

## REPRESENTATIVE EXPERIENCE

- Acquisitions and Sales: Negotiates and documents the acquisition and disposition of commercial, office, retail, residential and industrial properties and development sites. Represent clients in pre-development, construction and permanent financing and loan agreements for projects.
- Business and Real Estate Ventures: Structures and documents limited liability companies, limited partnerships and joint ventures to acquire, develop and launch businesses and/or real estate projects, including build-to-suit projects, equity ventures and joint ventures. Prepare incorporation and other entity formation agreements, buy-out agreements, indemnification agreements, and Minutes of Board of Directors and Shareholder meetings.
- Commercial and Residential Leasing: Negotiate and document office, industrial, retail and residential leases for both landlords and tenants.
- Litigation: Has successfully litigated actions involving real estate fraud, breach of contract, breach of fiduciary duty, easements, boundary disputes, unlawful detainers, contractor and real estate developer disputes, injunctions, breaches of real estate covenants, conditions and restrictions (CC&Rs) and neighbor disputes.
- Successfully negotiated bad faith insurance settlements for homeowners and homeowners associations totaling over \$100 million in the aftermath of the 1994 Northridge Earthquake.
- Successfully defended and won release of a Guantánamo detainee who was tortured and held indefinitely without charges and without trial, by seeking *habeas corpus* relief for denial of his constitutional rights, in order to challenge his detention before a neutral judge in a real court of law. Is now representing another Guantanamo detainee seeking identical relief.
- Expert witness testifying on the duties, responsibilities obligations and standard of care for Homeowner Associations (HOA) and their Board Members.

## BAR ADMISSIONS

State Bar of California (1975)  
Central District of the United States District Court (1975)  
United States District Court of Columbia (2006)

## DEGREES

J.D., San Fernando Valley College of Law (1975)  
B.S. in Business Administration, California State University,  
Northridge (1972)

## HONORS & AWARDS

- Human Rights Award, presented by the Law Office of the Southern Center for Human Rights for “courageously safeguarding the fundamental human rights of persons detained at Guantanamo Bay” (November 1, 2007).
- Member, Million Dollar Advocates Forum, for obtaining numerous settlements over \$1,000,000.
- San Fernando Valley Bar Association service awards (various).

## PROFESSIONAL ASSOCIATIONS

### BAR ASSOCIATIONS

- California State Bar Association
- Los Angeles County Bar Association
- San Fernando Valley Bar Association
  - *Trustee, Board of Trustees*
  - *Chair, Lawyer Referral Service*
  - *Family Law Executive Committee Member*

### LEGAL PROFESSIONAL ASSOCIATIONS

- Consumer Attorneys of California
- Consumer Attorneys of Los Angeles

### REAL ESTATE PROFESSIONAL ASSOCIATIONS

- California Association of Community Managers
- California Senate Committee on Housing and Land Use
  - *Appointed as the sole Southern California attorney on a Senate review commission to assess, clarify and resolve ambiguities in the Davis-Stirling Common Interest Development Act*
- Community Associations Institute (CAI)

### SPECIAL INTERESTS (CONSTITUTIONAL) ASSOCIATIONS

- ACLU Foundation of Southern California
  - *Foundation Board Member*
- ACLU of Southern California
  - *Union Board of Directors Member*
  - *Chairman, Economic Justice Committee*
- Americans United for Separation of Church and State,
  - *Co-Founder and former Treasurer of San Fernando Valley Chapter*

## PRO BONO ACTIVITIES / VOLUNTEERISM

- Judge Pro Tem; Small Claims Court, Los Angeles County Superior Court.
- Judge Pro Tem; Traffic Court, Los Angeles County Superior Court.
- Court-Appointed Mediator; Los Angeles County Superior Court.
- People Assisting the Homeless (PATH); participated in eight-month volunteer project to design, build and lay foundation for a homelessness-prevention program. The resulting plan was designed to help families “at risk” of becoming homeless stay in their residences and has been largely adopted by the City of Los Angeles (2009).
- Center for Constitutional Rights/Guantánamo Detainees; representation of Yousef Abdullah Al-Rubaish in *habeas corpus* and torture case (2005-2007).
- Center for Constitutional Rights/Guantánamo Detainees; representation of Mohammed Rajeb Abu Ghanem in *habeas corpus* and torture case (2009-Present).
- Inner City Law Center; defend Los Angeles tenant at unlawful detainer trial.
- Los Angeles Community Action Network (LA CAN); provide legal representation for Los Angeles Skid Row homeless. To date, have successfully defended over 40 cases.
- Ocean Park Community Center (OPCC); implemented towel drives to benefit low-income persons with little means for providing themselves with basic hygiene necessities.
- Public Counsel; provide legal representation in numerous cases for the Southern California affiliate of the Lawyers' Committee for Civil Rights Under Law. Public Counsel is dedicated to advancing equal justice under the law by mobilizing, coordinating and delivering *pro bono* legal services to indigent and underrepresented children and adults.
- Temple Beth Shir Sholom; implemented program to purchase backpacks for needy school children. Volunteer one day a week to buy food and feed women at a Santa Monica, California homeless shelter.
- St. Joseph Center; feed the homeless at the Center’s Bread and Roses Cafe, which provides up to 150 nutritious, sit-down meals a day (in lieu of a soup line) to the less fortunate.

#### **PUBLISHED WORK**

- “Obama Must Ban Torture Outright”; *ICUJP News*; December 2008.
- “Another Gitmo Death on U.S. Hands”; *The Orange County Register*; June 15, 2007.
- “A Lawyer’s Journey to Guantánamo”; *Los Angeles Daily Journal*; February 5, 2007.

#### **SEMINARS / PRESENTATIONS / CLASSES TAUGHT**

Speaker, “Torture Accountability: Now Can We Investigate?”; Simi Valley Community Forum; Simi Valley, California; October 2, 2009.

Speaker, “Guantanamo, Torture And The U.S. Constitution: Why All Americans Should Care”; Global Exchange; Thousand Oaks, California; June 23, 2009.

Speaker, “Release the Torture Photos”; City of West Hollywood, City Hall; West Hollywood, California; May 21, 2009.

Speaker, “ACLU’s Plan for Restoring America -- Agenda for Obama’s First 100 Days”; ACLU of Pasadena; Pasadena, California; January 13, 2009.

Speaker, “An Afternoon of Learning and Commitment Against Torture”; Interfaith Communities United for Justice & Peace, Santa Monica, California; January 11, 2009.

Speaker, “Face It: Torture in the 21<sup>st</sup> Century”; Highway’s Performance Space; Santa Monica, California; October 20, 2008.

Speaker, “Guantánamo Bay: Crossing the Line?”; The Bureau of Jewish Education; January 26, 2008.

Speaker, “Torture, Guantánamo and the Presidential Candidates”; KPFK National Public Radio; Los Angeles, California; January 8, 2008.

Speaker, “Denounce Torture Initiative”; Amnesty International and the ACLU, Santa Barbara, California; April 25, 2006.

Speaker, Southwestern University Law School and UCLA School of Law, rule of law and *habeas corpus*.

## LANGUAGE FLUENCY

English; semi-fluent in Spanish.