

## **CURRICULUM VITAE**

**ALLAN E. KLEIN**

**CERTIFIED PROPERTY MANAGER®**

### **BUSINESS OFFICE**

Professional Management Services (Established 1989)  
15445 Ventura Boulevard, Suite 230  
Sherman Oaks, California 91403

Full-Service Property Management  
Commercial / Residential Investments – Marketing & Management  
Legal Consultation & Expert Testimony

### **PERSONAL DATA**

Birthplace : London, England      Citizenship: United States of America

### **EDUCATION**

California State University at Los Angeles  
Bachelor of Science: Business Administration  
Marketing, Advertising & Public Relations

### **ACADEMIC HONORS**

Robert Renberg Scholastic Achievement Award  
Pi Sigma Epsilon, National Business Fraternity

### **PROFESSIONAL AWARDS**

First Place, Chamber of Commerce, 1986 Property Beautification Award  
City of Downey, Large Properties; 460 unit apartment property

Certificate of Merit – Outstanding Achievement, Multi-Family Properties Energy  
Conservation, Los Angeles Department of Water & Power, 1989

INSTRUCTIONAL APPOINTMENTS

Resident Manager Marketing / Sales Seminars, 1985 – Present

Introduction to Accredited Resident Manager Program,  
Institute of Real Estate Management, 1985

Real Estate Management, Policies & Procedures, 1993

Ethical Practices and Property Management, 1987

CERTIFICATION & LICENSURE

Certified Property Manager®, (CPM),  
Institute of Real Estate Management, 1985

Assisted Housing Manager (AHM) Occupancy Certification, Quadel Consulting  
Corporation/National Leased Housing Association, 2001

Realtor® & California Real Estate Sales Associate Licensee, 1977

MEMBERSHIPS / AFFILIATIONS

Institute of Real Estate Management; National & Los Angeles Chapter in  
Association with the National Association of Realtors

Southland Regional Association of Realtors®, Inc.

National and California Association of Realtors

National Forensic Center

CONTINUING EDUCATION

“Principles of Condominium and Cooperative Association Management”,  
IREM, 1990

“Long Range Management Plan for Residential Properties”, IREM, 1985

“Slashing Energy Costs in Multi-Family Properties”, IREM, 1994

“Energy Management in Buildings”, New York University, 1992

CONTINUING EDUCATION

- "Beyond the Basics", Frank Brasile, CPM, 1985
- "Motivational Training for Resident Managers", Russ Sandlin, 1986
- "Fee Management", Alan Alexander, CPM,  
Northwest Center for Professional Education, 1988
- "Marketing Techniques for Resident Managers",  
Dorothy Gourley, 1989 & 1997
- "Managing the Management Office", IREM, 1991
- "Expert Examination of Expert Witnesses", Master Series,  
Los Angeles County Bar Association, 1996
- "Risk Management: Protecting People, Property and Profits",  
Robert Robideaux, IREM, 1998
- "Occupancy Certification", Quadel Consulting Corporation,  
National Leased Housing Association (NLHA), 2001

EMPLOYMENT HIGHLIGHTS

The Casden Company / Mayer Management, Beverly Hills, California  
Executive Vice President & Director of Property Management

Profit and loss responsibilities for 3,056 apartment and condominium units. Initiated all legal notices, interfaced with legal staff and provided court representation. Developed and monitored \$31.2 million in annual budgets. Hired and supervised administrative, management and maintenance personnel.

H. Bruce Hanes Property Management, Woodland Hills, California  
Executive Director of Property Management

Conducted expansion of fee-management property portfolio. Performed purchase and sale physical inspections and analyses for commercial and residential investment property clientele. Directed all legal actions, established budget forecasts and supervised regional property managers as well as administrative and maintenance staffs.

**ALLAN E. KLEIN, CPM®**

Page 4

**Mariani-Buss & Associates, Santa Monica, California  
Regional Property Manager and Income/Expense Analyst**

Administered to multi-family residential properties and commercial/retail sites. Developed property management computer software program and corporation's "Resident Managers Policies and Procedure" manual. Designed and implemented energy conservation programs. Conducted annual reviews and recommendations of office, hotel and resort properties' operations.

**LISTINGS**

**Southern California Directory of Experts and Consultants, 2003  
Los Angeles County Bar Association**

**The Legal Expert Pages, 2003**

**The National Directory of Expert Witness, Claims Providers of America, 2003**

**CPM/AMO Membership Directory, 2003, Institute of Real Estate Management**

**The Round Table Group, Washington, D.C.**

**T.A.S.A. (Technical Advisory Service for Attorneys)**

**Allan E. Klein, CPM®**

**15445 Ventura Blvd, Suite 230, Sherman Oaks, California 91403 (818) 372-0262**

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My fee structure is:

- ◆ \$1,000 Retainer submitted prior to or with case materials and a letter of appointment.
- ◆ \$295 Per hour for the review of any case related materials, meetings, inspections, reports or travel time (before or after appointment to the case).
- ◆ \$345 Per hour for mediation, deposition, and/or trial time.
- ◆ Mileage is calculated at \$0.33 per mile, portal to portal.
- ◆ Case related out-of-pocket expenses are calculated at actual plus 10%.
- ◆ Mailing and transmittal service expenses are calculated at actual plus 10%.

Invoice(s) shall be sent periodically and be due and payable net thirty (30) days. Unpaid balances beyond the thirty day period(s) shall accrue interest at the rate of one and one-half percent (1.5%) interest per month until paid. In the event collection action(s) become necessary, client shall pay all reasonable collector's and/or attorney's fees and all collection expenses including court costs if legal action(s) is initiated.

# MICHAEL A. KONING

*Attorney at Law*

844 ~~7905~~ East Sahara, ~~90015~~ ~~397~~

Las Vegas, Nevada 89104

Telephone: (702) 892-0000

Facsimile: (702) 892-0788

December 28, 2002

Allan E. Klein, CPM  
15445 Ventura Blvd., Ste. 230  
Sherman Oaks, CA 91403

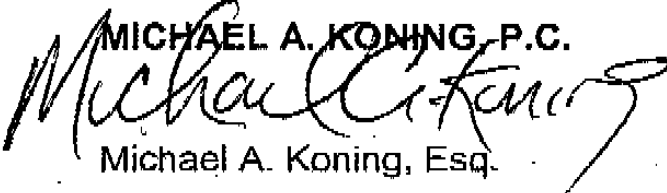
**Re: *Philbrook v. Weingarten Realty***

Dear Mr. Klein:

First of all, I trust you are enjoying the Holidays. Secondly, it looks like we were able to settle this case prior to the scheduled trial in January 2003. Your expertise, testimony and professionalism went a long ways in getting this case settled. The Defendant insurance company's stance of "no liability" was put in serious dispute by your testimony. They did not have anyone to directly dispute your opinions. At mediation, we were able to get them to increase their earlier settlement offer substantially.

Thank you again for your help and assistance. I personally learned a lot from you. I will certainly keep you in mind for future cases.

Sincerely,

MICHAEL A. KONING, P.C.  
  
Michael A. Koning, Esq.

MAK/cae

Law Office of  
**Mark Brifman**

Ste. 202

15545 Devonshire St.  
Mission Hills, CA. 91345

Mail: P.O. Box 950447  
Mission Hills, Ca.  
91395-0447

Phone: (818) 920-2113

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E-Mail:

Brifmanlawoffice@labridge.com

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April 16, 2002

Mr. Allan E. Klein, CPM  
Ste. 230  
15445 Ventura Bl.  
Sherman Oaks, CA 91403

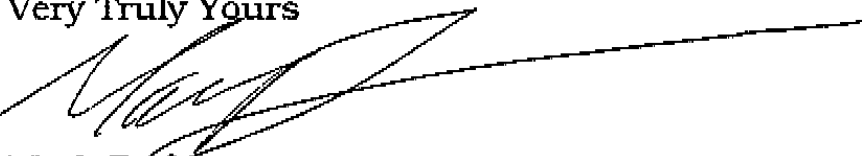
Re: Gordon v. 20<sup>th</sup> Century

Dear Allan:

I want to thank you and to express my appreciation and that of my client for the good work that you did before and during the recent trial.

We were both impressed with your grasp of the factors involved in this insurance matter and the additional living expense/fair rental value (including habitability) issues that were litigated. Your knowledge of the market, the relevant legal standards, and your ability to express in understandable terms that knowledge at deposition and at trial, helped us reach a settlement during trial that had been rejected twice before your testimony. There is no question in my mind that your testimony played a major role in this resolution.

Very Truly Yours



Mark Brifman

LAW OFFICES

GORDON, THOMAS, HONEYWELL, MALANCA, PETERSON & DAHEIM, P.L.L.C.

TACOMA OFFICE  
1201 PACIFIC AVENUE, SUITE 2200  
POST OFFICE BOX 1157  
TACOMA, WASHINGTON 98401-1157

(253) 572-5050  
FACSIMILE (253) 620-6565

REPLY TO TACOMA OFFICE

THADDEUS P. MARTIN  
ATTORNEY AT LAW

DIRECT (253) 620-6538  
(206) 676-6538  
E-MAIL martt@gtln-law.com

SEATTLE OFFICE  
ONE UNION SQUARE  
500 UNIVERSITY, SUITE 2100  
SEATTLE, WASHINGTON 98101-4165  
(206) 447-9505  
FACSIMILE (206) 676-7575

January 4, 2001

To Whom It May Concern:

RE: *Allan E. Klein*

Dear Sir/Madam:

This firm utilizes Allan E. Klein as a Property Management Expert in the case of *Fleming v. Tecton and MB Coy*. This case involved the negligence of two property management companies and complex principal-agent issues. Mr. Klein provided thorough and consistent consultations during discovery and did an excellent job at his deposition, where he was deposed by two very aggressive and hostile attorneys.

Mr. Klein had an intimate knowledge of the facts of this case, which was an enormous task. He reviewed approximately 3,000 pages of documentation and was able to precisely testify to the breaches of the standard of care with regard to the property management companies.

I was thoroughly impressed by Mr. Klein's deposition skills. Despite the antics and tactics of the attorneys taking his deposition, he remained composed and articulate.

I enthusiastically recommend Mr. Klein as a Property Management Expert. If you have any specific questions or concerns, please feel free to call the undersigned.

Very truly yours,



Thaddeus P. Martin

TPM:ddc

*Law Offices*  
**ALLRED, MAROKO & GOLDBERG**  
A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

NATHAN GOLDBERG\*  
MICHAEL MAROKO\*  
GLORIA R. ALLRED\*  
JOHN S. WEST  
DOLORES Y. LEAL  
R. TOMÁS OLMOS  
RENEE MOCHKATEL  
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LISA BLOOM  
MARGERY N. SOMERS  
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(323) 653-6530  
FAX (323) 653-1660  
E-MAIL: amg@amglaw.com

E-MAIL:  
jwest@amglaw.com

December 6, 2000  
Via Facsimile/U.S. Mail

Allan E. Klein  
Certified Property Manager  
15445 Ventura Blvd.,  
Suite 230  
Sherman Oaks, CA 91403

*Re: Perez v. Zee*

Dear Allan:

Now that the Perez v. Zee matter has settled, I would like to thank you for your efforts and valuable contribution as an expert on behalf of the plaintiffs. Given a challenging assignment, you quickly learned all of the facts, and expressed opinions that were convincing and obviously based upon meticulous groundwork. At your deposition, you handled yourself admirably despite skillful questioning from an aggressive cross-examiner. In addition, your demeanor while under cross-examination was superb.

It was a pleasure working with you in this matter. You were at all times flexible and available. Whenever follow-up information was needed, you made sure that it was provided to you so that your testimony was as complete and as credible as possible. Please feel free to use me as a reference, and to have anyone interested in hearing about your work call me.

Best regards,

ALLRED, MAROKO & GOLDBERG

  
JOHN S. WEST

JSW:bj

GOLDBERG AND GOLDBERG  
A PROFESSIONAL LAW CORPORATION  
1800 CENTURY PARK EAST  
FIFTH FLOOR  
LOS ANGELES, CALIFORNIA 90067-1501  
(310) 286-6529

LAWRENCE A. GOLDBERG  
BARRY P. GOLDBERG

July 29, 1997

Allan E. Klein, C.P.M.  
PROFESSIONAL MANAGEMENT SERVICES  
15445 Vennura Boulevard  
Suite 230  
Sherman Oaks, California 91403

Re: Garcia vs. KBH, etc., et al.  
LASC Case No. BC 141 635

Dear Mr. Klein:

I am pleased to inform you that the above-captioned matter has been settled through a Voluntary Settlement Conference on July 25, 1997. As we discussed, the case was resolved favorably, in no small part, due to your fine work on this file.

As you know, the defendants were unable to find a property management expert that disagreed with your assessment of the faulty management practices involved in the Garcia case. As a result, the defendants had to accept, for the most part, that this was a liability case and that a jury would be impressed with your background and fair evaluation.

Enclosed please find some black and white copies of the exhibits we had planned to use in the trial, which were based upon your conclusions and outlines. If you would like color copies of these exhibits, you are free to contact Executive Presentations and arrange for your own copies.

As you also know, there are several experts that I could have selected for this case, and I am completely satisfied with your work on this file. I will not hesitate to recommend you to my colleagues or anyone else who contacts me seeking a favorable reference.

As always, if you have any questions regarding the foregoing, please feel free to contact me at your convenience.

Very truly yours,

GOLDBERG AND GOLDBERG

  
BARRY P. GOLDBERG

BPG:smw  
\Encls.

**DANIELS, BARATTA & FINE**

ATTORNEYS AT LAW

1801 CENTURY PARK EAST

NINTH FLOOR

LOS ANGELES, CALIFORNIA 90067

TELEPHONE (310) 556-7900

TELECOPIER (310) 556-2607

JOHN R. DANIELS, INC.

JAMES M. BARATTA

PAUL R. FINE

NATHAN B. HOFFMAN

MARY HULETT

MICHAEL B. GEIBEL

JAMES I. MONTGOMERY, JR.

LANCE ORLOFF

MARK R. ISRAEL

ILENE W. NEBENZAHL

HEIDI S. HART

JANET SACKS

MICHAEL N. SCHONBUCH

CHRISTINE S. CHU

GLENN T. ROSENBLATT

SCOTT M. LEAVITT

KAREN A. HOLLOWAY

MARK A. VEGA

PATRICIO ESQUIVEL

ROBERT B. GIBSON

BRETT S. MARKSON

MICHELLE R. PRESS

SCOTT A. BROOKS

CRAIG A. LAIDIG

PAUL C. BLEVINS

JOAN T. LIND

ROBIN A. WEBB

RONDA L. CROWLEY

SCOTT A. SPUNGIN

DANIEL J. KOLODZIEL

CRAIG S. MOMITA

SPENCER A. SCHNEIDER

ANGELO A. DUPLANTIER III

OF COUNSEL

TIMOTHY J. HUGHES

DREW T. HANKER

WRITER'S DIRECT DIAL NO.

August 18, 1995

Allan Klein  
Professional Management Services  
15445 Ventura Boulevard  
No. 230  
Sherman Oaks, CA 91403

Re: Katz, Sandford v. Porter, Farr J. individually  
Date of Loss : 12/29/92  
Our File No. : 6500.261

Dear Mr. Klein:

Please be advised that the above matter has been resolved. We thank you for your assistance and expert consultation on this matter, which has proved invaluable.

If you have any questions regarding the foregoing, please do not hesitate to call.

Sincerely,

DANIELS, BARATTA & FINE

  
MICHAEL B. GEIBEL

MBG:jb  
g:ltr\6500-261.AK1

ROBERT S. KAPLAN  
ROBERT K. LONG

LAW OFFICES OF

---

**KAPLAN & LONG**

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1606 NORTH BUSH STREET  
SANTA ANA, CALIFORNIA 92701  
(714) 836-1883

June 8, 1995

Allan E. Klein, CPM  
15445 Ventura Boulevard, #230  
Sherman Oaks, California 91403

Re: Bonnie Cancel v. Casa Del Sol Apartments, et al.  
OCSC Case No.: 677380

Dear Mr. Klein:

As you are aware, the above-referenced matter has recently been resolved. Therefore, the Trial currently scheduled for June 12, 1995 has been taken off calendar, alleviating the necessity of your testimony.

I would like to thank you on behalf of the entire office, and Ms. Cancel, for your professionalism exhibited throughout this matter. We were extremely pleased with your review, analysis, deposition testimony, and work performed. It is clear that your expertise assisted and played an integral part in the ultimate outcome. Without you, settlement would have proven impossible.


We have enjoyed our relationship with you, and look forward to working with you in the future.

If you have any questions or comments, please feel free to contact this office.

Thank you again for your professionalism, courtesy and cooperation in this matter.

Sincerely yours,

LAW OFFICES OF KAPLAN & LONG



ROBERT K. LONG

RKL:jk

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LAWRENCE A. GOLDBERG  
BARRY P. GOLDBERG

July 29, 1997

Allan E. Klein, C.P.M.  
PROFESSIONAL MANAGEMENT SERVICES  
15445 Ventura Boulevard  
Suite 230  
Sherman Oaks, California 91403

Re: Garcia vs. KBH, etc., et al.  
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As always, if you have any questions regarding the foregoing, please feel free to contact me at your convenience.

Very truly yours,

GOLDBERG AND GOLDBERG

  
BARRY P. GOLDBERG

BPG:smw  
\Encls.

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