Place (and only award presented despite record number of entries) for best Television Broadcast journalism for NBC News in the National Association of Real Estate Editors (NAREE) 49<sup>th</sup> Annual National Real Estate Journalism competition. The judges' comments were: "It's immediately obvious that Mr. Griswold has a far-reaching grasp of the real estate industry, and is adept at dispensing it in easy-to-comprehend language."
- 1<sup>st</sup> Place for best Radio Broadcast journalism for Clear Channel Communications in the National Association of Real Estate Editors (NAREE) 48<sup>th</sup> Annual National Real Estate Journalism competition for his work as the host of a weekly live radio show "***Real Estate Today! with Robert Griswold***". The popular non-advertorial call-in show covers all topics in real estate and was on the air for over 14 years.
- CPM® Professional Achievement Award (only the 6th active recipient in California)
- Certified Property Manager of the Year – San Diego (1996)
- ARM® Certificate of Achievement (number 022)
- AMO® Firm of the Year (San Diego 1998)
- IREM Academy of Authors
- National Faculty of the Institute of Real Estate Management (IREM) (1988-present)

Currently teach a variety of IREM 2-day, 3-day and 6-day courses that are required to attain the Certified Property Manager and Accredited Resident Manager designations. These courses cover human resources/personnel, marketing and leasing, property maintenance, risk management, fair housing, accounting, investment analysis, valuation, and many other property management topics.

Have taught course 400 (Managing Real Estate as an Investment), a requirement for the CPM® designation and ARM 101 (Successful On-Site Management), a requirement for the ARM® designation. Member of the IREM Academy of Excellence for instructors.

- Current or former Member of the following IREM National Committees:
  - Governing Councilor (2011-present)
  - Accredited Management Organization
  - Accredited Management Organization File Review
  - Accredited Management Organization Task Force
  - Accredited Residential Manager Services and Standards
  - Chairman - Computer and Technology
  - Continuing and General Education
  - Fair Housing and Equal Opportunity
  - Journal of Property Management*
  - Journal of Property Management Advertising*
  - Management Plan
  - Management Plan Graders
  - Membership
  - Minority Outreach
  - Chairman - Public Relations
  - Publishing
  - Risk Management
- Editorial Review Board (1990-2005)
  - Journal of Property Management*

- Past Offices Held for IREM - San Diego Chapter Executive Council
  - President, IREM Chapter 18 (1995)**
  - President-elect (1994)
  - Past President (1996)
  - Vice President of Finance
  - Vice President of Education and Programs
  - Vice President of Administration and Communication
  - Director at Large
  - Accredited Residential Manager Chairman (1989-1994)
  - Accredited Residential Manager Coordinator (1989-1994)
- A California Department of Real Estate Certified Instructor
- Approved National Apartment Association Faculty
- Counselors of Real Estate –
  - National Board of Directors (2012-present)
  - National Liaison Vice Chair – 2014
  - Southern California Chapter Vice Chair (1999–2000)
  - San Diego Chapter – Founding Chairman (2000–present)
  - 2011 San Diego national meeting – Local Program Chair
- Lambda Alpha International – San Diego Chapter
- San Diego County Commercial Association of Realtors® (SDCCAR) (Founding Member, Board of Directors)
- San Diego Association of Realtors® (SDAR)
- California Association of Realtors® (CAR)
- National Association of Realtors® (NAR)
- San Diego County Apartment Association (SDCAA) (Former member of Board of Directors)
- California Apartment Association (CAA)
- National Apartment Association (NAA)
- Community Associations Institute (CAI)
- California Association of Community Managers (CACM)
- National Association of Home Builders (Media)
- Building Industry Association of San Diego County (Media)
- Urban Land Institute (Media)
- California Receiver's Forum
- San Diego Receiver's Forum
- Los Angeles/Orange County Receiver's Forum
- American Society of Real Estate Counselors (CRE®)

- Forensic Consultants Association (FCA) – San Diego
- Forensic Expert Witness Association (FEWA) – S. California
- Listed in numerous Who's Who publications, including National and California *Who's Who in Finance and Industry*, California *Who's Who*, *Strathmore's Who's Who*, *International Who's Who Professionals* and *Oxford's Who's Who*.

## OTHER WORK-RELATED ACTIVITIES

- Author of top selling national book "***Property Management Kit for Dummies***" (1<sup>st</sup> edition – 2008; 2<sup>nd</sup> edition - 2013) and "***Property Management for Dummies***" (2001).
- Co-Author of national bestselling book "***Real Estate Investing for Dummies***" (1<sup>st</sup> edition - 2004; 2<sup>nd</sup> edition - 2009).
- Co-Author of "***Landlord's Legal Kit for Dummies***" (2014)
- Real Estate Expert for NBC San Diego, (a General Electric/NBC owned affiliate) since 1995 appearing bi- weekly on "NBC News This Weekend"
- Real Estate Editor for News Radio 600 KOGO and formerly for AM 1130 KSDO (1994-2005).
- Host, "***Real Estate Today! with Robert Griswold***" (1991-2005) --a weekly live radio talk show on AM NewsRadio 600 KOGO.
- Columnist, "***Rental Forum***" a nationally syndicated feature of Inman News Features, appearing regularly in the Washington Post, Houston Chronicle, Orlando Sentinel, Tampa Tribune, San Antonio Express News, Grand Rapids Press, Dayton Daily News, Denver Post, Arizona Republic, St. Louis Dispatch, Daily Oklahoman, The Oregonian and many other major newspapers around the country.
- Lead Columnist, "***Rental Roundtable***"--a featured column on real estate management issues for the *Los Angeles Times*, the *San Diego Union-Tribune*, and *The San Francisco Chronicle*.
- Main Features Editorial Review Board, *Journal of Property Management* (1990-2005)
- San Diego Housing Commission Loan Committee (1999-2004)
- San Diego Receiver's Forum, Board Member (2008-2011); Vice President (2009-2010)
- Escape for All Seasons Homeowners Association, Big Bear Lake, CA  
President (1998–2001), Secretary (1997)
- Sabre Springs Neighborhood Homeowners Association, San Diego, CA  
Vice President (1998–2000), (2002–2005)
- Santaluz Maintenance Association, San Diego, CA  
President – (2007-2010), Vice President (2006-2007)
- City of San Diego Planning Commission, Planning Commissioner (2005–2013)