2017 REAL ESTATE LAW AND BUSINESS FORUM

Southern California 2027: Deals, Careers, Places, Spaces and Mobility a Decade from Now

L.A.’s top experts join the best and brightest national speakers, including:

• Sean Burton (CEO, CityView; President, L.A. Board of Airport Commissioners)
• Emile Haddad (Chairman and CEO, FivePoint Holdings)
• Jennifer Luong (GC, Greenland USA)
• Brian Nelson (GC, Los Angeles 2024 Olympic Bid Committee)
• Christopher Rising (Founder and President, Rising Realty Partners)
• Christopher Thornberg (Founding Partner, Beacon Economics)
• Francisco Turner (Interim President, CFO and Chief Strategy Officer, Banc of California)
• plus dozens of other real estate stars!

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#USCREForum
southern california 2027: deals, careers, places, spaces and mobility a decade from now

Experience the most valuable real estate law and business conference in Southern California. Explore real-world strategies for dealing with major challenges and interact face-to-face with local public officials and nationally-known industry experts. Choose your focus with special programs for real estate finance and development professionals. See what the crystal ball holds for the next decade!

market yourself

Reconnect or make new connections with other opinion and thought leaders looking to make a difference in Los Angeles at five networking events, including a lively champagne reception with Latin jazz, mojitos and margaritas. We expect the Forum to sell out again this year, so sign up now!

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SEAN O. BURTON
CHIEF EXECUTIVE OFFICER, CITYVIEW
PRESIDENT, L.A. BOARD OF AIRPORT COMMISSIONERS

Sean Burton is the Chief Executive Officer of CityView. CityView has invested in and developed $4 billion across more than 85 urban projects in the U.S. Mr. Burton also serves as the President of the Board of Airport Commissioners which oversees LAX and the Van Nuys airport. He previously served on the Los Angeles City Planning Commission where he chaired the subcommittee overseeing approval of the proposed Farmers Field National Football League stadium. He was appointed by the Governor of California in 2001 to the California Commission on Tax Policy and the New Economy. Mr. Burton graduated cum laude from the New York University School of Law and the University of California, Irvine.

EMILE HADDAD
CHAIRMAN AND CHIEF EXECUTIVE OFFICER, FIVEPOINT HOLDINGS, LLC

Emile Haddad is Chairman and Chief Executive Officer of FivePoint Holdings, LLC, a real estate management company that is the largest developer of mixed-use communities in coastal California. FivePoint Holdings owns and manages the Great Park Neighborhoods in Irvine, Newhall Ranch in Los Angeles County and The San Francisco Shipyard and Candlestick Point in San Francisco, which together will include approximately 40,000 residential homes and 20 million square feet of commercial space, and will generate approximately 288,000 jobs during construction and $54 billion in activity for the California economy.

Mr. Haddad holds a civil engineering degree from the American University of Beirut.

BRIAN S. NELSON
GENERAL COUNSEL, SECRETARY AND CHIEF COMPLIANCE OFFICER
LOS ANGELES 2024 (THE L.A. OLYMPIC BID COMMITTEE)

Brian Nelson is the General Counsel, Secretary and Chief Compliance Officer of the Los Angeles 2024 Exploratory Committee. Los Angeles 2024 is the group coordinating Los Angeles’ candidacy to host the 2024 Olympic and Paralympic Games. He is responsible for the Committee’s legal, compliance, regulatory and government relations functions and serves on the Committee’s Board of Directors.

Mr. Nelson received his J.D. from Yale Law School and his bachelor’s degree from UCLA.

CHRISTOPHER RISING
FOUNDER AND PRESIDENT, RISING REALTY PARTNERS

Christopher Rising is the Founder and President of Rising Realty Partners. In that role, he manages the day-to-day business activities of Rising, while also serving on its investment committee. Previously, he served as Senior Vice President, Asset Transactions, at MPG Office Trust, Inc., where he worked directly with the CEO to improve finances through debt reduction and restructuring.

Mr. Rising received his J.D. from Loyola Law School and his bachelor’s degree from UCLA.

CHRISTOPHER THORNBERG
FOUNDING PARTNER, BEACON ECONOMICS, LLC

Christopher Thornberg is the Founding Partner of Beacon Economics, LLC, and is one of the nation’s leading economists. An expert in economic forecasting, regional economics, labor markets, economic policy, industry and real estate analysis, he was one of the earliest and most adamant predictors of the sub-prime mortgage market collapse and of the global economic recession that followed. In 2015, Dr. Thornberg was named to California State Treasurer John Chiang’s Council of Economic Advisors. Dr. Thornberg holds a Ph.D. in Business Economics from The Anderson School of Business at UCLA, and a B.S. degree in Business Administration from the State University of New York at Buffalo.
7:30 AM
Registration and Continental Breakfast

8:00 AM
Bonus Breakfast Session
Lawyer Beware! Avoiding Ethical Traps of Out-of-State Deals and Clients

Getting called in as local counsel by an out-of-state client or other lawyer? Working on a deal or analyzing a matter in another state? Learn the best practices for multi-state practice of real estate law and earn 1 hour of legal ethics credit.

3 hour of MCLE legal ethics credit available

8:50 AM
Welcome and Opening Remarks

9:00 AM
Southern California 2027: Economic Growth Prospects

When it comes to economic development, discussions typically focus on a handful of cities with dense clusters of highly productive industries, a solid base of human capital attracted by high wages and an educated work force located amidst the best schools, universities and health facilities. Join Chris Thornberg as he shows how California’s housing supply has had a dramatic influence on the patterns of economic growth among different regions in the state, and why he believes it could be the most important driver of where economic growth will occur within the state in the foreseeable future.

9:30 AM – Passing Period

9:35 AM
The Best of Infill and “New Community” Housing and the Future of LAX

Over the next 10 years, 80 million millennials will be in the work force while 40 million baby boomers will retire. The biggest contribution to population growth will come from immigration. Demand will favor 24/7 urban living. How will the new communities and infill housing of the future look? How will developers find early financing for the urban amenities that so many millennials and baby boomers seek? How will they rally and sustain political support for the higher densities of such places? What does the future hold for LAX and what will LAX look like once the $15 billion modernization and the people mover are in place? Find out at this important session.

CONCURRENT SESSIONS

8:50 AM
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President
L.A. Board of Airport Commissioners

Emile Haddad
Chairman
Chief Executive Officer
FivePoint Holdings, LLC

Christopher Thornberg
Founding Partner
Beacon Economics, LLC

George Lefcoe
Ervin and Florine Yoder
Chair in Real Estate Law
USC Gould School of Law

USC Gould School of Law
2017 REAL ESTATE LAW AND BUSINESS FORUM
California Climate Change and Transportation Policies: Competing Views of the Future of Land Use in California. More Gridlock and High Density Housing or Improved Transportation Options and Increased Housing Choices?

With emerging climate change and transportation statutes, regulations and initiatives designed to reduce vehicle miles travelled and greenhouse gases, land use will be reshaped in California. Through these programs California will likely see construction funding for new streets and highways effectively reduced, increased funding for transit (rail and buses) and programs to encourage densification of transit corridors. Will the future bring dystopia or utopia? Will it speed new development or slow it down? Will it bring increased litigation? Come to this session to find out.

Ethan Elkind
Director, Climate Program Center for Law, Energy & the Environment UC Berkeley School of Law UCLA School of Law

Baruch Feigenbaum
Assistant Director of Transportation Policy Reason Foundation Washington, D.C.

MODERATOR
George J. Mihlsten
Latham & Watkins LLP

10:35 AM

The Multifamily Crystal Ball: The Current Market and Forecasts of How Demographic Changes and Affordable Housing Demands Will Reshape the Multifamily Sector over the Next Ten Years

U.S. multifamily investment remains strong despite predictions and warnings about “froth” in the market and irrational exuberance escalating market values. Nevertheless, hot markets thrive, vacancy rates continue to drop, new and value-added construction continues apace and rent growth shows no sign of decline. The demographic changes expected over the next ten years, with millennials and echo boomers entering peak home-buying years and increasing demand for affordable housing in urban areas, are likely to reshape the multifamily sector in dramatic fashion. Leaders in the multifamily universe will share wisdom about trends for 2017 and beyond, including the biggest challenges, warning signs and demographic changes, and the impact of demand for affordable housing.

S. Gail Goldberg
Executive Director Urban Land Institute Los Angeles Former Director of Planning Cities of Los Angeles and San Diego

Noah E. Hochman
Senior Managing Director, Capital Markets TruAmerica Multifamily

Matthew P. Levy
Vice President of Investments The Laramar Group

Dowell Myers
Professor and Director Population Dynamics Research Group USC Sol Price School of Public Policy

MODERATOR
Salvador P. LaViña
Enenstein Ribakoff LaViña & Pham

Christopher Rising
Founder and President Rising Realty Partners

David Saeta
Senior Vice President IDS Real Estate Group

Jesse Sharf
Gibson, Dunn & Crutcher LLP

Alexander Vouvalides
Chief Investment Officer Hudson Pacific Properties, Inc.

MODERATOR
Kevin Shannon
President, West Coast Capital Markets Newmark Grubb Knight Frank

11:30 AM – Passing Period
DEVELOPMENT TRACK SESSION 1B

Mixed Use Goes Vertical: A Stacking Plan

The trend of adding substantive retail components (not just amenities) to office and residential “mixed use” developments is expected to accelerate in the future, with some developments being anchored by restaurants and other “entertainment” venues. However, retail space (especially the food and specialty retail that distinguish and drive the curated experience) bring a very different set of challenges to those which residential or office developers have encountered in the past. This panel will focus both on the practical, physical design and implementation issues facing developers and restaurant operators and retailers, as well as the legal documentation needed to address and establish responsibilities and expectations for their respective successful ventures.

MODERATOR

Sandra L. Mallory
Shumaker Mallory, LLP

Christopher C. Martin
Chairman and Chief Executive Officer
AC Martin

Joseph Miller
Co-Founder
Platform Runyon Group

Peter J. Roth
Allen Matkins Leck Gamble Mallory & Natsis LLP

CRYSTAL BALL TRACK SESSION 1C

You Want to Bring Your What to Work?
Dealing with the Unique Demands and Needs of High Tech Office Users

Learn what you need to know! Understand the unique terms being demanded today in high tech leases, including electrical capacity, HVAC, security, parking and requests to bring dogs to work! Learn how the needs of start-up and mature high tech users differ. Finally, discover how high tech workers under the age of 30 influence their company’s demands when negotiating office leases.

MODERATOR

Michael E. Meyer
DLA Piper LLP (US)

Anton N. Natsis
Allen Matkins Leck Gamble Mallory & Natsis LLP

INTRODUCTIONS

Michael C. Kelley
Sidley Austin LLP

Dale E. Bonner
Chairman
Plenary Group USA

Patrick D. Harder
Nossaman LLP

Carolyn Hull
Executive Director
Activate LA

Larry J. Kosmont
President and Chief Executive Officer
Kosmont Companies

MODERATOR

Yukiko Kojima
Nossaman LLP

FINANCE TRACK SESSION 1A

Strap In: The New World of Public-Private Partnerships

As interest in the use of public-private partnerships (P3) grows in the United States, the term “P3” has been used to describe a wide variety of relationships between the public and private sector. Explore a range of P3s, from private real estate developments that include a public element to publicly-owned infrastructure projects that harness private sector financing and expertise, and learn about recent P3 success stories in California.

MODERATOR

Yukiko Kojima
Nossaman LLP

INTRODUCTIONS

Michael C. Kelley
Sidley Austin LLP

Dale E. Bonner
Chairman
Plenary Group USA

Patrick D. Harder
Nossaman LLP

Carolyn Hull
Executive Director
Activate LA

Larry J. Kosmont
President and Chief Executive Officer
Kosmont Companies

MODERATOR

Yukiko Kojima
Nossaman LLP

INTRODUCTIONS

Michael C. Kelley
Sidley Austin LLP

Brian S. Nelson
General Counsel, Secretary and Chief Compliance Officer
Los Angeles 2024

INTRODUCTIONS

Michael C. Kelley
Sidley Austin LLP

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CRYSTAL BALL TRACK SESSION 2C

Breaking Up Is Hard To Do: Litigation Risks in Real Estate Partnerships and Equity Investments in Real Estate

Hear about disputes between “money” partners and “sponsor” partners with respect to equity investments in commercial and multifamily projects. The experienced panelists will explain litigation risks in very common investment structures such as those in which a money partner/investor invests into a project company or partnership with a “sponsor” partner (who found or is developing the deal) and retains specified control. These very common structures raise significant fiduciary duty and litigation issues when participants disagree. Get briefed on what you need to know!

Timothy J. Ballard
Co-Founder and President
Buchanan Street Partners

Robert J. Odson
Shumener, Odson & Oh LLP

Eric V. Rowen
Greenberg Traurig, LLP

MODERATOR
Peter J. Breckheimer II
Glaser Weil LLP

DEVELOPMENT TRACK SESSION 2B

Ballot Box Planning in California: Dark-Side Developer Tactic or Constitutionally-Protected Alternative to a CEQA Process Gone Awry?

In California, legislating by initiative is a century-old right. Yet the use of the initiative process for land use decision-making has attracted particularly intense scrutiny. Some believe any attempt around the typical process that allows opponents to extract benefits and have their day in court is a travesty. Development proponents argue that the use of the Constitutionally-protected process gives voters the ultimate decision-making power, and is a sane and publicly-accountable alternative to a broken CEQA process. No Growth initiatives are also proliferating. Learn about the current landscape, including the alphabet soup of Measures A, HH, Y, S, LV and more in this informative panel.

Amy R. Forbes
Gibson, Dunn & Crutcher LLP

Beverly Grossman Palmer
Strumwasser & Woocher, LLP

Steve Sugerman
President
Sugerman Communications Group
Former Deputy Mayor to L.A. Mayor Richard Riordan

2:45 PM – Networking Dessert Break

Misty M. Sanford
Munger, Tolles & Olson LLP

Glenn A. Sonnenberg
Latitude Management Real Estate Investors, Inc.

MODERATOR
Gregg J. Loubier
Alston & Bird LLP

3:00 PM FINANCE TRACK SESSION 3A

Breaking the Bank: Getting the Financing Deal Done with a Non-Bank Lender

Get a 360-degree view of real estate financing with a non-bank lender. Topics will include: 1) regulatory developments and other trends driving the growth of non-bank lenders, 2) finding the right loan for the right project and what borrowers need to know about the differences between bank and non-bank deals, 3) how and why non-bank lenders tackle difficult projects disfavored by bank lenders, 4) typical loan terms, pricing and underwriting requirements and 5) tips on how borrowers and loan closing counsel anticipate issues and successfully navigate loan closings.

John Crump
Director
HFF

Misty M. Sanford
Munger, Tolles & Olson LLP

Glenn A. Sonnenberg
Latitude Management Real Estate Investors, Inc.

MODERATOR
Gregg J. Loubier
Alston & Bird LLP
The Future of the Cannabis Industry in California

With the passage of the Medical Cannabis Regulation and Safety Act in 2015 and the Adult Use of Marijuana Act in 2016, hear legal and industry experts discuss the regulatory framework for legal cannabis production, manufacturing and distribution, and its impact on real estate in California. Learn how seasoned real estate professionals are investing and lending in the cannabis industry, how such businesses may evolve in the coming years and practical considerations for real estate owners and investors looking to reposition assets to benefit from what is predicted to be a multi-billion dollar industry.

Stop Worrying and Love the Machines!

Real estate companies are challenged by the growth of contract data outpacing their ability to organize, analyze, understand and manage their rights, obligations and risks. Evidence of disruption to industry legal practices is emerging with applications of artificial intelligence and machine learning that both threaten incumbents and offer competitive advantage to those who are prepared for the opportunity. Learn how these tools offer real estate business people and lawyers ways to improve risk management, compliance, documentation and due diligence in real estate transactions.

The Evolution of Retail and Transaction Structuring in a Dynamic Retail Environment

Learn about the impact that disruptive technology and millennials have on retail, and the crucial role of a business savvy lawyer in keeping clients ahead of this curve. Every aspect of a retail transaction – equity, debt, capitalization structuring, leasing and more – needs to account for this evolving retail paradigm. Understand what you need to know!

Real Estate Potpourri: Recent Real Estate Developments That Will Impact Your Project and Practice

Get quick hits on a variety of recent developments that may cause you to think a second time about your deal structure and documentation. Topics will include guarantor liability, new lease disclosure requirements, rescuing retail tenants from the impact of a shopping mall bankruptcy, what you need to know about crowdfunding, the impact of potential Tax Code revisions on real estate, threading the development needle in light of recent legislation enactments and the passage of propositions, and lurking economic issues in investor/operator joint ventures and how to avoid conceptual misunderstandings.

CRYSTAL BALL TRACK SESSION 3C

Stop Worrying and Love the Machines!

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CONCURRENT SESSIONS

Kevin M. Ehrhart
Kirkland & Ellis LLP

Matt Lamishaw
Kennerly, Lamishaw & Rossi LLP

John Lee
Executive Vice President, PIMCO

Sandeep Patel
Senior Client Manager, Commercial Real Estate
Bank of America Merrill Lynch

Richard Rizika
Vice Chairman, Retail Services
CBRE, Inc.

MODERATOR
Jim Dillavou
Principal, Paragon Commercial Group

David A. Goldberg
Armbruster Goldsmith & Delvac LLP

Daniel B. Guggenheim
Pircher, Nichols & Meeks

Ann Lawrence
DLA Piper LLP (US)

Feather S. Moy-Welsh
Stroock & Stroock & Lavan LLP

James R. Parks
Managing Director, CBIZ MHM

Sara Priola
General Counsel, PeerStreet

MODERATOR AND PANELIST
Ira J. Waldman
Cox, Castle & Nicholson LLP
planning committee

Phillip G. Nichols
Co-Chair
Pircher, Nichols & Meeks

Glenn A. Sonnenberg
Co-Chair
Presiding Trustee
Lakeview Management
Real Estate Investors, Inc.

Leeanna Izuel
Executive Director
Associate Dean
Continuing Legal Education
USC Gould School of Law

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Allen Matkins Leck Gamble
Mallory & Natsis LLP

John J. Allen
Allen Matkins Leck Gamble
Mallory & Natsis LLP

Keith M. Allen-Niesen
Manatt, Phelps & Phillips, LLP

Loryn D. Arkow
Stroock & Stroock & Lavan LLP

James L. Arnone
Latham & Watkins LLP

David A. Barksdale
Ballard Spahr LLP

Oren Bitan*
Buchalter

W. Randall Boggan
Susan J. Booth
Holland & Knight LLP

Peter J. Breckheimer II
Glaser Weil LLP

Joseph P. Byrne
Best Best & Krieger LLP

Meryl K. Chae
Skadden, Arps, Slate, Meagher & Flom LLP

Alfred M. Clark
Locke Lord LLP

Claire Hervey Collins*
Lewis Brisbois Biggar & Smith LLP

Mona E. Dajani
Baker & McKenzie LLP

Dean E. Dennis
Hill, Farrer & Burrill LLP

Jim Dillavou*
Co-Founder and Principal
Paragon Commercial Group

Kevin M. Ehhart
Kirkland & Ellis LLP

Herman Enayati*
Akerman LLP

George C. Fatheree, III*
Skadden, Arps, Slate, Meagher & Flom LLP

Lewis G. Feldman
Feldman Law Group LLP

Amy R. Forbes*
Gibson, Dunn & Crutcher LLP

Steven K. Fowlkes
President
R.W. Selby & Company, Inc.

James M. Frost*
Co-Founder
Frost/Chaddock Developers, LLC

Eric L. Garner
Best Best & Krieger LLP

Robert Garrett
Garrett & Tully, P.C.

Alexandra S. Glickman
Area Vice Chairman
Managing Director, Practice Leader
Arthur J. Gallagher & Co.

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Executive Director
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Richard K. Green
Director and Chair
USC Lusk Center for Real Estate

Emile Haddad
Chairman and Chief Executive Officer
FivePoint Holdings, LLC

Timi Anyon Hallem
Manatt, Phelps & Phillips, LLP

J. David Hitchcock*
Buchalter

Stanley L. Iezman
Chairman and Chief Executive Officer
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Pircher, Nichols & Meeks

Bridget S. Johnsen*
Sidley Austin LLP

Jeffrey C. Krause
Gibson, Dunn & Crutcher LLP

George Lefcoe*
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Sidley Austin LLP

Gregg J. Loubier*
Alston & Bird LLP

Karla N. MacCary*
Nossaman LLP

Thomas J. Masenga*
Sheppard, Mullin, Richter & Hampton LLP

Michael E. Meyer
DLA Piper LLP (US)

George J. Mihlsten*
Latham & Watkins LLP

O’Malley M. Miller
Munger, Tolles & Olson LLP

Tom Muller
Manatt, Phelps & Phillips, LLP

Robert J. Odson*
Shumener, Odson & Oh LLP

C. Tyler Ohanian
Buchalter

Tomas A. Ortiz
Garrett & Tully, P.C.

Dean C. Pappas
Goodwin

Douglas A. Praw
Holland & Knight LLP

Nick Pysz
CBIZ MHM

Michael W. Rabkin
Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP

Christian L. Redfearn
Associate Professor
Borstein Family Endowed
Professor of Real Estate
USC Sol Price School of Public Policy

D. Eric Remensperger
Proskauer

James M. Rishwain, Jr.*
Pillsbury Winthrop Shaw Pittman LLP

Peter J. Roth*
Allen Matkins Leck Gamble
Mallory & Natsis LLP

Eric V. Rowen*
Greenberg Traurig, LLP

Anita F. Sabine
Manatt, Phelps & Phillips, LLP

Chris K. SAFARIAN
Safarani Choi & Bolstad LLP

Peter Schwartz
General Counsel, US Westfield Corporation

Kevin Shannon*
President, West Coast Capital Markets
Newmark Grubb Knight Frank

Jesse Sharf
Gibson, Dunn & Crutcher LLP

Patricia Sinclair
Senior Advisor
Lincoln Property Company

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Locke Lord LLP

Hushmand Sohaili
Akin Gump Strauss Hauer & Feld LLP

Gregory Thorpe
O’Melveny & Myers LLP

Fernando Villa
Manatt Matkins Leck Gamble
Mallory & Natsis LLP

Ira J. Waldman*
Cox, Castle & Nicholson LLP

Adam B. Weissburg
Forum Director of Publications
and CLE/CalBRE Compliance
Cox, Castle & Nicholson LLP

Pamela L. Westhoff*
Pillsbury Winthrop Shaw Pittman LLP

John W. Whitaker*
DLA Piper LLP (US)

Lynn A. Williams
Vice Chairman
CBRE

Gary York
Ballard Spahr LLP

Marc D. Young
Morrison & Foerster LLP
frequently asked questions

REGISTRATION
Your registration fee includes all Forum sessions, including the breakfast session, the luncheon, networking refreshment breaks, the champagne reception with Latin jazz, mojitos and margaritas, continuing education credit and a download of the Forum Syllabus, which will be distributed electronically before the Forum. **Register early to get a ticket before the Forum sells out!**

AUDIO RECORDINGS AND SYLLABUS
Attending but want to refer back to a session later? Purchase audio recordings at a discount with your registration ticket. See the registration page of this brochure or visit our website at [http://law.usc.edu/cle/realestate](http://law.usc.edu/cle/realestate).

Can’t attend? Purchase audio recordings and the Forum Syllabus. Visit our website at [http://law.usc.edu/cle/realestate](http://law.usc.edu/cle/realestate) for more information or to purchase online.

CHECK-IN AND BADGE PICK-UP
Check-in opens at 7:30 AM with a continental breakfast. Badges will be held at Will Call, located in the foyer on the third floor of the Jonathan Club.

DRESS CODE
The dress code for the Forum is traditional business attire. Jackets and ties for gentlemen are required in several areas of the Club in which the Forum sessions will be held. Most areas of the Club prohibit denim, jeans, T-shirts and athletic shoes; the Club may refuse admittance to those not meeting this dress code.

EXHIBITORS
Visit our website at [http://law.usc.edu/cle/realestate](http://law.usc.edu/cle/realestate) or contact Wendy Wiley Willett at (213) 821-3579 with questions. Exhibitor space is limited, so sign up early!

LOCATION, PARKING AND ACCOMMODATIONS
The 2017 Real Estate Law and Business Forum will be held at:

Jonathan Club
545 South Figueroa Street
Los Angeles, CA 90071
Information: (213) 624-0881

Valet parking will be available at the Club for $12 per vehicle. The Club parking attendants do not accept tips.

There are a limited number of rooms available at the Jonathan Club. To book a room, please contact Wendy Wiley Willett in the USC Gould Continuing Legal Education office at (213) 821-3579.

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continuing education credit

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registration form

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