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**GORMAN & MILLER**  
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**PROFESSIONAL  
LICENSE AND ASSOCIATIONS:**

Member of the State Bar of California 1981; Member of the Board of Trustees of the Santa Monica Bar Association.

**EDUCATION:** STANFORD LAW SCHOOL, Stanford, California, J.D., 1981  
HAMILTON COLLEGE, New York, B.A., 1978, summa cum laude,  
Phi Beta Kappa

**EXPERIENCE:**

1985 to Present GORMAN & MILLER, Santa Monica, California.  
Partner: Practice consists primarily in the representation of investors in commercial real estate transactions. Over \$7 billion in commercial real estate closings.

1983 to 1985 KERN COUNTY DISTRICT ATTORNEY'S OFFICE, Bakersfield, California.  
Deputy District Attorney.

1981 to 1983 ADAMS, DUQUE & HAZELTINE, Los Angeles, California.  
Associate: Represented major life insurance companies in connection with commercial real estate transactions.

**EXPERT WITNESS  
ASSIGNMENTS:**

*Hooper v. Public Properties Management, Inc.*, US District Court, WD Tenn., Case #CV 2863-D/BRE (testified at hearing in 2002 in support of motion to expunge *lis pendens*; motion granted)

*Hathaway I, LLC v. Hathaway Industrial Properties*, Los Angeles Superior Court, Case #BC 683747 (testified at deposition in 2019; settled)

*Olive/Hill Street Partners, LLC v. SPC Owner, LLC*, US District Court, CD Cal., Case #2:21-cv-02003 (testified at jury trial in 2023; settled after court indicated it would grant client's motion for directed verdict)

## **PUBLICATIONS AND**

**PRESENTATIONS:** "Net Leases & Sale-Leasebacks, A Guide to Legal, Tax & Accounting Strategies," Practising Law Institute (2016-2023)

"Foreign Investment in US Real Estate" (BOKS International webinar on December 7, 2022)

"Avoiding Deal Killers in Real Estate Sale and Purchase Transactions" (Strafford webinar on October 25, 2018)

"Acquiring Real Estate from a Bankrupt Seller-Legal Issues" (Strafford webinar on July 9, 2013)

"Acquiring Real Property from a Bankrupt Seller", 47 Real Prop. Tr.& Est. L.J. 413 (2013)

"Credit Tenant Loans" (Presentation at Interface Net Lease West, Los Angeles, California on March 21, 2012)

"Using Letters of Credit, Credit Default Swaps and other Forms of Credit Enhancement in Net Lease Transactions", 4 Va. L. & Bus. Rev. 1 (2009)

"Off-Balance-Sheet Sale-Leasebacks and Synthetic Leases after Enron", 20 Cal. Real Prop. J. 4 (2002)

"Valuation of the Mortgagee's Interest on Partial Condemnation", 15 Loy. L.A. L. Rev. 227 (1982).

**HONORS:** Super Lawyer (2022-2024)