



Scott Berman, J.D.

Mediator • Arbitrator

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Website: www.BermanADR.com

Personal rate: \$300.00/hour

Expenses: n/a

Cancellation Policy: 3 business days

Years as Mediator: 15+

Mediations Conducted: 1,000+

SUMMARY OF REAL ESTATE MEDIATION EXPERIENCE

Scott Berman's real estate expertise includes residential and commercial landlord-tenant disputes, lease disputes, unlawful detainers (evictions), implied warranty of habitability disputes, real estate broker & salesperson liability, broker commission disputes (procuring cause), earnest money disputes, nondisclosures and cost of repairs due to misrepresentation about the condition of the property, purchase and sale agreements, foreclosures, specific performance, title issues, lien and easement disputes, eminent domain/condemnation, adverse possession, mechanics lien claims, Americans with Disabilities (ADA) disputes, property management agreement disputes, real estate fraud, homeowner's association (HOA) and partition actions/joint ownership disputes.

Adept at dealing with eccentric personalities and unusual requests, Mr. Berman handles all matters with the utmost sensitivity and a high level of confidentiality. Mr. Berman employs a combination of evaluative & facilitative styles best suited to achieve a creative solution.

UNLAWFUL DETAINER MEDIATION EXPERIENCE

Scott Berman has almost 40 years residential and commercial unlawful detainer experience. While attending law school, he worked for the Sacramento Housing & Redevelopment Agency. In the capacity of law clerk, Mr. Berman handled the entire burden of the Housing Authority's Unlawful Detainer Program. He not only oversaw the preparation of all pleadings, motions and

default judgments, but, as a certified law student, he made court appearances for most motions and default judgments and some contested trials.

The General Counsel of the Sacramento Housing Authority left that position to open his own law firm. Mr. Berman joined him there, where he worked for several years managing a team of attorneys, paralegals, legal assistants and clerks handling the County of Sacramento's Public Housing Unlawful Detainer Program.

After taking the "Mediating the Litigated Case" training course at the prestigious Straus Institute for Dispute Resolution at the Pepperdine University School of Law, he formed Berman ADR mediation and arbitration practice in 2005. In that capacity, he specializes in mediating unlawful detainer and other real estate matters. He has successfully mediated nearly 1,200 cases in his 15 years as a mediator.

In 2014, Mr. Berman received the "Distinguished Mentor Award" from the Southern California Mediation Association (SCMA) for mentoring new mediators on the legal aspects of unlawful detainers. The mentees observed him in various Los Angeles courts mediating unlawful detainer cases.

Mr. Berman teaches unlawful detainer mediation at the USC Gould School of Law. He presents seminars on the nuts and bolts of unlawful detainers for SCMA. He taught landlord-tenant law at SCMA's "Legal-Ease for Mediators" program instructing new mediators on unlawful detainers. He has spoken at various mediation conferences and bar associations about unlawful detainers. He chaired the Real Estate Mediation Institute for the joint SCMA-Greater Los Angeles Association of Realtors conference, speaking on unlawful detainers.

Mr. Berman served as a member of the State Bar of California Committee on Alternative Dispute Resolution for three years. He also served as a member of the SCMA Board of Directors. He participates on several mediation panels including The Mediation Center of Los Angeles (MCLA) which is one of the few resource vendors approved by the Los Angeles Superior Court. He also serves on the Ventura Superior Court mediation panel and the California Association of Realtors mediation panel. He is a former member of the Executive Committee of the Beverly Hills Bar Association and has served as a member of the Grievance Committee of the Ventura County Association of Realtors handling landlord-tenant disputes.

OTHER REAL ESTATE EXPERIENCE

Corporate Real Estate Specialist

As a Silicon Valley Corporate Real Estate executive, Mr. Berman conducted international site searches for several Fortune 200 companies' real estate projects and corporate facilities in the United States, Pacific Rim and Canada. He researched and became familiar with legal practices in foreign countries in order to negotiate and draft leases, purchase and sale agreements.

Mr. Berman negotiated, prepared and reviewed complex legal documents related to commercial real estate transactions. He was responsible for all aspects of commercial real estate transactions including drafting and negotiating letters of intent, purchase and sale agreements, leases, ground leases, disposition and development agreements, closings, title and survey review and loan documents.

He oversaw legal and risk points involving the company's acquisition, development, leasing and management of office and industrial projects. During corporate restructuring due to recession, he handled the legal aspects of lease downsizing, buyout agreements with landlords and contracts for sale of excess company real estate.

Mr. Berman served as President of the Silicon Valley Chapter of the National Association of Corporate Real Estate Executives (NACORE).

Real Estate Broker

Scott Berman has been a licensed Real Estate Broker since 1978. In that capacity, he represented investors in the IRS 1031 tax-deferred exchange, sale and purchase of apartments and commercial properties. He also negotiated and drafted retail and office lease originations, renewals, options, expansions, subleases and assignments.

Commercial Property Manager

Mr. Berman manages various retail, industrial and office properties for investors and his own account.

Investment Property Owner

Mr. Berman owns and manages several multifamily properties.