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Robert C. Pearman, Jr. 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. Mr. Pearman concentrates his practice in the areas of Real Estate and Finance, Public Works including transportation and redevelopment, Contracts, and related Litigation.

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.

His experience as public agency counsel includes roles as general counsel to a redevelopment agency, special counsel to numerous California municipalities, and he is currently deputy general counsel to the Exposition Metro Line Construction Authority.

He represents private entities and public and institutional owners in a wide range of real estate related transactions. He has represented developers and lenders on condominium and other common interest development projects; advised on office buildings and commercial developments; counseled on property management, evictions and other legal actions for a variety of commercial, industrial park and residential developments; documented numerous affordable housing lending and construction transactions; and is experienced in easements, licenses and leases.

Mr. Pearman provided outside counsel services to city housing departments and redevelopment agencies on housing construction loans. In these positions he was called upon to draft and negotiate a variety of documents including: construction loan agreements, disbursement agreements, promissory notes, deeds of trust (including leasehold deeds of trust), multi-lender construction and take-out agreements, estoppel certificates, assignment of tax credits and partnership interest, recording instructions, subordination agreements, and hazardous substance indemnity agreements.

He assisted a redevelopment agency in the construction and development of a major arts, residential and educational facility in the downtown redevelopment district, and negotiated the disposition and development agreement, long-term ground lease and related documents for this \$80 million project.

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Throughout the course of his extensive representation of local California public agencies, he has analyzed various administrative and local municipal codes and examined relevant State law and regulation, as well as federal statutes and regulations. His experience has run the gamut of Building Codes, redevelopment agency law, municipal charters, administrative codes and municipal codes, HUD regulations, prevailing wage and Davis-Bacon law, ARRA requirements, and the state Public Contract Code.

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".