



The State Bar of California  
**Real Property  
Law Section**



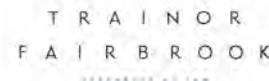
**28<sup>th</sup>  
Annual  
Retreat**

**Real Estate in Turbulent Times**

**May 15-17, 2009  
Resort at Squaw Creek  
Lake Tahoe**

Register Online at:  
[www.calbar.ca.gov/rpsection](http://www.calbar.ca.gov/rpsection)

## Sponsors



## Dates to Remember

**April 23: Hotel Reservation  
Deadline**

Network and share ideas with real estate professionals from around the state.

**April 24: Early Program Registration  
Deadline** (Special Discounted Rate)

**Earn up to 12.25 Hours of MCLE Credit including .50 Legal Ethics**

The State Bar of California Real Property Law Section is a State Bar of California Approved MCLE Provider.

Early registrants receive (1) complimentary CD with a bonus 1 Hour of Self-Study Credit  
in the area of Prevention and Treatment of Substance Abuse

Only \$425 for Section Members

Public Non-Profit Entity Attorney, Government Attorney or Professor \$315

Special Saturday-only registration fee of \$220

Full-Time Law Student \$50

3-day registration fee includes Education Sessions, Program Materials, Friday Reception,  
Dinner and Section Leadership Party, Saturday Breakfast and Luncheon and Sunday Continental Breakfast.

# The Real Property Law Section

STATE BAR OF CALIFORNIA

## Friday, May 15, 2009

11:00 a.m. – 5:00 p.m. **Registration**

2:00 – 3:15 p.m. **Concurrent Sessions**

[1] **TAX Implications of Debt Forgiveness  
(1.50 Hours of MCLE Credit)**

This panel will discuss the basics of cancellation of real property debts, exclusions for insolvency, bankruptcy and qualified real property indebtedness under IRC Section 108, and the application and ordering of tax attributes such as net operating losses and un-allowed passive activity losses.

**Speakers:** **Thomas W. Henning**, Allen Matkins Leck Gamble Mallory & Natsis, Los Angeles  
**Peter C. Leonard**, Peter Leonard & Company LLP, Beverly Hills

[2] **Uses and Abuses of Lis Pendens  
(1.50 Hours of MCLE Credit)**

This program will address the origin, preparation, and recording of the notice of pendency of action ("*lis pendens*"), its effect on title to real property, and means available for its expungement or elimination. The panelists will also discuss remedies (including damages and attorneys fees) available to an owner whose property is affected by an improper or abusive *lis pendens*, and the availability of title insurance to circumvent a *lis pendens*. Recent legislation and appellate developments will also be discussed.

**Speakers:** **Richard Gibson**, Gibson Law PC, Woodland Hills  
**Ludlow Keeney, Jr.**, Keeney, Waite, & Stevens APLC, San Diego

[3] **Credit Crisis of 2008 - Affordable Housing Impact  
(1.50 Hours of MCLE Credit)**

This panel will discuss the impact of the credit crisis upon tax exempt bond financing, low-income housing tax credits, new market tax credits, housing set aside funds, and other funding sources for affordable housing. The panelists will cover legal developments as well as market developments that have negatively impacted the development of affordable housing and will discuss new strategies to bridge these funding gaps.

**Speakers:** **Kenneth Krug**, Paul Hastings, Los Angeles  
**Stephen C. Ryan**, Cox, Castle & Nicholson LLP, San Francisco



## General Information

**How to Get There:** The Resort at Squaw Creek is conveniently located 42 miles west of the Reno/Tahoe International Airport, 200 miles east of San Francisco and 100 miles east of Sacramento.

**Transportation to and from the Reno/Tahoe International Airport** is available daily by reservation, shuttles leave Reno/Tahoe International Airport on the hour from 6 a.m. to 11 p.m. Shuttles leave Resort at Squaw Creek on the hour from 4 a.m. to 10 p.m. **For rates and reservations please call (866) 909-RIDE** or rent a car at the Reno/Tahoe International Airport and enjoy an incredible scenic ride to and from the Resort.

For program content information call Theresa Raglen at (415) 538-2393.

**Special Assistance:** For Special Assistance, please call (415) 538-2393.

**Cancellations:** A refund less a non-refundable fee of \$50 plus ticketed events will be made for all cancellations received in writing by May 8, 2009. No refunds will be made for cancellations after May 8, 2009. All requests for refunds must be submitted in writing.

## NEW VERSION of the PROGRAM MATERIALS

To promote environmentally sustainable practices we only are offering program materials on a searchable CD Rom. If you need a paper version of the program materials, you may obtain them to print your own copies at [www.calbar.ca.gov/rpsection](http://www.calbar.ca.gov/rpsection) AND bring to the Retreat. The program materials will be available online one week before the Retreat.



## Registration Information

### Three Ways to Register:

**Online at:** [www.calbar.ca.gov/rpsection](http://www.calbar.ca.gov/rpsection)

**Mail to:** Program Registrations  
State Bar of California  
180 Howard Street  
San Francisco, CA 94105

**Fax to:** (415) 538-2368 (Credit card registrations only.  
Do not mail original form if you FAX.)

### Deadlines:

#### Early registration:

Early registration: Register by April 24, 2009 for special discounted rate.

Pre-registration must be received no later than May 8, 2009. After May 8, 2009, you must register on-site.

#### Three-Day Registration Fee Includes:

Education sessions, program materials, Friday dinner, leadership party, Saturday continental breakfast and lunch and Sunday continental breakfast.

For additional information please call Program Registrations for registration assistance at (415) 538-2508.



**28th Annual Real Property Retreat - Registration Form** • Early Registration Deadline: April 24, 2009

Name: \_\_\_\_\_ Bar Number: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

**Badge Information:**First Name or Nickname (as you wish it to appear on your badge): \_\_\_\_\_  
(Limited to 20 characters including spaces)

Firm: \_\_\_\_\_ Firm Size: \_\_\_\_\_ Main Practice Area: \_\_\_\_\_

Non-Attorney Spouse/Guest Name: \_\_\_\_\_

Your name may be released to other attendees. ☐ Check here, if you don't want your information released.  
Please call (415) 538-2393 if you have dietary needs or restrictions.

<b>Program Registration Fees:</b>			
	Until April 24	After April 24	Total Cost
Section Member	\$425	\$475	\$ _____
Non-Member	\$475	\$500	\$ _____
(Includes 2009 Real Property Law Section membership)			

Public Non-Profit Entity Attorney,			
Government Attorney, or Professor	\$315	\$340	\$ _____
Saturday Only	\$220	\$220	\$ _____
Full-time Law Student	\$50	\$ 50	\$ _____

**Education Sessions:** Please indicate which sessions you will attend.**FRIDAY, MAY 15, 2009 • 2:00 – 3:15 p.m. Concurrent Sessions**

- ☐ [1] TAX Implications of Debt Forgiveness  
☐ [2] Uses and Abuses of Lis Pendens  
☐ [3] Credit Crisis of 2008 - Affordable Housing Impact

**3:30 – 4:45 p.m. Concurrent Sessions**

- ☐ [4] Where's the Money? Trends and Alternatives for Financing and Recapitalization in a New Real Estate World  
☐ [5] Short Sales and Other Alternatives to Foreclosure (Residential and Commercial)  
☐ [6] Keeping Real Estate Investments from Turning to Dust: The Interaction of Water Supply Planning and Real Property Development

**SATURDAY, MAY 16, 2009 • 8:00 – 9:30 a.m. Concurrent Sessions**

- ☐ [7] Working Out of the Troubled Lease, Strategies for Landlords and Tenants in a Down Market  
☐ [8] Common Interest Developments 2009—More Fallout from the Housing Decline  
☐ [9] Sustainable Development Strategies: Get Informed and Participate In Developing the Regulations or Get Run Over

**9:45 – 11:15 a.m. • General Session**

- ☐ [10] Professor's Roundtable: An In-Depth Analysis of the Year's Most Important Legal Developments

**11:30 a.m. – 12:45 p.m. General Session Keynote Speech**

- ☐ [11] Keynote Speech—Michael C. Flynn, U.S. Department of Housing and Urban Development (HUD), Washington, DC

**2:00 – 3:30 p.m. Concurrent Sessions**

- ☐ [12] Bankruptcy and Real Estate: What Every Real Estate Lawyer Needs to Know  
☐ [13] Financial Elder Abuse in Real Property Transactions  
☐ [14] The Presidio Trust—A Federal Enclave in San Francisco

**3:45 – 5:00 p.m. Concurrent Sessions**

- ☐ [15] Enforcement of Completion Guaranties, "Springing Guaranties" and Repayment Guaranties under California Law in the Shadow of Civil Code Section 2856  
☐ [16] Preventive and Remedial Strategies for the Troubled Construction Project  
☐ [17] An Overview of the Entitlement Process: A Burgeoning Thicket of Complexity in the Storm of Declining Markets

**SUNDAY, MAY 17, 2009****8:30 – 10:00 a.m. • Concurrent Sessions**

- ☐ [18] Residential Arrested Development: Now What?  
☐ [19] Current Issues Relating to Foreclosures and Receiverships  
☐ [20] Is Arbitration Really Better? A Litigator's Perspective

**10:15 – 11:30 a.m. • Concurrent Sessions**

- ☐ [21] The Subdivision Map Act – From Parcel Creation to Preservation  
☐ [22] Title Insurance for Workouts, Deeds in Lieu and Foreclosure

**Ticketed Events:****FRIDAY, MAY 15, 2009**

- [23] Friday Family Cookout Dinner  
 [Free for 3-day registrants & their children 10 and under] ☐ I will attend ☐ I will not attend Free  
 [24] Number of children [10 and under] for the Friday Family Cookout Dinner \_\_\_\_\_ x \$60 = \$ \_\_\_\_\_  
 [25] Number of spouse/guests for Friday Family Cookout Dinner \_\_\_\_\_  
 [26] Friday Section Leadership and Leadership Opportunities Party  
 [free for 3-day registrants] ☐ I will attend ☐ I will not attend Free

**SATURDAY, MAY 16, 2009**

- [27] Saturday Continental Breakfast  
 [free for 3-day and Saturday-only registrants] ☐ I will attend ☐ I will not attend Free  
 [28] Saturday Buffet Lunch  
 [free for 3-day registrants & their children 10 and under] ☐ I will attend ☐ I will not attend Free  
 [29] Number of children [10 and under] for the Saturday Buffet Lunch \_\_\_\_\_  
 [30] Number of spouse/guests for the Saturday Buffet Lunch \_\_\_\_\_ x \$40 = \$ \_\_\_\_\_  
 [31] Sunset Dinner at High Camp \_\_\_\_\_ x \$95 = \$ \_\_\_\_\_

**SUNDAY, MAY 17**

- [32] Sunday Continental Breakfast  
 [Free for 3-day registrants] ☐ I will attend ☐ I will not attend Free

Subtotal from above ticket fees:	\$ _____
Subtotal from Registration fees:	\$ _____
Total Amount enclosed or to be charged:	\$ _____

PAYMENT: You may pay by check, VISA or MasterCard. Registrations will be accepted by fax only when accompanied by credit card information. I authorize the State Bar of California to charge my Retreat Registration to my VISA/MasterCard account (No other credit cards will be accepted). (Make check payable to State Bar of California.)

Account Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Cardholder's Name: \_\_\_\_\_

Cardholder's Signature: \_\_\_\_\_



State Bar Education Foundation  
Real Property Law Section  
180 Howard Street  
San Francisco, CA 94105-1639

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