

## **ANNE NELSON LANPHAR**

1102 N Niguel Canyon Way, Brea, CA 92821 (H)

5 First American Way, Santa Ana, CA 92707 (B)

[alanphar@firstam.com](mailto:alanphar@firstam.com)

(714) 357-6971 (Cell) (714) 250-1453 (Business)

### **EDUCATION:**

**Hastings College of Law, University of California,**

J.D., 1977 (Graduated in top 25% of class)

**California State University, Fullerton,**

Bachelor of Arts in Business Administration

(Accounting and Finance), 1974

National Accounting Honor Society (Beta Alpha Psi)

**AV Rated for 25+ years.**

### **EMPLOYMENT:**

**FIRST AMERICAN TITLE INSURANCE COMPANY** (February 2012 to Present)

*Vice President, Senior Operations Counsel - Special Projects; OFAC Compliance Officer*

Oversight for special projects including Unauthorized Practice of Law for title operations; OFAC compliance program

**FIRST AMERICAN HOME BUYERS PROTECTION CORPORATION** (May 2010 to February 2012)

*Secretary & Divisional General Counsel*

FAHBP sells home warranties to consumers in over 40 states. Responsible for general legal oversight including drafting contracts with vendors, reviewing content of new products, monitoring legislation, oversight and directing litigation, interaction with operations for compliance with applicable laws (RESPA, UDAP, UDAAP, CAN-SPAM, consumer finance, state licensing laws, etc.), maintaining corporate records.

**FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC.** (August 2006 to February 2012)

*Vice President & Divisional General Counsel*

Responsible for legal oversight of operations including drafting contracts, reviewing new products, advising on legislative changes and impact on operations, oversight of litigation, & maintaining corporate records.

**Division businesses:** licensed fund control escrow company), natural hazard disclosure and environmental disclosures, electronic appraisals, surveys, escrow software, escrow related services such as trust accounting, bank reconciliations, escheating, 1099 reporting, etc.

**FIRST AMERICAN TITLE INSURANCE COMPANY** (August 2006 to February 2009)

*Vice President & Settlement Services Senior Counsel*

Advised escrow/settlement services in the United States. Assist in developing streamlined processes and development of new services. Worked with California Association of REALTORS® (CAR) and other industry groups regarding joint escrow instructions. Oversight of operational implementation of Gramm Leach Bliley act and the USA PATRIOT Act and related requirements (SND search mandates, cash reporting, and SARs).

**FIRST AMERICAN TITLE INSURANCE COMPANY** (February 1997 to August 2006)

*Vice President - Associate Senior Underwriter*

Responsible for making high-risk decisions and resolving unique/complex title issues for transactions in the United States. Assisted in developing new products including the International Title Policy, the Eagle9 (UCC) Title Insurance Policy and the EaglePLUS (Property Disclosure Title Product). Counsel for the California escrow operations. Member, CLTA Forms & Practices Committee and Education Committee. Worked with California Association of REALTORS® (CAR) to revised standard form purchase agreement and related forms. Legal Counsel for National Facilities Group overseeing documentation for facilities (acquisitions & leasing) (1 year).

## **LAW FIRM OF RUTAN & TUCKER ( 1979 to 1997)**

*Real Estate Partner (1984 to 1997)*

**FINANCING:** extensive experience with real property secured transactions with emphasis on lender representation for major construction loans, permanent loans, leasehold financing, warehousing lines, commercial loans, workouts and restructures, foreclosures and deeds-in-lieu of foreclosure.

**PURCHASE/SALE AGREEMENTS:** numerous transactions involving purchase and sale of improved and unimproved real estate, and option agreements.

**LEASING:** prepared and negotiated ground leases as well as commercial, office and retail leases.

**ENTITY FORMATION:** negotiated and drafted entity formation documents.

**PUBLIC LAW:** represented public agencies (municipal governments, redevelopment agencies, and school districts) with emphasis on negotiating & drafting documents for real estate transactions. Wrote successful amicus curiae brief for members of the League of Cities in the 1995 landmark California Supreme Court case of Citizens for Covenant Compliance v. Anderson

**GENERAL BUSINESS TRANSACTIONS:** advised business clients with emphasis on negotiating and drafting contracts and leases, reviewing corporate formation documents, drafting corporate resolutions, advising on dispute resolution, and monitoring litigation. Also provided general legal advice to trustee and beneficiaries of \$50M+ trust involving disputing family factions. Made court appearances, drafted responsive pleadings, negotiated and drafted settlement agreement of major lawsuit which included trust bifurcation agreement.

**BROWN & REED, Pasadena, California**

Summer Associate (1976); Associate (1977 - 1979)

General practice with emphasis in estate planning, conservatorships, probate, and litigation.

## **BAR MEMBERSHIPS AND PROFESSIONAL ASSOCIATIONS:**

State Bar of California; Orange County Bar Association; American Bar Association; California Redevelopment Association; CLTA - Forms & Practices Committee & Education Committee.

## **PUBLICATIONS/TEACHING:**

Lecturer, "*Fundamentals of Real Property*" and "*Real Property Residential and Commercial Leases, Development and Construction*" (C.E.B, 1982-1990); Lecturer, "*Title Insurance: The Lender, the Coverage & the Exotic*" (O.C.B.A. 1995). Lecturer, "*Title Insurance Mastering Critical Issues Facing the Buyer, Seller and Lender*" (PLI 1998); numerous CLE and PLI real estate seminars (1997 – 2011); Co-Lecturer with California Association of REALTORS® (2000 - 2012)

## **COMMUNITY ACTIVITIES AND OTHER AFFILIATIONS:**

### **CATHOLIC DETENTION MINISTRY – ORANGE COUNTY JUVENILE HALL**

Conduct Communion Services, Bible Study and Sacramental Preparation; 2006 - present

### **ST. THOMAS MORE SOCIETY (Association of Catholic Lawyers) co-founder;**

Board of Directors – 1996 to present; Secretary & Executive Committee – 1996 to 2005

Editor of Ad Veritatem (monthly newsletter) – 1996 to 2010; Recipient of 2001 St. Thomas More Award

### **BOY SCOUTS OF AMERICA, ORANGE COUNTY COUNCIL (20+ years)**

Vice President of Field Operations - 2 years; Vice President of Program - 3 years

Board of Directors – 19 years; Executive Committee - 5 years

Numerous positions (unit & district levels) - Numerous awards (Award of Merit, Silver Beaver & Honor Medal)

### **GOODWILL INDUSTRIES OF ORANGE COUNTY, INC.**

Board of Directors (10 years) Chairman of the Board: 1995-6; Vice Chairman: 1993-4; Secretary: 1991-2

### **CONSTITUTIONAL RIGHTS FOUNDATION OF ORANGE COUNTY**

Mock Trial Competition - Judge 1986; Advisor 1991, 1993

### **MASTER & TEAM LEADER - WARREN J FERGUSON AMERICAN INN OF COURT**

(Chapman University School of Law) – 2000-02