

## Qualifications of Eric C. Schneider, MAI, SRA, AI-GRS, R/W-AC

### Professional Experience

Principal – Schneider Valuation Consultants, Inc.	2024 to Present
Senior Appraiser - Jones, Roach & Caringella, Inc.	2015 to 2023
Senior Analyst - Integra Realty Resources	2011 to 2015
Appraiser - Robert Shea Perdue Real Estate Appraisal	2009 to 2011

### Professional Affiliations

#### State Certifications

California Certified General Real Estate Appraiser (AG040624)	Thru Sept. 2026
Colorado Certified General Appraiser (CG.200003824)	Thru Dec. 2024
Nevada Certified General Appraiser (A.0207821-CG)	Thru Dec. 2024
New Mexico General Certified Appraiser (REA-2023-0076)	Thru April 2025
Oregon Certified General Appraiser (C001618)	Thru March 2025
Washington Certified General Real Estate Appraiser (23023014)	Thru March 2025

#### Member, Appraisal Institute

MAI, SRA, and AI-GRS Designations	2014, 2016, 2018
President, San Diego Chapter	2019
Board of Directors, San Diego Chapter	2016-2020
Chair, Admissions and Designation Qualifications Committee	2020-2021
Member, The Appraisal Journal Review Panel	2021 to Present
Leadership Development Advisory Council (LDAC)	2016 to 2023
Volunteer of Distinction (National)	2016
Co-Developer: Condemnation Appraising: Principles and Applications	

#### Member, International Right of Way Association

R/W-AC Certification	2021
Chapter President, San Diego	2019-2020
Board of Directors, San Diego Chapter	2015 to Present
International Director, San Diego Chapter	2018-2020
Professional of the Year, San Diego Chapter	2020
Valuation Community of Practice – Region Representative	2021
Visionary Industry Professional Award, San Diego Chapter	2021

## Publications and Presentations

Co-Presenter: "Is This Appraisal Reliable? Best Practices for Preparing Appraisals that Agencies can Use", San Diego, California	August 2024
Presenter: "Getting into Right of Way: A Practical Guide for the Residential Specialist", San Diego, California	June 2024
Co-Presenter: "Setting the Stage: Best Practices for Acquisition Appraisals", Long Beach, California	June 2024
Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation", Long Beach, California	June 2024
Co-Presenter: "Partial Takings – Must You Always Appraise the Entire Larger Parcel?", Oakland, California	May 2024
Co-Presenter: "That's What They Said: Are Others Opinions a Recognized Method and Technique?", Riverside, California	April 2024
Co-Presenter: "Setting the Stage: Best Practices for Acquisition Appraisals", San Diego, California	November 2023
Co-Presenter: "Partial Takings: Must You Always Appraise the Entire Larger Parcel?", Cerritos, California	November 2023
Presenter: "Deconstructing the Income and Expense Statement", Chicago, Illinois	October 2023
Co-Presenter: "Race in Right of Way", Denver, Colorado	June 2023
Co-Presenter: "Lessons Learned in Appraisal Reviews for Acquisitions and Litigation", Denver, Colorado	June 2023
Co-Presenter: "What's So Special About Special-Use Properties? - Insight on CA Evidence Code Section 824", Montebello, California	May 2023
Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation", Anaheim, California	March 2023
Co-Panelist: "Appraiser Q&A", Walmart Property Tax Summit, Bentonville, Arkansas	January 2023
Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation", Downey, California	October 2022
Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation", San Francisco, California	October 2022
Co-Presenter: "Can One Have Their Grapes And Eat Them Too? A case study on contributory value", San Diego, California	October 2022
Co-Author: "Can One Have Their Grapes And Eat Them Too? A case study on contributory value" – <i>Right of Way Magazine</i>	May 2022
Co-Author: "More than sticks and bricks – Why legal characteristics must be considered as part of the valuation process" - <i>Valuation Magazine</i>	April 2021
Co-Author: "Should Land Be Valued as Entitled? Case Studies for Ensuring Proper Just Compensation" – <i>Right of Way Magazine</i>	September/ October 2020
Co-Presenter: "Value Buildings if They're Not Being Taken? Shedding Light on Complicated Valuations" – Virtual for IRWA, Chapter 67	October 2020
Co-Presenter: "Part Takes of Improved Properties", San Diego, California	March 2020
Co-Author: "Value Buildings if They're Not Being Taken? Shedding Light on Complicated Valuations" - <i>Right of Way Magazine</i>	July/August 2019
Co-Developer/Presenter - "Value Buildings If They Are Not Taken? Shedding Light on Complicated Valuations", Costa Mesa, California	August 2019
Co-Presenter - "Diversification for the Residential Appraiser", Downey, California	September 2019
Co-Presenter - "Property Tax Administration: Strengths, Challenges, & Opportunities", San Diego, California	September 2019

## Educational Background

San Diego State University

B.S. Degree in Business Administration, Emphasis in Real Estate

Appraisal Institute (Partial List – Five Years)

Uniform Standards of Professional Appraisal Practice	Current
How Tenants Create or Destroy Value: Leasehold Valuation	2019
2021 IRS Summit	2021
Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions	2022
Appraiser's Guide to Expert Witnessing	2022
Comparative Analysis	2023
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	2023

International Right of Way Association (Partial List – Five Years)

Problems in the Valuation of Partial Acquisitions	2019
Integrating Appraisal Standards	2019
Reviewing Appraisals in Eminent Domain	2019
Principles of Real Estate Engineering	2021

Professional Seminars (Partial List – Five Years)

Use of Comparable Sales in Partial Acquisition Analysis / Land Value or Improved Land Value (Appraisal Institute)	2021
Project Benefits - Do they ever Apply, and if so, How are Benefits Supported? (Appraisal Institute and IRWA)	2021
“How to Value a Partial Acquisition (Start at the Beginning)” (Appraisal Institute)	2022
Appraisal Review Seminar – Panelist (Appraisal Institute/IRWA)	2022
Annual Valuation Seminar (IRWA Los Angeles)	Thru 2023
Eminent Domain Conference (CLE International)	Thru 2024
Annual Litigation Seminar (Appraisal Institute -Southern California Chapter)	Thru 2023
Annual Litigation Seminar (Appraisal Institute -Northern California Chapter)	2024

## Property and Appraisal Experience

Agricultural	Hospitality (Hotel and Motel)	Regional Mall
Appraisal Review/Forensic Review	Industrial/Warehouse	Religious Facility/Church
Automotive Dealership	Land (Rural, Urban, Open Space, Subdivision)	Residential (Detached, Attached, Land)
Automotive Repair Facility	Leased Fee	Research and Development Facility
Bank Branch/Financial Building	Leasehold	Restaurant/Bar/Night Club
Brewery	Market Rent	Retail (Single Tenant/Freestanding)
Commercial Condominiums	Medical	Service Station
Contaminated Properties	Mixed-Use	Self-Storage/RV Storage Facility
Convenience Store	Mobile Home Park	Special Purpose
Diminution in Value	Multifamily	Shopping Center
Easement	Office (Low and High Rise)	Vacant Land
Farms and Ranches	Outlet Center	Wildfire
Fee Simple	Parking Lots	
Fractional Interests	Partial Acquisition	
Ground Lease	Partial Interest	
Historical (Retrospective) Appraisals	Public (Library, Museum)	