

Andre A. Khansari, Esq.

11601 Wilshire Blvd., Suite 1500 · Los Angeles, California 90025 · (310) 922-8605 (cell) · andre@khansarilaw.com

EDUCATION

UNIVERSITY OF SOUTHERN CALIFORNIA SCHOOL OF LAW

Juris Doctor, 2002, GPA: 80.66 / 90.00 (top 20%)

Law Journal: Southern California Review of Law and Women's Studies;

Con Law II (*Am Jur* - Highest Grade in Class)

SAN DIEGO STATE UNIVERSITY

Bachelor of Science, 1999, Double Major: Business Administration (Finance) and Political Science

Graduated *cum laude* in both majors, *with Distinction* in Finance

Legal Intern for Federal Public Defenders Office in San Diego, assisting the full-time jury consultant in numerous *voire dire* and other trial proceedings.

U.S. BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

Los Angeles, CA

Judicial Extern for the Honorable Vincent P. Zurzolo

Summer 2000

Researched, analyzed and evaluated motions on docket. Drafted memoranda analyzing relevant legal issues with respect to motions and specific areas of judicial concern. Provided recommendations to the Court based on the merits of applications and motions. Observed and evaluated numerous courtroom proceedings.

PROFESSIONAL EXPERIENCE

KHANSARI LAW CORP., APC

Los Angeles, CA

Founder/Managing Member

Dec. 2008 – Present

Represent business and individual debtor's, debtors in possession, creditors, trustees, receivers, specializing in all areas of insolvency, bankruptcy (including Ch. 7 and Ch. 11), creditors' rights and out of court workouts, including preferential transfers, dischargeability issues, fraudulent conveyance and collection actions. Represent purchasers and sellers, commercial and residential real estate developers, joint venture partners, limited partners, landlords and tenants with regard to a myriad of real estate transactional needs. Represent entities and individuals in all facets of commercial and real estate litigation.

SULMEYER KUPETZ APC

Los Angeles, CA

Associate

May 2008 – Dec. 2008

Represent creditors, committees, debtors and debtors in possession, financial institutions, equity interest holders and other interested parties, in all facets of commercial law, specializing in insolvency, bankruptcy and creditors' rights, both in the context of bankruptcy and workouts. Draft various bankruptcy and other court motions, pleadings and other documents, including sale motions, assumption/rejection motions, motions for relief from the automatic stay, plans of reorganization and disclosure statements, motions to appoint a trustee, motions to convert, objections to claims, fee applications, employment applications, complaints, including, preferences and fraudulent conveyance actions, discovery requests, proposed court orders and various other procedural documents. Unique experience both in litigation and transactional aspects of insolvency and bankruptcy practice, including negotiation and drafting of asset purchase and securitization documents.

PIRCHER, NICHOLS & MEEKS

Century City, CA

Associate

2006 – 2008

Represented institutional equity investors, REITs, major financial institutions, commercial developers/operators and landlords with regard to multiple aspects of real estate transactions, including acquisition and disposition, joint ventures, finance and commercial leasing. Negotiated and drafted transactional documents relating to: national portfolio transactions involving acquisitions and dispositions of commercial buildings, hotels, casinos, educational institutions and land; joint ventures among equity investors and developers; commercial leasing; sale/leaseback transactions; mortgage and mezzanine financing; loan assumptions; and securitization. Experience included real property and project due diligence, including title and survey review/negotiation and creditor's rights litigation support.

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COX CASTLE & NICHOLSON LLP

Century City, CA

Associate

2005 – 2006

Represented commercial and residential real estate developers, real estate investment firms, operators of master planned communities, merchant builders, golf courses and country clubs in all aspects of project development, including acquisition, entitlement, financing, construction, DRE processing and disposition. Advised clients regarding due diligence, risk analysis, title, litigation support, leasing and land use issues. Negotiated and drafted purchase agreements, CC&Rs, leases, grants of easement, cost-sharing agreements and other real estate documentation.

VAN ETTEN SUZUMOTO & BECKETT LLP (n/k/a MCGUIRE WOODS LLP)

Santa Monica, CA

Associate

2004 – 2005

Represented real estate investment firms, commercial landlords, publicly traded real estate companies, consulting companies, financial institutions and lien holders involved in a wide variety of real estate and commercial disputes, including landlord/tenant disputes, construction disputes, insurance coverage disputes, troubled assets, foreclosure and post-judgment remedies and collections. Routinely represented major financial institutions with relief from the automatic stay and preferential transfers. Researched, drafted and argued numerous law and motion briefs before California State and Federal Bankruptcy Courts. In addition to preparation of various discovery, conducted and defended depositions and Rule 2004 examinations. Specialized experience with defending commercial landlords against representative tenant actions.

PILLSBURY WINTHROP SHAW PITTMAN LLP

Los Angeles, CA

Associate; Summer Associate

Summer 2001; 2002 - 2004

Represented creditors and distressed entities in complex Chapter 11 cases, including extra-judicial workouts, bankruptcy and state-court litigation, with a focus on representation of secured creditors. Drafted motions and pleadings related to exclusivity, preferential and fraudulent transfers, relief from the automatic stay and various other core bankruptcy, adversary proceeding and state-court litigation actions. Experienced with UCC lien search analysis, attachment, perfection and priorities related to secured-lending practices and asset financing.

Represented major financial institution in complex lender-liability lawsuit, multi-jurisdictional real property loan workout related to golf-course conglomerates, and other lending transactions. Represented the Reorganized California Power Exchange in a multitude of actions against former directors and officers related to the California energy crisis.

SKILLS & INTERESTS

Admitted to the State Bar and all Federal Districts of California; former Research Assistant to Prof. Anthony Miller; licensed Property/Casualty Insurance Agent. Active member of Consumer Attorneys Association of Los Angeles, Los Angeles Bankruptcy Forum and Los Angeles County Bar Association (Real Property and Business Law Sections). Fluent in Farsi and comprehension in Spanish. Enjoy college sports, avid tennis player and downhill skier.

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REPRESENTATIVE LITIGATION MATTERS (INCL. BK LITIGATION)

- Represented the Reorganized California Power Exchange in a multitude of actions against former directors and officers related to the California energy crisis and rolling blackouts. Coordinated electronic discovery, integral role in finding evidence used in formulating causes of action and drafting complaint.
- Assisted Banc of America Commercial Finance Corporation in defending a lender liability lawsuit involving construction of a telecommunications hotel in Northern California. Coordinated discovery, drafted portions of various motions, including motion for summary judgment and assisted with depositions.
- Represented Arden Realty in defending a tenant association action regarding calculations and disclosures related to common area maintenance fees. Assisted in drafting various State Court motions, including summary judgment.
- Served as special litigation counsel for bankruptcy debtor Hollywood Panorama Tower, Inc. (controlled by the CIM Group), in defending a myriad of actions by previous commercial tenants forced to evacuate after an electrical transformer explosion. Drafted various bankruptcy motions, conducted numerous Rule 2004 examinations (depos in BK court), and argued several motions before the Bankruptcy Court. Coordinated efforts with State Court which stayed various state court actions.
- Assisted in prosecuting bad faith lawsuit against commercial insurance company for grossly negligent first party claims handling which exasperated third party claims against CIM Group. Drafted various motions, including a successful response to demurrer.
- Assisted in prosecuting various State Court actions against a broker for fraud and breach of contract. Drafted successful response to demurrer and assisted with other motions.
- Successfully forced sale of a dwelling in Venice, CA to satisfy an approximate \$450,000 judgment. Drafted various enforcement of judgment pleadings and argued several motions in State Court.
- Represented a major consulting firm in prosecuting a multi-million dollar breach of contract lawsuit and in defending an environmental damage claim involving an electrical plant in the City of Vernon.
- Represented a major developer in defense of a multi-million dollar administrative claim based on the County of San Diego transportation impact fee. Formulated defense arguments and participated in resolution meetings with San Diego County officials.
- Assisted a high net worth individual developer in promulgation and approval of its development plan which was hotly contested by the Friend's of Riverside Hills (an anti-development group). Advised lead attorneys on analysis of related lawsuit, zoning laws, General and Specific Plans, and attended City of Riverside Council hearings.

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- Represented Wells Fargo Bank, Bank of America and several other major financial institutions with regard to State Court and Bankruptcy Court creditors' rights actions.
- Represented consolidated debtors Sonicblue, Inc., and several of its subsidiaries, in a successful Chapter 11 reorganization and restructuring. Prepared portions of first-day motions and consolidated schedules.
- Represented Regus Business Centres in a successful Chapter 11 reorganization which involved restructuring numerous international leases.
- Served as judicial extern for the Honorable Vincent P. Zurzolo, U.S. Bankruptcy Judge for the Central District of California, whereby researched, analyzed and evaluated motions to be heard before the Court. I drafted memoranda analyzing relevant legal issues with respect to motions and specific areas of judicial concern and provided recommendations to the Court based on the merits of applications and motions.