

OPINEXPERTS

Allan Schwartz, Esq., Real Estate Forensic Consultant and Expert Witness

Mr. Schwartz's expertise focuses on residential real estate broker standard of care, forensic review of failed real estate transactions, and real estate acquisition due diligence.

EDUCATION

- J. D., Hastings College of the Law, San Francisco, California, 1978.
- B. A.s, History and Political Science, University of California at Riverside, 1974, with honors.

PROFESSIONAL LICENSES

- Member, State Bar of California.
- Real Estate Broker, State of California.

LEGAL EXPERIENCE

- Thirty years legal practice with primary emphasis on real estate, presently at Law Offices of Allan Schwartz, San Francisco, California.
- Experienced in negotiating, litigating, drafting and reviewing a wide variety of real estate transactions including foreclosure related issues, recourse/non-recourse issues, residential and commercial leases, purchase and sale agreements, co-tenancy agreements, buy-outs, promissory notes (guarantees, secured and unsecured), loan work-outs, claims settlements, easements and construction.
- Lead trial counsel in Federal and State Court cases as well as in real estate related arbitrations and mediations.
- Represented a variety of real estate clients including insurance carriers, lending institutions, investors, real estate and mortgage brokers.
- Worked for approximately eight different insurance carriers providing real estate broker defense work.
- Participated in several hundred depositions.

OTHER WORK EXPERIENCE

- Adjunct Professor of Law, University of San Francisco, San Francisco, California 1994-97
- President, BT Productions.
- Law Clerk, Los Angeles County Public Defender's Office.
- Intern, California Lawyers for the Arts.
- Apprentice land surveyor and civil engineer's assistant.
- Real property manager and broker.

EXPERT WITNESS EXPERIENCE

- Testified in jury trials on real estate and landlord-tenant related matters in San Francisco and Napa County Superior Courts, State of California.
- Qualified as an expert witness, every time called.
- Participated in several hundred depositions.

OPINE EXPERTS

Allan Schwartz, Esq. Continued

ADR EXPERIENCE

- Arbitrator, California State Bar: Attorney-Client Fee Dispute Panel.
- Arbitrator and Mediator, Arts Arbitration and Mediation Services, San Francisco, California
- Acted as a neutral (arbitrator or mediator) in approximately thirty cases.
- Represented clients in an array of Alternative Dispute Resolution procedures.

AFFILIATIONS

- Member, California Association of Realtors referral panel.
- Speakers Panel, California Lawyers for the Arts, San Francisco, California.
- Featured speaker at dozens of real estate related seminars and courses throughout the Bay Area.
- Co-Founder and Member, Bay Area Gastronomical and Entertainment Law Society (B.A.G.E.L.S.)
- Referral Panel, California Lawyers for the Arts

ACTIVITIES

- Member, Board of Directors, University of California at Riverside Alumni Association.
- Chair, Advocacy Committee, University of California at Riverside Alumni Association.
- Author of book: "How to Avoid the Real Estate Burn Ward."
- Lobbying California State Legislature on behalf of higher education.
- Real estate investor.
- Acting roles as Mr. Edwin Cheeryble in The Great Dickens' Christmas Fair, San Francisco, California.
- Participant in annual paleontology expeditions with North Dakota Geological Survey.
- Keyboard accordion player.