

APPROPRIATE DISPUTE RESOLUTION: “*Building Bridges Between Disputes and Resolution*”SM

MEDIATION · ARBITRATION · FACILITATION · ADR INSTRUCTION · SETTLEMENT COUNSEL

Robert N. Dobbins, LL.M in Dispute Resolution

Real Property Dispute Resolution



Robert has successfully conducted more than 500 mediations and arbitrations, leveraging 20 years of extensive real property litigation and transactions practice knowledge. He is particularly skilled in managing the emotional dynamics frequently experienced in real property disputes. Combining his knowledge of the field and his mediator skills, Robert is known for his persistence and patience in helping clients and counsel successfully build that elusive bridge between the real property dispute and its resolution.

Mediation Samplings

- Buyer and broker-seller action for specific performance, §17200 claims, and contract breach for sale of multi-million dollar Orange Coast property. Case involved interesting questions of a claimed special duty on the part of a broker-seller and the brokerage house for failing to properly supervise.
- Home owner and association pre-litigation dispute for severe and ongoing damage resulting from hillside land movement allegedly caused by the irrigation system controlled by the association. Case involved questions of notice, causation and damages (cost of repair vs. value of property), and the battle of geotechnical experts.
- Partition action by one brother against his siblings, a dispute involving accounting, title and related issues made more complex by the intra-family emotions.
- Nine party suit involving design, fabrication and installation of fire sprinkler system which allegedly caused several million dollars in damages to high end electronic equipment. Case also involved indemnification and allocation issues, and insurance coverage questions.
- Misrepresentation and failure to disclose case involving defective plumbing pipe system throughout the home. The interesting twist here was whether notice of a class action settlement in which the pipe manufacturer essentially said that the pipe was defective and would ultimately fail was a material fact known to seller that should have been disclosed to buyer.
- Contamination and toxic mold in family home, which included concealment, remediation and injury claims.
- Commercial lease breach, including claims of breach of exclusivity, failures to improve and maintain, and security deposit refund.
- Easement, boundary line encroachment action against seller, broker and owner's association, involving questions of disclosure, notice, and damages.
- Action against adjacent landowner and contractor for altering natural water flow of terrain causing subsidence, flood damage and diminution in property value of exclusive horse ranch home.

Professional Activities & Educational Background

- LL.M. in Dispute Resolution, Straus Institute for Dispute Resolution, Pepperdine Law School
- Adjunct Professor: Straus Institute for Dispute Resolution, Pepperdine Law School
Center for Negotiation & Dispute Resolution, U.C. Hastings Law School
- Member: California State Bar; ABA Dispute Resolution Section; Orange County Bar Association

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