



# CURRICULUM VITAE OF CRAIG CHERNEY

Evidence Solutions, Inc. • [ClientServices@EvidenceSolutions.com](mailto:ClientServices@EvidenceSolutions.com)

## SKILLS

- Residential Real Estate
- Standards of Care
- Arms-Length Transactions
- Finder's Fees
- Private Equity Funds
- Investment Committees
- Land Disposition
- Paper Lots
- Land Use & Zoning
- Homeowner's Associations
- Joint Ventures
- Development Agreements
- Public Outreach Campaigns
- Real Estate Budgets
- Internal Rates of Return
- Land Development Costs
- Conditions of Approval
- Costs to Complete
- Budget Variances
- Commercial Real Estate
- Fiduciary Duties
- Related Party Transactions
- Duty to Disclose
- Investor Relations
- Securing Entitlements
- Finished Lots
- Platted & Engineered Lots
- Management Committees
- Covenants & Conditions
- Sponsor Duties
- General Plan Amendments
- Neighborhood Opposition
- Real Estate Pro Formas
- Financial Projections
- Tentative Plats & Maps
- Real Estate Debt Financing
- Private Offering Memos
- Joint Ventures
- Syndicated Investments
- Conflicts of Interest
- Brokerage Commissions
- Real Estate Management Fees
- Pooled Investment Funds
- Land Acquisition
- Partially Finished Lots
- Master Plan Communities
- Public Improvement Districts
- Special Assessments
- Cost Sharing Agreements
- County Commissions
- Due Diligence
- Pro Forma Analytics
- Land Development
- Final Plats & Maps
- Institutional Equity Funding
- Change Orders
- JV Operating Agreements

### Skills

### Business Experience

### Education and Professional Licensing

## BUSINESS EXPERIENCE

### **Evidence Solutions**

2016 - Present

*Real Estate Expert Witness*

- Standards of Care
- Evidence Based Analysis and Testimony
- Commercial and Residential Real Estate
- Hands on experience in complex real estate matters
- Land use & Zoning
- Covenants and Conditions
- Proven real estate operator and legal counsel

### **American Land Fund**

2007 - 2012

*Vice President of Real Estate Operations, Western United States*

Proven real estate operator who oversaw western U.S. land development assets owned by \$226mm private equity real estate fund founded by Dr. Peter Linneman, Director of the Wharton School of Real Estate at the University of Pennsylvania, which acquired and processed entitlements for 25,000+ residential home sites across 15 master plans in 7 different states.

- Execute daily operations of real estate fund to execute business plan generating highest

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## BUSINESS EXPERIENCE cont.

### Skills

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and best use of the fund's land development assets to achieve high equity returns for fund investors.

- Report directly to Fund Investment Committee on issues relating to: (a) asset management; (b) risk management; (c) legal matters; (d) business plan execution; (e) budget compliance; (f) budget amendments and (g) investor relations.
- Established Real Estate Operator with direct and daily interface with company executives, government officials, joint venture partners, third party consultants, brokers, professionals and fund investors. Serve as legal counsel negotiating with opposing counsel, joint venture partners, government staff and elected officials. Appear at public hearings (e.g. City Council) to secure entitlements and zoning for underlying land parcels.
- Proven Asset Manager actively oversees monthly, quarterly and annual budgets and actual spending related thereto. Locate vendors, gather competing bids and select third party real estate service providers including engineers, lawyers, land planners, landscape architects, geologists, environmental engineers, political consultants, brokers, appraisers, surveyors, and other real estate professionals to aid business plan execution. Conduct weekly and monthly asset management update teleconferences and in person meetings to ensure project advancement, budget compliance and on time project delivery. Maintain contact with investors with project updates and specific information as needed.
- Rigorous Asset Reporting with monthly, quarterly, and annual asset reports containing real property updates, market trends, comparable sales, budget reconciliations, mark-to-market forecasted investment returns, forecasted IRR, budget variances and proposed change orders.

### **PULTE-DEL WEBB**

**2005 - 2007**

*Land Acquisition & Development Manager*

- Team member responsible for land acquisition, entitlement and land development activities for Las Vegas division of nation's second largest publicly traded homebuilder which delivered over 9,500 Las Vegas residences in 2005-2007 alone. Originate, prepare, and present extensive Feasibility Packages to Company's Asset Management Committee to secure deal approval and funding.
- Served as Project Manager who personally oversaw contractor bids, budgets, installation of offsite improvements, in-tract improvements including grading, wet and dry utilities, curb, gutter, streets, sidewalks, and spine walls that enabled final delivery of finished lots ready for vertical construction.

### **RHODES HOMES**

**2004 - 2005**

*Corporate Counsel*

- Served as in-house attorney for large private homebuilder managing a wide variety of litigation, transactional, structured finance and employment issues. Company delivered over 400 home closings per year.

### **UNITED STATES DISTRICT COURT**

**1994 - 2004**

*Senior Staff Attorney*

- Chief Law Clerk for the Honorable Thomas J. Whelan.
- Researched, analyzed, and delivered weekly verbal presentations and proposed written judicial opinions for the disposition of complex federal litigation involving real property, patent, copyright, trademark and employment issues.

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## BUSINESS EXPERIENCE cont.

### PILLSBURY WINTHROP SHAW PITTMAN, LLP

1997 - 1998

*Associate Attorney*

- Contributed to all aspects of complex commercial litigation including motion practice, depositions, settlement negotiations, case filings, and client coordination.

### UNITED STATES DISTRICT COURT

1996 - 1997

*Judicial Law Clerk*

- Clerked for Chief Judge Judith N. Keep who, at the time, carried the nation's heaviest federal caseload; analyzed, researched, and prepared weekly civil and criminal bench memoranda and proposed judicial opinions.

## EDUCATION AND PROFESSIONAL LICENSING

### UNIVERSITY OF SAN DIEGO SCHOOL OF LAW - San Diego, CA (J.D.)

- San Diego Law Review Member
- Merit Scholarship recipient •
- **Licensed Attorney: Arizona, California & Nevada**

### UNIVERSITY OF VIRGINIA - Charlottesville, VA (B.A.)

- **Licensed Real Estate Broker: California**

### URBAN LAND INSTITUTE

- ULI Residential Neighborhood Development Council Member (Gold)

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