

EMPLOYMENT
(Real Estate, Legal)

Professional Background

BART District
Principal Property Development Officer
Department of Real Estate and Property Development

2003- 2013

Continued work in Transit-Oriented Development. For the past 10 years I have grown my experience and developed a clear and insightful understanding of this concept of Transit Oriented Development. I have become familiar with the workings of related governmental agencies and have established a working relationship with the staff of local jurisdictions in the region. I have worked together with BART staff to establish a method of inclusion for community outreach, a central component to our environmental assessment. I have learned the ends and outs of BART's Executive policy and procedures, which are necessary in the implementation of BART's TOD Program. Through the Executive Decision Document Process I have sought board approval to initiate Request for Proposals and Statements of Qualifications in efforts to select developers for TOD Station area Projects. The following stations have received board approval: South Hayward BART Station, San Leandro BART Station, Glen Park BART Station, and Millbrae BART Station. As of today, the South Hayward Station is about to start construction within the year; BART will enter into an Exclusive Negotiating Agreement with Glen Park within the month; and the entitlement process for the Millbrae Station area has just begun. There are a number of TOD developments surrounding BART stations which BART has no financial interest in, but can take credit in the fact that they have played a role in effectuating the TOD project process by granting easements and fee interests in remnant parcels which the project needed for access and other right-of-way concerns. The Colma BART Station and the South San Francisco BART Station are examples where by extending property interests to housing and commercial/retail uses within a ¼ mile radius TOD developments were created. At the Balboa BART Station, discussions surrounding possible development of the parking lot (Upper Yard) have begun in earnest with the first topic of concern being which agency (BART for SFMTA) will take the lead in implementing development.

BART – District
Senior Real Estate Officer- Joint Development

2002- 2003

As of December 31, 2003 I have accepted a position in the Joint Development Division under Jeff Ordway, then Division Manager of BART Real Estate. Area of operation was concentrated in the SF and West Bay Peninsula.

Since joining the Property Development division I have been assigned technical and complex tasks related to the District's property development efforts. Essential functions in this regard include, real estate transactions with the private sector and local land use jurisdictions, participation in the development of policies and procedures governing district assets, and the management of the District's property development projects; assisted in complex real estate transactions involving the sale and/or long term lease of District property assets ; assist in the management of consultants and contractors in assessing potential land use transactions or securing private sector entities to

develop District property assets; participating in efforts to secure entitlements from local land use jurisdictions and negotiating with private sector in real property transactions; a participant in the maintenance and control of implementation of Transit- Oriented- Development projects throughout the District; prepared contracts and agreements for requests for developer qualifications and development proposals: and have coordinated legal aspects of project with District internal legal department and outside legal counsel where called for.

I am knowledgeable of operations, services and activities of a property disposition; principles and practices of land use planning; methods and techniques of land use development; methods and techniques of legal documentation of real estate and real estate transactions; and familiar with related Federal, State, and local codes, laws and regulations pertaining to property development acquisition and disposition. Additionally, I am skilled at assessment of real property values, negotiation of real property dispositions with private sector and local land use jurisdictions; and possess an ability to establish and maintain an effective working relationship within the industry.

BART-SFO Extensions Project

1999 to 2002

Senior Real Estate Officer, Right of Way Services

Remained on the BART-SFO Project to close out remaining real estate and right of way issues germane to the Project. Negotiations continue with peninsula cities regarding the various property concerns in and around the several BART stations and alignment. During the period commencing in the year 2002 began involvement in property development with the Westbay extensions.

BART-SFO Extensions Project

1996 - 1999

Contracts Administrator, Property Acquisitions/Relocations

Member of the property acquisition team. Primary responsibilities include right-of way related concerns that range from custodial maintenance of all project related documentation and litigation preparation to key roles in the acquisition/relocation processes. As legal coordinator of pending condemnation proceedings, I have prepared documentation for discovery and assisted legal counsel in other pre-trial concerns. Also responsible for property management of project headquarters as well as project rental properties. Knowledgeable in property disposition and acquisition and familiar with the process of appraising and assessing property value in relation to disposition and acquisition of property. I am well versed in the Federal Uniform Relocation and Real Property Act of 1971 and Caltrans Right of Way Procedures. I have gained invaluable experience and knowledge in the field of right of way in my six years of working on this project.

Luster Construction Management

1993-1996

Inspector

Inspector of two projects over an 18 month period. **SFGH Parking Garage** Sole inspector for remaining 10 months of a 6 story parking structure project. **King Street Footings:** preparation of the King Street Ramp footings.

Administrative Coordinator/Head Office

Part of the administrative support team at Luster's Head Office. Duties ranged from formation of filing systems to accommodate growth of Luster Construction Management to the maintenance and monitoring of on-going projects. Developed expertise in real estate issues surrounding property acquisitions.

Contracts Administrator/Muni Metro Turnaround Project

Worked as a Contracts Administrator on the SF Muni Metro Turnaround Project. This large municipal transportation project, which involved a major underground expansion of the light rail system, warranted the preparation and administration of complex contractual agreements and interface with local, state and federal agencies. Monitored all real estate issues confronting the project including relocation and acquisitions concerns.

Arnelle & Hastie, Attorneys at Law Associate

1991-1993

Member of the civil litigation team which handled defense for fortune 500 corporations. Handled major portfolio of real property and real estate concerns for the Resolution Trust Corporation.

Citibank, Credit Services Legal Administrator

1987-1992

A key player in the development of an automated in-house legal operation, which handled debit/creditor accounts. Responsible for multi-million dollar credit card debt and bankruptcy litigation for Citibank's Western Region.

Ross Investigations Agency (Proprietor)

1985-2000

Over 30 year's investigative experience in both civil and criminal areas of the law.

Education

J. D. University of San Francisco, School of Law, San Francisco,
California

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Ross Investigations Agency (Proprietor)**1985-2000**

Over 30 year's investigative experience in both civil and criminal areas of the law.

Education

J. D. University of San Francisco, School of Law, San Francisco, California
B.A. Political Science, University of San Francisco, San Francisco, California
Courses Completed

- * **Construction Practices, Richard Hesson, San Jose State University**
- * **Wilrick Institute of Technology, Sacramento CA, I.C.B.O**

- * **IRWA Relocation / Acquisition courses 500, 501, 502 & 503, 200 & 800**

Professional Registration

Licensed Private Investigator, California Lic. #AQ010738
California Teacher's Credential, Community Colleges
Notary Public, California, since 1987

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PROJECT RELATED APPOINTMENTS

Legal coordinator – Construction project bidding

Legal coordinator – Eminent Domain processes

Construction Contract - Mediator

Key Contract Negotiator – Transit Oriented Developments

Development Team Lead coordinator - TOD Developments

PROJECT RELATED AWARDS

- RAIL-VOLUTION CONFERENCE , 2009 MarketPlace Workshop , Livable Communities Exhibit
- RAIL-VOLUTION CONFERENCE , 2011 Heavy Rail Tour