

MEDIATOR PROFILE – ROBERT J. ANAYA

EDUCATION

San Francisco Law School, graduated class of 1990
Real Estate Broker, originally licensed 1983
Professional Responsibility Award in 1990

PROFESSIONAL EXPERIENCE

Mr. Anaya is a practicing real estate attorney and mediator. He is also a regular guest speaker for the Central Valley Association of Realtors in Lathrop and various real estate offices.

Mr. Anaya's experience includes both litigation and transactional work. His experience includes claims and disputes regarding the Residential Purchase Agreement, title and escrow, disclosures, boundary, and neighboring property disputes. Common legal issues and Causes of Action include Lis Pendens, Quiet Title, Specific Performance, Partition of Real Property, Accounting, Fiduciary Duties, Misrepresentation, Failure to Disclose, Standard of Care and monetary damages.

Mr. Anaya has hands-on experience in real estate sales of resale and new homes, and has personally listed and sold single-family homes. He is currently a Broker-Participant with MLS (Multiple Listing Service), with access to data and details of listings and other available research.

Mr. Anaya has assisted land owners of subdivision tracts for vested maps, including roadway ingress and egress. He has experience in rights-of-way, land parcels, encroachments, easements, utility structures and pathways, and property lines. He has worked with licensed land surveyors, city and county officials and utility managers for various issues.

AFFILIATIONS

California State Bar, No. 153195
California Bureau of Real Estate, No. 00844712
Stanislaus County Bar Association
San Joaquin County Bar Association
California Association of Realtors
Central Valley Association of Realtors
Alternative Dispute Resolution Training through San Joaquin Bar Assn., and State Bar of California

STATEMENT

Mediation is generally a confidential attempt to settle. Mr. Anaya employs a friendly, no-pressure approach to assist the parties to assess the potential for resolution.

There are different approaches to mediation. There is a competitive approach, with each side stating their reasons and facts to believe their position is correct. There is the interest-based approach, which is used where the process is directed to meeting the interests and needs of the parties. Sometimes, personalities may be difficult to change their posture, and Mr. Anaya may inform both parties of the potential costs and expenses of litigation, which often helps the parties to reach an agreement rather

than deciding to expensively litigate in court.

FEES

\$350 per hour / \$100 travel charge each direction outside San Joaquin, Stanislaus and Merced Counties.

SERVICE AREAS

San Joaquin, Stanislaus and Merced Counties without travel charge.

Other counties in the East Bay Area, Sacramento, Placer, El Dorado, and Central California counties, \$100 per hour travel time.

OFFICE LOCATION

Modesto, California

We have convenient meeting rooms for private caucuses

I can also travel to other counties upon payment of the appropriate travel fees.