

**Robert C. Pearman, Attorney at Law**rpearman@sandersroberts.com

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Robert C. Pearman, Jr. concentrates his practice in the areas of transactional, real estate, public works, finance, transportation, and related litigation.

Mr. Pearman's real estate and construction practice includes representation of entities such as Prudential, The Irvine Company, Brown-Forman, City of Los Angeles Housing Department and Housing Authority. He has provided real estate opinions to mortgage trust indenture financings to utilities; advised on dozens of agreements with utilities (gas, electric, water, telephone, cable) regarding construction, relocation, property crossings and rights of access; extensive documentation of construction agreements; and experience in the areas of easements, leases, and real property due diligence. He has represented private entities and institutional owners in a wide range of real estate related transactions. His extensive work with executive management staff, middle management, and field personnel for private and public entities and public works has provided him with an understanding of the legal, business, and administrative environment in which these sectors operate.

Mr. Pearman's public works practice includes representation of public entities, such as the Los Angeles Metro Rail system, in design/build, joint development and rights-of-way; negotiation of agreements with utilities regarding construction, relocation, property crossings and rights of access; expertise in disadvantaged business enterprise and jobs preference programs; municipality franchise issues; and redevelopment agency disposition agreements and ground leases.

With respect to his financial institutions practice, Mr. Pearman's experience includes asset sales and REOs, banking and commercial lending, housing and construction, mortgage finance savings and loan associations, public finance, government lenders, receivership and foreclosures, and leasing. He also acts as documentation counsel to banks and lenders on commercial loan transactions. Clients have included Bank of America, Cathay Bank, Broadway Federal Bank, various small business lenders and local development corporations.

Mr. Pearman is AV Preeminent rated by Martindale-Hubbell, and he was selected as a "2012 Top Rated Lawyer" in Corporate Real Estate Law and Transportation Law based on his rating. He is Chair of the Board of Directors of the National Housing Law Project, and a member of the state of California Architects Board. He is a certified arbitrator with the American Arbitration Association, and is on the State of California Public Works Contract Arbitration Panel and Caltrans Disputes Resolution Board. His prior appointments include the California Inspection and Maintenance Review Committee, County of Los Angeles Assessment Appeals Board, Vice Chair of the State Bar of California Public Law and Real Property Law sections, and a member of the Executive Committee - Real Property Law Section of the Los Angeles County Bar Association.

Litigation counsel experience includes numerous California court cases involving diverse areas such as foreclosure, breach of contract, condemnation, residential and commercial tenancies, real estate fraud and California governmental and regulatory issues.

Mr. Pearman earned a Bachelor of Science in Economics, cum laude, from the University of Pennsylvania, Wharton School, and earned his J.D. from Yale Law School. He is admitted to practice in the State of California.

Author, "High Court Tackles State's Prevailing Wage Law", "Sharing Corridors is Key Strategy in High-Speed Rail Planning"; "Real Property: Oral Leases and the Statute of Frauds"; "Successful Joint Development with Public Transit Sites and Facilities". Speaker on "Joint Development Around Transit Properties: Projects, Planning & Performance", "The Use of the Health & Safety Code Receivership Remedy for Substandard Buildings"; "Regulatory Issues: Rental Housing"; "Minimizing Real Property Liabilities: Purchase and Sale"; "Transferring Contaminated Properties - The State of the Art"; and "Triggering Prevailing Wage Requirements".