

FLOYD W. CRANMORE
MEDIATOR & ATTORNEY AT LAW (SB# 124079)

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SUMMARY:

AREAS OF PROFESSIONAL EXPERIENCE: representing plaintiffs and defendants:

- Homeowners Association (HOA), including Davis-Stirling Act, construction issues, elections, architectural, boundaries/common area;
- Real estate, including title, boundary, and use rights, lender work-out, water rights, eminent domain, oil and gas, development and CEQA;
- Business, including corporate/LLC/partnership, board of directors elections, affairs, and E&O, fraud, interest rate swaps;
- Employment, including administrative and discrimination;
- Class actions and Constitutional;
- Wrongful death and civil rights, and medical malpractice (appeals);
- National/international, air/maritime transportation and cargo loss;
- Complex litigation and appeals, state and federal courts.

AREAS OF FOCUS: HOA disputes, Real Estate, Business, and Employment.

MEDIATION STYLES:

Compromise vs. Creative Collaboration: Compromise divides up a pie in a "zero-sum" game negotiation, while a creative collaboration helps the parties to find overlapping interests that can create a "bigger pie" so that everyone can win something.

HOURLY RATES:

\$300/hour with 3 hour* minimum,

\$275/hour with 6 hour* minimum,

\$250/hour with 3 hour* minimum, for 1st time use in HOA disputes.

***PLUS PRE-MEDIATION PREPARATION TIME:** Includes call(s) with counsel for all sides and review of "confidential" forms that parties themselves to fill out, plus briefs.

LOCATIONS: Central Valley (Stockton, Sacramento, Modesto), East Bay, can travel.

EDUCATION, BAR MEMBERSHIP, ADR PANEL:

J.D., The Ohio State University College of Law, 1985;
International Commercial Law Program, Univ. of Exeter, UK, 1983;
B.S., *Magna Cum Laude*, University of Oklahoma, 1982;
California State Bar # 124079

Mediation Certification, University of California at Berkeley (Extension), 2006;
Mediation Certification, Pepperdine University School of Law, 2009;
Community Mediation Training, Mediation Center of San Joaquin, 2007;
ADR Panel, San Joaquin County Superior Court, 2009.

LEGAL PRACTICE/EXPERIENCE:

Brown, Hall, Shore, & McKinley, LLP 2007-Present:

ADR, Complex Litigation, and Appellate: State and Federal: Real Estate, Business/Corporate, Fraud, Employment, Derivatives/Interest Rate Swaps, Trusts and Wills, Administrative, and Tax.

References: Dennis Shore, Scott Harper: (209) 477-8171

Prior practice in both Northern and Southern California, in medium to large law firms, including at the former Wilner, Klein & Siegel, a premier Homeowners Association firm in Beverly Hills (which handled the *Nahrstedt* case), and before that civil rights/legal aid practice. Practice often has involved complex, high value, and/or class action litigation and/or appeals, in state and federal courts.

Extensive experience with HOA/CID disputes and ADR process for creative conflict management based on an understanding of underlying dynamics.

FEDERAL COURT CLERKSHIPS:

Hon. Jack B. Streepy, U.S. Magistrate Judge, Northern District of Ohio, 1986-88;
Hon. Ralph M. Geffen, U.S. Magistrate Judge, Central District of Cal., 1988-89.

EXAMPLES OF DECISIONS:

Turlock Irrigation Dist. v. Zanker (2006) 140 Cal. App. 4th 1047 (water rights, irrigation district's control over use);

14859 Moorpark Homeowner's Assn. v. VRT Corp., (1998) 63 Cal. App. 4th 1396 (homeowners association partition issues, vote to rebuild after Northridge Earthquake);

Hood v. City of Los Angeles, 804 F. Supp. 65, 66 (C.D. Cal., 1992), *later overruled*, *Silva v. Crain*, 169 F.3d 608 (9th Cir., 1999) (statute of limitations, police misconduct);

D.A.N. Joint Venture v. Binafard, 168 F.3d 498, 1999 U.S. App. Lexis 6733 (9th Cir., 1998) (not officially published) (bad faith waste regarding downtown L.A. highrise, effectively seeking deficiency after non-judicial foreclosure);

Woldruff v. Banta, 2006 Cal. App. Unpub. LEXIS 6457 (4th District, Div. 2, July 25, 2006) (medical malpractice, reversal for not giving CACI 506);

Therault v. Hoag Memorial Hosp. Presbyterian, (4th Dist, June 01, 2007) 2007 WL 1576431, Nonpub'd (medical malpractice, affirming summary judgment under CCP § 340.5);

Dougherty v. Daniel Freeman Marina Hosp., (2nd Dist, March 16, 2007) 2007 WL 778982, Nonpub'd (medical malpractice, upholding summary judgment under Health & Safety Code § 1799.110);

Reyes v. County of San Joaquin, 2005 U.S. Dist. LEXIS 37344, & 2005 U.S. Dist. LEXIS 37353 (E.D. Cal., Sept. 27, 2005, Oct. 31, 2005) (civil rights, summary judgment converted to trial);

Bank of America, N.A. v. Hensley Properties, L.P., 2007 WL 4591453 (E.D.Cal., Dec. 28, 2007), 2008 WL 942785 (E.D.Cal., Apr. 07, 2008), 2008 WL 2724875 (E.D.Cal., July 11, 2008), 2008 WL 3272077 (E.D.Cal., Aug. 06, 2008) (complex interest rate swap dispute).

REFERENCES:

NORTHERN CALIFORNIA:

Gene Echert: (209) 951-3678

Gary Cassel: (209) 870-7909

Dan O'Donnell: (916) 922-9301

SOUTHERN CALIFORNIA:

Adrian Adams: (310) 945-0290 & Nor. Cal. Branch (916) 492-6062

Allan Wilion: (310) 435-7850

Laura Knox: (714) 329-0158, (949) 660-1609

Robin Moest: (310) 915-6628