

Ronald O. Bloecker

Expert Witness Cases

Roberts vs Brierley

Washoe County District Court Case No. CV-09-0323

Attorney: Downey Brand, LLP, Michelle Kazmar,

Synopsis: Enforceability of Deed of Trust, Escrow/Demands/Payoffs (OL-D)

Davis vs Bell, et. al.

Washoe County District Court Case No. CV-10-00426

Attorney: Downey Brand, LLP, Michelle Kazmar,

Synopsis: Enforceability of Deed of Trust, Escrow/Demands/Payoffs (OL-D)

Arnaout vs. Nevada Title Company.

Clark County District Court Case No. A-09605440-C

Attorney: Greenberg Traurig, LLP. Leslie Godfrey

Synopsis: Policy Coverage, Standard of Practice-Report / Policy Preparation, Claims Process (OL-P)

Shapiro vs. Stewart Title

US District Court Case No. 2.09-cv-01369-HKM-RJJ

Attorney: Santoro, Driggs, Walch. Oliver Pancheri

Synopsis: Escrow Duties, Standard of Care, Policy/Endorsement Coverage (OL-P)

Horner vs. Semenza

Clark County District Court Case No. A589054

Attorney: Wilson, Elser, Moskowitz, Edelman & Dicker LLP, Hilary Mulkleroy

Synopsis: Escrow Duties, Standard of Care (OL, D-D)

Lindsey vs. American United Title & Escrow, a NV Corp.

US District Court, So. District Case No. 2.09-CV-00459-JCM-GWF

Attorney: Greenberg Traurig, LLP. Leslie Godfrey

Synopsis: Escrow Duties, Standard of Care (P)

Everbank, a Federal Saving Assoc. vs. National Title Company, et al

US District Court, So. District Case No. 2-09-CV-01080

Attorney: Alverson, Taylor, Mortensen & Sanders. Jordon Butler

Synopsis: Escrow duties, Standard of Care, No evidence of fraud (OL-D)

Hidden Valley Glendale, LLC vs. Hidden Valley Ranch, LLC, et al

Clark County District Court Case No. A582050

Attorney: Santoro, Driggs. Gregory Walch

Synopsis: Water Rights, Deed of Trust encumbrance, validity and enforceability (OL-P)

Metropolis Homeowner's Association vs. Shulman

Clark County District Court Case No. A578184

Attorney: Marquis & Aurbach: Avece M. Higbee

Synopsis: Extent of Condominium / Common Elements Ownership, Declarant Rights (OL, D-P)

State of Nevada (NDOT vs. Secrist
Clark County District Court Case No. A527582
Attorney: Santoro, Driggs. Charles Titus, Gregory Walch
Synopsis: Priority and extent of NDOT Right of Way (OL-P)
Victorson & Associates, Inc. vs. Chicago Title Agency of Nevada, et. al.
Clark County District Court Case No. A458796
Attorney: Ronald L. Warren
Synopsis: Escrow Duties, Sale Escrow (OL-D)

Corley vs. Vestin Mortgage Inc., et al
Clark County District Court Case No. A484820
Attorney: James Shapiro
Synopsis: Escrow Duties, Loan Escrow (OL-D).

Harrison Properties vs. Potter
Clark County District Court Case No. A507476
Attorney: Jeffery Steele
Synopsis: Escrow process, Sale of Leased Property (OL,T-P)

NSPCA vs. Fidelity National Title, et al.
Clark County District Court Case No. A469521
Attorney: Doug Gerrard
Synopsis: Title and Escrow Industry Hiring and Training Standards (D-D)

Fremont Investment & Loan vs. Beckley Singleton, CHTD
Clark County District Court Case No. CV-S-03-1406-JCM-FJJ
Attorney: Susan Davis
Synopsis: Escrow Holder duties and fiduciary responsibility (OL, D-P)

Bermuda/Warmsprings vs. Nevada Title
Clark County District Court Case No. 443209
Attorney: Sean Anderson
Synopsis: Marketability, Escrow & Title Practice (D-P)

Mark Properties vs. National Title
Clark County District Court Case No. A371261
Attorney: Robert Vohl
Synopsis: Escrow Duties, Fraud (-D)

American West Homes vs. National Title
Clark County District Court Case No. A434072
Attorney: Tina Walls
Synopsis: Escrow/Title Practice re. Water Rights(-P)

Arvis Forrest vs. Fidelity National Title
Clark County District Court Case No. A436366
Attorney: Doug Gerrard
Synopsis: Escrow Practice, Fraud (D-D)

Thompson vs. Scott

Clark County District Court Case No. A394341

Attorney: Noah Allison

Synopsis: Validity of Tax Sale Proceeding (D, T-D)

Executive Management vs. TICOR

Clark County District Court Case No. A292928

Attorney: Doug Gerrard

Synopsis: Standard Practice by Title Insurer and Escrow Holder (D-D)

Allabashi vs. Old Republic, National Title

Clark County District Court Case No. A387998

Attorney: Patrick Sheehan

Synopsis: Interpretation of coverage under title policy (-D)

Goodrich vs. ATI Title

Clark County District Court Case No. A391856Attorney: *Michael E. Kulwin*

Synopsis: Escrow Holders liability in regards to failure follow written instructions of the principals. (D-P)

U.S. Department of Justice vs. Harley Harmon

Federal District Court Case CR-S-01-013-PMP (PAL)

Attorney: U.S. Attorney, Daniel Bogden

Synopsis: Title Insurance, Deeds of Trusts and other liens on real property. (T-P)

Edwards et al vs. Markem Escrows et al

Clark County District Court Case No A372811

Attorney: Paul M. Gauder

Synopsis: Determination of extent of Escrow Agents duties in processing hard money loan transactions.
(D-D)

Richard Holding Company vs. James Fox

Santa Barbara Superior Court Case No. SM 49987

Attorney: John Dorwin

Synopsis: Determination of Access Rights, Scope and Validity of recorded easement, Slander of Title. (T-P)

Estate of J. L. Wyers

Santa Barbara Superior Court – Probate Case No. 20875

Attorney: John Gherini

Synopsis: Probate Case that started in 1930 but was never closed until 1990. Based on my research of the chains of title of the estate's property, Probate Law, Community Property Law, and Title practice in the 1920's, I testified as to the interest of the spouses in said property.
(T-D)

Johnson vs. Islay Investments

Santa Barbara Superior Court Case No. 182030

Attorney: Betty Jeppesen and Antonio Romasonta

Synopsis: Researched and analyzed effect and validity of an alleged implied easement, constructive notice, and effect of foreclosure.

Marlin vs. Marlin, Continental/Lawyers Title Ins. Co.

Los Angeles Superior Court Case No. WEC 125425

Attorney: Ed Medvine-Mitchell, Silberberg & Knupp

Synopsis: Deed validity, Implied/ Constructive Trust, Title company practice and underwriting procedure, Title company third party liability. (D-P)

Consulting

Nevada

Client: Dave Mason Realty

Issue: State of Washington, Ownership, Transfer of Real Property Interest

Client: State Farm Insurance Company

Issue: Ownership and Maintenance of Common Area

Attorney: James Ordowski, Esquire

Issues: Chains of Title, Ownership of Loans and property

Client: Stadium Village, LLC

Issue: Forensic analysis of Chain of Title to determine project status and potential areas of fraud and misrepresentation by Manager contrary to members' interest.

Client: A-1 Flooring Services, Inc.

Issue: Review terms of Purchase Agreement, Deed of Trust and Note and compare to industry standards for similar transactions.

Attorney: C. Sheppard, Atty, formerly with Pedersen-Walker & Kendrick

Issue: Coverage afforded under Title Policy, affect of after acquired title principal, Title practice and procedure, interpretation of Policy Schedules & exceptions.

Attorney: T. Genring-Richman, Larence, Mann & Greene formerly with Weinberg, Zipser, and Arbiter and Heller.

Issue: Affect on marketability of documents in the chain of title. Significance of deletions and auditions to title report, upon timely close of escrow.

Jurisdiction: Federal District Court

Attorney: D. Riogo-Morris, Polich and Purdy

Issue: Extent of ownership to property based on interpretation of legal description and chain of title.

California

Attorneys

Specialized research for attorneys and their clients in real property matters. Analytical and interpretive title research that allows for a more detailed and accurate assessment by counsel of their clients chances of successful resolution of negotiated settlement, or if necessary-litigation. Research area includes:

Validation of easements and the extent of same.

Lot Splits / Certificate of Compliance
Property ownership determination
Independent determination of Title Policy Coverage

Title Insurance Companies

Provide on the job and formal training for title company employees in the areas of title and escrow accepted practice and procedures, real property law, endorsements, underwriting and Individualized instruction for title officers in the areas of time management and quality control. Claims investigation and settlement negotiations.

Clients: Ticor Title Insurance - Santa Barbara
Santa Barbara Title Co.- Santa Barbara
Security Union Title Ins. Co.- San Diego
Chicago Title Insurance Co. – Rosemead

Developers

Project Manager: Assist developers in processing applications for subdivisions with department of Real Estate and local agencies. This includes resolution of real property problems, financing, and development of specialized documents and procedures to resolved local agency requirements.

Summary of Work Experience

November 2008 to Present

Fidelity National Title Agency of Nevada Inc.

Closing Officer, Senior Underwriter / Advisory Title Officer

Las Vegas, NV

Duties include underwriting and coordinating the closing of land and personal property transactions. Re view and approval of High Liability and Extra Hazardous Risk transactions.

December 2007 to October 2008

Land America Commercial Services

Underwriter/Closing Officer, Las Vegas, NV

Duties include underwriting and coordinating the closing of land and personal property transactions

July 2002 to November 2007

First American Title Insurance Company, Inc.

Vice President / National Commercial Services Underwriter, Las Vegas, NV

Responsibilities included but were not limited to (i) Customer Relations, (ii) for title and escrow underwriting decisions of 100 Million or less, (iii)claims investigation and settlement; (iv)

branch management and (iv) Continuing Education and Continuing Legal Education accredited trainer.

April 1994 to July 2002

Fidelity National Title Agency of Nevada Inc.

Vice President Commercial and Special Projects Division – Las Vegas, NV.

Positions held prior to current position being Internal Auditor and Trainer, Escrow Officer, Main Escrow Branch Manager, and Interim Escrow Administrator / Advisor. In addition to acting as the Escrow agent in multi-state, multi-million dollar Real Estate Transactions, I provide direct supervision of 6 associates specializing in bulk sales, exclusive home escrows, and subdivision sale escrows. Primary duties is making and/or approving the underwriting guidelines for non-residential escrows and the issuance of title policies in conjunction to the closing of escrows.

September 1990 to November 1993

Fidelity National Title Insurance Company

Manager Title Operations, Title Officer, Underwriter – Santa Barbara, CA

Established direct operations in Santa Barbara County and responsible for recruiting, underwriting, and managing all personnel in title operations.

April 1989 to March 1994

I-TECC – Innovative Title / Escrow Consulting and Coordinating

Owner / Consultant

As a consultant and expert witness in real property matter I assist clients in resolving problems encountered in this area. The major areas of service to my clients are

1. Expert witness in real property related to litigation.
2. Specialized research for attorney clients. Research projects are in areas that exceed the expertise and service ability of Title Companies. My specialty was providing documentation and analysis needed to either defeat or confirm easements.
3. Title and escrow training for employees of title companies, including formal classroom setting and on the job training. In addition I also provide underwriting advice.
4. Relief Title Officer, Foreclosure Officer, and contract examinations of title chains.
5. Project Coordinator for profit and non-profit developers.

May 1985 to March 1989

Security Union Title Insurance Company – Formerly Safeco Title (Manager)

Title Operations Santa Barbara County

In this position, I was directly responsible for the management and day-to-day supervision of five departments and twenty-two to twenty-eight employees. In this position I was also the Chief underwriter, responsible for approving and/or resolving high liability and high risk transactions. Additionally I was the claim officer working, with customers and attorneys in resolving title and escrow claims.

March 1976 to April 1985

Safeco Title Insurance Company

Imperial County

I began my career with Safeco Title as a Title Insurance Trainee. Prior to my promotion to Santa Barbara County, I held the position of Title and Escrow Manager. In my tenure at this office, I was responsible for formalization of work standards and procedures while developing and implementing a successful quality control program. In addition, as Escrow Manager, I introduced and implemented advanced planning concepts and techniques for the Escrow Department. Other positions held include High Liability Title Officer, Subdivision Escrow Officer, and Claims Officer.

Profession Designations:

- So. Nevada Escrow Assoc. - Senior Certified Escrow Officer
- Member Nevada Land Title Association (2012 Vice President)
- Member So. Nevada Escrow Association (SNEA)
- Member Nevada Escrow Association
- Member American Escrow Association
- Director SNEA, Board of Directors 2008
- Vice President SNEA 2009
- First vice President SNEA 2010
- AEA/NEA Delegate representing SNEA
- Member of NAMI (National Alliance on Mental Illness)
- Vice President NAMI 2010, 2011
- Lorman Educational Services Faculty
 - July 2004, July 2005 Title Work Seminar, Title Policies and Endorsements
 - Feb. 2005, Feb. 2006 Commercial Lending Requirements Title & Escrow process
 - May 2007, New ALTA 2006 Policy, Commitments, Documents
 - November 2008, New ALTA 2006 Policy, Commitments, Documents
 - June 2009, Escrow Basics-National Tele-Conference Seminar.
- State of Nevada, Real Estate Division Licensed Instructor, New ALTA 2006 Policy, Commitments, Documents
- State of Nevada, CLE Licensed Instructor, New ALTA 2006 Policy, Commitments, Documents
- Lied Institute of Real Estate, UNLV CE Class 2010-Title Insurance Underwriting.

Education:

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| Master of Administration | March 1976 |
| <i>University of California, Riverside</i> | G.P.A. 3.8 |
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| Bachelor of Arts | December 1974 |
| <i>University of California, Riverside</i> | G.P.A. 3.3 |

- Exhibit A: List of Depositions
- Exhibit B: List of Trial Testimony