



## Christopher Hanson



Christopher Hanson, the founder of REMS, is one of the firm's former lawyers with over 45 years' of experience in the real estate industry. He understands 'real estate.' As an attorney he protected brokers when they got sued; or sued them when they screwed up. He has sued insurance carriers when they refused to provide E&O protection; and acted as "panel counsel" for carriers and brokers in defense of E&O claims. Neighbor or boundary disputes, foreclosure prevention or perfection (in the case of 3<sup>rd</sup> party bidders), partition actions, partnership disagreements, road maintenance disputes, fraud, breach of contract claims - all of it has crossed his desk at one time or another.

Mr. Hanson began his real estate career with Western Title Insurance Company, serving for many years as an advisory title officer. In 1978, he received his California real estate license, and two years later, his broker's license. In 1993, Mr. Hanson was awarded the nationally recognized CCIM designation by the Commercial Investment Real Estate Institute. In 1997, Mr. Hanson was admitted to practice law in California and founded Hanson Law Firm.

Mr. Hanson was a renowned trial lawyer – the kind not afraid of (and one who actually enjoyed) being in a courtroom. Tough, tenacious, strategic, and a quick thinker, are just some of the ways HLF's clients described him. He understands the risks inherent in litigation - and counseled against litigation before ever advising engaging in that process. Mr. Hanson is a huge fan of the mediation process, and sees it as a most valuable source for dispute resolution. He also knows that, when the disputing parties are often so far apart, it takes real effort to reach settlement. The effort required, does not scare him one whit.

To give you a sense of his tenacity, we share these few points of interest. At 6, Mr. Hanson taught himself how to ride a 2 wheel bicycle, by propping it up against the wall of his house and riding like hell down the driveway – praying he could make the corner onto the sidewalk and not go flying into the street. At 16, he learned how to SCUBA dive without knowing how to swim. At 32, he rode a motorcycle across the country for ten months, without ever having ridden before. At 34, he enrolled in an evening law school program, and, while working full time, was still the editor in chief of the school's law review - all with only about one year's worth of undergraduate education. Three years later, he started his independent law practice which grew to include 8 additional attorneys and thrived for 20+ years. At 48, he decided boating was his next interest, so crewed on multiple ocean races and deliveries up and down the west coast, Puerto Vallarta to Seattle. At 52, 'Captain' Hanson obtained a US Merchant Marine 100 Ton Master's License. In 2020 he closed HLF and moved to Portugal. In 2023 he and the family returned to California, and he commenced operations at REMS.

Mr. Hanson simply doesn't believe: ***"You can't do that."***

**CHRISTOPHER DN HANSON, JD, CCIM**

REAL ESTATE MEDIATION SERVICE, LLC  
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[CHanson@REMS-US.com](mailto:CHanson@REMS-US.com)  
510-301-2081

**Professional History**

REAL ESTATE MEDIATION SERVICE, LLC (2021-present)  
Founded in 2021, Operational 2023  
Nationwide, online (and limited in-person) mediation services.  
Expert witness / Consultant service for California-based disputes.

HANSON LAW FIRM, PC (1997-2020)  
Founded June 1997 - Closed December 2020  
California, real estate centric (including, but not limited to: contract breach, fraud, misrepresentation, boundary, easement, partition, foreclosure, title insurance, Regulatory enforcement, commercial eviction, specific performance, encroachment, tree, partnership dispute, and business opportunity) litigation and trial representation; as well as occasional commercial (sale-lease) transactional service.  
Risk Management Affiliate Counsel for RE Risk Mgmt, Inc. (2010-2012)  
Certified Continuing Education Provider: Cal. DRE / Cal. State Bar

OMM, INC.  
(Mason Management) (2018-2019)  
Designated Officer - real estate property management company.

KECK, MAHIN & KATE (1993-1997)  
MORRISON & FOERSTER  
Real Estate Dept. (Transactions) Legal Assistant (while attending evening law school).

PACIFIC FINANCIAL COMMERCIAL REAL ESTATE, INC. (1984-1992)  
GALLAGHER & LINDSEY REAL ESTATE, INC  
Commercial real estate brokerage services.

WESTERN TITLE INSURANCE COMPANY (1977-1984)  
Advisory Title Officer

**Licenses & Certifications**

California Department of Real Estate (1978-present)  
California State Bar (1997-present)  
USCG Ship's Master (100 Ton, 2015-present)  
California Department of Boating & Waterways, Yacht Salesman (2015 - present)  
Commercial Investment Real Estate Institute (CCIM Designee) (1993-present)

**Lectures / Seminars / Author**

Frequent lecturer for LORMAN Educational Services and various CAR local association and annual conferences related to risk management and related topics. Certified Continuing Education Seminar Instructor.

Author, best selling book: *War Story Wednesdays, A Trial Lawyer's Tales from the Trenches*

**Lectures / Seminars / Author  
(Detail)**

**Lectures**

Instructor-Panelist for  
Lorman Educational Seminars:

November 2014  
"Basics of Commercial Leases"

October 2011  
Panelist  
Title Examination

October 2007  
Panelist  
Title Examinations

November 2001  
Panelist  
All You Ever Wanted to Know About Foreclosures  
But Were Afraid to Ask  
(Or, Frankly Didn't Care About)

May 2000  
Panelist  
What You Need to Know About Title Insurance

RE EduSpeak Seminar Series  
August 2006  
The Value of Listing Inspections

**Articles - White Papers**

February 2016  
Institute of Real Estate Management  
Panelist  
Drones at Work and Play

October 2011  
Author - Article  
San Francisco Examiner  
"REAL Reform in Small Business Assn Loans for Commercial  
Property Owners

January 2011  
Author - Article  
Commercial Property Management magazine  
"Is There Any Relief in Sight for Commercial RE Borrowers?"

October 2008  
Author - White Paper:  
California Department of Real Estate  
Real Estate Broker - Continuing Education Course

September 2006  
Author - Article  
Broker Agent Magazine  
"The Forest and Its Trees"

July 2006  
Author - Article  
Broker Agent Magazine  
"Ducks Rabbits Chickens"  
(Changing the Meaning of Once Contract Clause to Mean  
Something Else)

May 2006  
Author - Article  
Broker Agent Magazine  
"Misguided MLS Means Mucho Money"  
("Puffing" vs. Misrepresentation)

September 2005  
Author - Article  
Broker Agent Magazine  
"Eminent Domain' is in the Air, Everywhere I Look Around..."

July 2005  
Author - Article  
Broker Agent Magazine  
"Secret Agent Man"  
(Breaches of Fiduciary Duties)

May 2005  
Author - Article  
Broker Agent Magazine  
"Time's Up" (Time is of the Essence Clauses)

September 1999  
Author - White Paper:  
"Tenant Duty to Repair and Maintain in Commercial RE Context"

**Industry Articles / Blogs**

2000-2020  
"Mini Law Review" series - monthly  
War Story Wednesday Blogs - weekly / monthly

## Seminars

California Association of Realtors  
State and Regional Association Meetings  
Panelist

April 2017  
"The Death of Dual Agency"

May 2014  
"Why Plaintiffs' Lawyers Love RE Agents"

January 2013  
"State of the Industry"

May 2012  
"Bad Boys Bad Faith" - Insurance Company's Refusal to  
Defend Claims

July 2011  
"A Day in the Life of a RE Deal - What Could Possibly  
Go Wrong?"

February 2011  
"E&O Claim Tendering Advisory"

January 2011  
"Short Sales & Foreclosures - The Process / The  
Differences"

May 2010  
"When Blood is in the Gutters, Opportunity Abounds"

May 2010  
"On The Rocks" - State of the Industry

March 2010  
"Litigation Defense and Risk Management"

March 2010  
"Short Sales"

Summer 2009  
"State of the Industry - Risk Management"

April 2009  
"Commercial and Residential Loan Workouts in  
California"

August 2007  
"Law of Easements =  
Legal Issues and Practical Considerations in California"

December 2006  
"Corporate Entities and Easements"

## Certified Continuing Education Instructor / Program Originator - CA DRE / State Bar

"Blood in the Gutters Means Money in Your Pockets"  
"E & O Coverage - Get What You Paid For"  
"Fundamentals of RE Closings"  
"REO Listings"  
"Risk Management - Best Practices"

"Short Sales"  
"New Laws"  
"7 Deadly Risks of REOs"  
"Commercial Property Financing - Or Not"  
"War Story Wednesdays"  
"Learn at Lunch"

## Committee Member

California Department of Real Estate  
Broker Examination Evaluation Committee  
(2005, 2008)

## Books

October 2014  
Author  
**"War Story Wednesdays - A Trial Lawyer's Tales from the Trenches"**  
( #1 Best Seller - Amazon )