



SERVIAM^{by} WRIGHT^{LLP}
Attorneys at Law

Municipal Law and Code Enforcement Attorneys

**STATEMENT OF QUALIFICATIONS IN RESPONSE TO
REQUEST FOR QUALIFICATIONS
ON-CALL HEARING OFFICER SERVICES**

Submitted To:

City of Fortuna

Community Development Department
Katey Schmidt, Senior Planner
621 11th Street, Fortuna, CA 95540
kschmidt@ci.fortuna.ca.us

Submitted By:

SERVIAM^{BY} WRIGHT^{LLP}

3 Corporate Park, Ste 100, Irvine, CA 92606

Phone: (949) 385-6431 | Email: Mijic@Serviam.Law

Contact: Izabela Mijic, *Chief Marketing Officer*

Submission Due Date:

July 9, 2026

Proposal Valid Through:

January 5, 2027 (180 days)



This Statement of Qualifications is submitted in strict confidence and contains proprietary information.

July 6, 2026

Katey Schmidt, Senior Planner
City of Fortuna—Community Development Department
621 11th Street, Fortuna, California 95540

Re: Request for Qualifications—On-Call Hearing Officer Services

Dear Ms. Schmidt and Members of the Selection Committee,

SERVIAM BY WRIGHT LLP (“SERVIAM”) is pleased to submit this Statement of Qualifications in response to the City of Fortuna’s Request for Qualifications for On-Call Hearing Officer Services. We are a California law firm with a practice devoted exclusively to public agency representation, municipal administrative law, code enforcement adjudication, and quasi-judicial proceedings. Our attorneys have presided over more than 1,000 administrative hearings for cities, counties, and public agencies throughout California, and bring direct, hands-on experience with every category of matter the City has identified for this engagement.

We understand that the City of Fortuna seeks experienced, impartial, on-call hearing officers to conduct administrative and quasi-judicial proceedings—including code enforcement hearings, administrative citation appeals, nuisance abatement and neighborhood preservation matters, abandoned vehicle abatement, noisy-dog determinations, and mobile home space rent stabilization proceedings—and to prepare clear, legally defensible written findings in accordance with the Fortuna Municipal Code, applicable state law, and due process requirements. SERVIAM has the capacity, subject-matter depth, and neutrality to serve as a dependable on-call hearing officer partner for the City on a rotational, as-needed basis.

We offer the City the following key advantages:

- Every proposed hearing officer is an active member in good standing of the State Bar of California with substantial administrative-hearing experience.
- Direct experience adjudicating mobile home and residential rent stabilization, tenant protection, and relocation matters—directly responsive to Fortuna Municipal Code Chapter 11.02.
- Demonstrated ability to issue well-reasoned written decisions within required timelines and in a format suitable for City use and judicial review.
- Full proficiency with in-person, video, and hybrid hearing formats, which allows us to serve Humboldt County efficiently and minimize travel cost to the City.
- A single, fixed hourly rate across all hearing types and all attorney levels, with no hidden charges.

We have reviewed this RFQ in its entirety, including the Scope of Work, Minimum Qualifications, the sample Professional Services Agreement, and the Insurance Requirements (Attachment C). SERVIAM takes no exceptions to the sample Agreement and is prepared to execute the City’s standard form, subject only to the insurance confirmation noted in Section 6.

The authorized contact for this submission is Izabela Mijic, Chief Marketing Officer, (949) 385-6431, Mijic@Serviam.Law. Curtis Wright, Managing Partner, is authorized to bind the firm and to execute any resulting agreement. This Statement of Qualifications is valid for 180 days from the submission deadline (through January 5, 2027).

We are committed to delivering impartial, efficient, and legally sound hearing services that protect the due process rights of all parties while supporting the City's enforcement and regulatory programs. We welcome the opportunity to serve the City of Fortuna.

Sincerely,

A handwritten signature in blue ink, reading "Izabela Mijic", written over a horizontal line.

Izabela Mijic
Chief Marketing Officer
SERVIAM BY WRIGHT LLP

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SECTION 1—CONSULTANT INFORMATION, QUALIFICATIONS AND EXPERIENCE

1.1 Organizational Information

Legal Name	SERVIAM BY WRIGHT LLP
Office Address	3 Corporate Park, Suite 100, Irvine, CA 92606
Telephone	(949) 385-6431
Authorized Contact	Izabela Mijic, Chief Marketing Officer, Mijic@Serviam.Law
Signatory Authorized to Bind	Curtis Wright, Managing Partner (SBN 273323)
Type of Entity	California limited liability partnership (private)
State of Organization	California
Proposal Validity	180 days from the submission deadline (through January 5, 2027)

SERVIAM will serve as the sole contracting entity. All hearing officer services will be performed directly by SERVIAM’s licensed attorneys. No joint venture, association, or subcontracting arrangement applies to this submission.

1.2 Firm Overview

SERVIAM is a California law firm focused exclusively on public agency representation, administrative law, and municipal enforcement. Our name—SERVIAM, Latin for “I will serve”—reflects our commitment to public service and institutional integrity. Our attorneys routinely operate at the intersection of due process, code enforcement, and quasi-judicial decision-making, which uniquely qualifies us to serve as impartial adjudicators.

SERVIAM attorneys have conducted more than 1,000 administrative hearings on behalf of public agencies across California, spanning municipal code violations, nuisance abatement, administrative citations, abandoned-vehicle abatement, parking and animal matters, permit and license proceedings, and—directly relevant here—mobile home and residential rent stabilization, tenant protection, and relocation matters. We are intimately familiar with the administrative hearing framework under California Government Code section 53069.4 and related authorities, and with the due process standards that govern administrative adjudication.

1.3 Compliance with Minimum Qualifications (RFQ Section 10)

Each proposed hearing officer meets or exceeds every minimum qualification set forth in the RFQ:

Substantial experience in administrative hearings / municipal code enforcement	All proposed officers are California attorneys with extensive administrative-hearing and code-enforcement adjudication experience and demonstrated familiarity with applicable ordinances, regulatory frameworks, due process, and enforcement procedures.
Not employed by the City of Fortuna	No proposed officer is, or has been, employed by the City of Fortuna.

Able to conduct hearings virtually and/or in Fortuna	SERVIAM conducts in-person, video, and hybrid hearings and will appear at City Hall or another Fortuna location, or virtually, as the City directs.
Experience in public agency law; knowledge of administrative hearings	SERVIAM’s practice is devoted entirely to public agency law, with deep working knowledge of administrative hearing procedure.
Meets “hearing officer” definition in Code section 11.02.010	Confirmed—see the Conflict of Interest Statement (Section 4): no financial interest in mobile homes, mobile home spaces, or mobile home parks; no representation of park owners in rent-setting, closure, or conversion disputes within the last five years; and no representation in park owner–resident disputes within the last five years.

1.4 Areas of Expertise Relevant to This RFQ

SERVIAM’s core practice corresponds directly to the Fortuna Municipal Code chapters identified in the RFQ and to the matters the City expects to assign:

Administrative Citations (FMC Chapter 1.09)

We regularly preside over administrative citation appeals arising from a broad range of municipal violations, evaluating officer testimony, photographs, and inspection records, and issuing concise written decisions supported by code findings.

Neighborhood Preservation & Nuisance Abatement (FMC Chapter 8.16)

Our hearing officers have conducted numerous nuisance abatement and property-maintenance hearings—including overgrown vegetation, substandard conditions, accumulation, and repeat violations—and issue detailed abatement orders with clear findings, compliance timelines, and cost-recovery provisions where applicable.

Abandoned & Inoperative Vehicles (FMC Chapter 8.24)

We are experienced in abandoned-vehicle abatement proceedings under the Vehicle Code framework and local ordinance, including ownership and notice issues, evidentiary review, and removal and cost determinations.

Restrictions on Noisy Dogs (FMC Chapter 6.4)

Our attorneys have adjudicated animal-related and nuisance-noise matters, weighing competing testimony and documentary evidence and issuing fair, well-supported determinations.

Mobile Home Space Rent Stabilization (FMC Chapter 11.02)

This is a core strength. SERVIAM attorneys currently serve as hearing officers for mobile home park and residential rent stabilization, tenant protection, and relocation programs—including for the City of Oxnard’s mobile home park rent stabilization program. Our officers are experienced in evaluating financial and programmatic evidence (operating expenses, capital improvements, fair-return and maintenance-of-net-operating-income analyses), applying ordinance-specific standards, and issuing findings responsive to the requirements of the applicable program. Each proposed officer satisfies the independence requirements of Code section 11.02.010.

1.5 Key Personnel—Proposed Hearing Officer Pool

SERVIAM proposes the following pool of hearing officers, each an active member in good standing of the State Bar of California. **Andrew Cristea** will serve as the City’s primary hearing officer and principal point of contact for scheduling, conflict checks, and invoicing. The balance of the roster provides depth for rotation, concurrent assignments, and conflict substitutions. No subcontractors will be used.

Attorney	Role	State Bar No. / Admitted	Status
Andrew Cristea	Attorney & Primary Hearing Officer; principal client contact	342206 / 2021	Active
Curtis Wright	Managing Partner & Senior Hearing Officer	273323 / 2010	Active
Brian Chu	Of Counsel & Senior Hearing Officer	161900 / 1992	Active
Kayla Watson	Partner & Hearing Officer	286423 / 2012	Active
Rene Farjeat	Partner & Hearing Officer	301188 / 2014	Active
David Demurjian	Senior Of Counsel & Hearing Officer	237742 / 2005	Active
David Lee	Attorney & Hearing Officer	356074 / 2024	Active
Mayya Magay	Attorney & Hearing Officer	362189 / 2025	Active
Andrew Abrams	Attorney & Hearing Officer	368086 / 2026	Active

Full curricula vitae for each proposed hearing officer are provided in Exhibit A. SERVIAM reserves the right to add qualified attorneys to the pool subject to prior written notice to the City.

1.6 Current Agency Engagements (Representative)

Agency	Services Provided	Frequency
County of San Diego	Hearing officer services for code enforcement	As needed
City of Oxnard	Hearing officer services for rent stabilization, tenant protection, and mobile home park rent stabilization	As needed
City of Santa Ana	Hearing officer services for rent stabilization and code enforcement	As needed
Fresno Housing	Hearing officer services for Housing Choice Voucher hearings	As needed

1.7 Professional References

The following three references reflect recent and ongoing engagements involving administrative hearing needs similar to those of the City of Fortuna. We welcome the City to contact any reference listed below.

Reference 1—Christian Lopez, Housing Department — Administrative Services

City of Oxnard

Phone: (805) 385-8041 | Email: rent.stabilization@oxnard.org

Contract Period: Current

Services Provided: Hearing officer services for rent stabilization, tenant protection, and mobile home park rent stabilization

Reference 2—Michael Pittman, Land Use & Environmental Planner

County of San Diego

Phone: (619) 433-7030 | Email: Michael.pittman@sdcounty.ca.gov

Contract Period: 2023–2025

Services Provided: Hearing officer services for code enforcement

Reference 3—Marc Flores, Management Analyst — Rent Stabilization Division

City of Santa Ana

Phone: (714) 565-2635 | Email: mflores15@santa-ana.org

Contract Period: Current

Services Provided: Hearing officer services for rent stabilization and code enforcement

1.8 Debarment Disclosure

Neither SERVIAM, any officer of the firm, nor any employee with a proprietary interest has ever been debarred, disqualified, or otherwise prevented from contracting with any federal, state, or local governmental entity.

SECTION 2—SCOPE OF WORK AND SERVICES

2.1 Confirmation of Ability to Perform All Services

SERVIAM confirms that it can perform all services described in the RFQ Scope of Work (Section 9), without exception. Our hearing officers are available on an as-needed, on-call, rotational basis and will provide hearing management, evidentiary review, decision-writing, and related administrative adjudication services for in-person, virtual, or hybrid hearings as the City designates. The narrative below tracks the four tasks set forth in the RFQ.

2.2 Task 1—Assessment and Case Review

Upon assignment, the hearing officer reviews the complete case record—including staff and enforcement reports, citation and violation history, inspection records and photographs, the applicable Fortuna Municipal Code provisions and procedural rules, and any evidence submitted by the responding party. Before accepting the matter, the officer performs a conflict check and identifies any threshold procedural issues, jurisdictional questions, notice deficiencies, or other concerns that may affect the integrity of the hearing, and communicates them to City staff promptly.

2.3 Task 2—Hearing Preparation and Conduct

Each hearing is conducted in a fair, orderly, and impartial manner consistent with the Fortuna Municipal Code, applicable state law, and due process. The hearing officer will:

- Open the hearing, state the record, and confirm jurisdiction and proper notice;
- Explain the process to all parties in clear, accessible language;
- Administer oaths and affirmations where appropriate;
- Receive and consider all relevant testimony and documentary evidence from City staff, the responding party, and witnesses;
- Rule promptly on evidentiary and procedural objections with brief explanations;
- Afford each party a full and fair opportunity to present testimony, evidence, and argument;
- Coordinate language interpretation or accessibility accommodations as required; and
- Maintain an orderly, professional, and impartial proceeding throughout, coordinating with City staff on scheduling, format, noticing, and records as needed.

2.4 Task 3—Written Findings and Final Determinations

Following each hearing, the assigned officer prepares a clear, timely written decision that (1) summarizes the proceedings; (2) sets out findings of fact based on the evidence; (3) identifies the applicable standards and states conclusions of law citing the relevant Fortuna Municipal Code sections, state statutes, and constitutional authority; and (4) renders a final determination with any orders, conditions, compliance timelines, or penalty or cost provisions. Decisions are written in a format suitable for City use and, where applicable, judicial review, and are delivered in Microsoft Word and/or PDF. Absent a shorter deadline set by ordinance, SERVIAM commits to issuing written decisions within fifteen (15) business days of the close of the hearing, and will communicate promptly if any extension is warranted.

2.5 Task 4—Housing-Related or Specialized Hearings

For housing-related matters—including mobile home space rent stabilization under FMC Chapter 11.02, tenant protection, and relocation—the hearing officer evaluates financial and programmatic evidence, applies ordinance-specific standards (including fair-return and maintenance-of-net-operating-income principles where applicable), and issues findings responsive to the requirements of the City’s program. Serviam’s current rent stabilization and mobile home park engagements give our officers practical command of the evidence, expert submissions, and standards these matters require. Each proposed officer satisfies the conflict restrictions of Code section 11.02.010, as confirmed in Section 4.

2.6 Independence and Impartiality

Every SERVIAM hearing officer acts as a neutral adjudicator, completely independent of City enforcement staff. Our officers do not consult with code enforcement officers, the City Attorney, or other City personnel regarding the merits of any pending matter, and maintain strict separation between the adjudicative role and the City’s enforcement role. We adhere to all applicable ethics, disclosure, and conflict-of-interest requirements and to the California Canons of Judicial Conduct, consistent with the RFQ and the sample Agreement.

2.7 Technology and Remote Hearing Capability

SERVIAM’s attorneys routinely conduct hearings via Zoom, Microsoft Teams, and other platforms, including administering oaths remotely, admitting electronic exhibits, managing multi-party sessions, and maintaining a proper administrative record in a remote environment. We provide our own computers and technology for remote proceedings and electronic evidence review and require no City resources beyond case-file access and any City-provided recording equipment. Because Fortuna is located in Humboldt County, our video and hybrid capability allows us to serve the City promptly and without travel cost for most matters.

2.8 Assumptions

This Scope is offered on the following assumptions, each of which SERVIAM will confirm with City staff at the outset of the engagement:

- Hearings are assigned on an as-needed, rotational basis; there is no predetermined hearing schedule, and SERVIAM will remain on call.
- The City will coordinate scheduling, format (in-person, virtual, or hybrid), location, and public noticing, with at least ten (10) days’ public notice generally provided before a hearing.
- The City will transmit the complete case file and applicable ordinance and procedural materials sufficiently in advance to permit thorough review.
- Written decisions are due within the earlier of any deadline set by ordinance or fifteen (15) business days of the close of hearing, in a City-approved format.
- The City will provide, at no charge, a hearing room, use of copying equipment, and necessary clerical support, as stated in RFQ Section 11.

SECTION 3 — SCHEDULE OF WORK AND AVAILABILITY

3.1 General Availability

SERVIAM is available to provide on-call hearing officer services on an as-needed basis, including on relatively short notice. We maintain a roster of five qualified hearing officers, which provides the depth to accept rotational assignments, handle concurrent matters, and substitute promptly where a conflict arises. SERVIAM is ready to begin accepting assignments upon execution of the Agreement and consistent with the City’s August 1, 2026 on-call commencement target—no ramp-up period is required.

3.2 Response and Confirmation Times

- Assignment acknowledgment: within one (1) business day of a hearing request.
- Conflict check and hearing-officer confirmation: within two (2) to three (3) business days of a request, subject to scheduling availability; shorter-notice and urgent matters can often be accommodated.
- Hearing scheduling: coordinated with City staff to align with the City’s noticing timeline (generally at least ten (10) days’ public notice).
- Written decision: issued within the earlier of any ordinance deadline or fifteen (15) business days following the close of the hearing.

3.3 Implementation Timeline

Timeframe	Activity
Award – Week 1	Execute Agreement; introduce the SERVIAM team; confirm scheduling protocols, preferred hearing formats, and communication channels with Community Development staff.
Weeks 1–2	Review applicable Fortuna Municipal Code chapters (1.09, 6.4, 8.16, 8.24, 11.02), adopted administrative procedures, hearing rules, and decision-format preferences; provide certificates of insurance and endorsements.
By August 1, 2026	Commence on-call services; begin accepting assigned hearings on a rotational basis; establish monthly invoicing cadence.
Ongoing	Conduct hearings per City scheduling; deliver written decisions within required timelines; perform conflict checks on every new matter; maintain insurance coverage in force throughout the term.

SECTION 4—CONFLICT OF INTEREST STATEMENT

4.1 Disclosure

SERVIAM has performed a preliminary conflict check with respect to providing hearing officer services to the City of Fortuna. Based on that review, SERVIAM has no known financial, business, or other relationship with the City of Fortuna, and no proposed hearing officer has any relative employed by the City, that would affect impartial service or create a conflict of interest. SERVIAM represents public agencies; it does not represent private parties in matters adverse to the City of Fortuna.

4.2 Applicable Conflict-of-Interest Laws and Judicial Canons

SERVIAM and its hearing officers will comply with all applicable conflict-of-interest authorities, including the Political Reform Act of 1974 (Gov. Code section 81000 et seq.), Government Code section 1090 et seq., the common law conflict-of-interest doctrine under California law, and the City of Fortuna Conflict of Interest Code. In addition, each hearing officer will comply with the California Canons of Judicial Conduct in the conduct of hearings and decision-making.

4.3 Code Section 11.02.010 — Mobile Home Hearing Officer Qualification

Each proposed hearing officer satisfies the definition of “hearing officer” in Fortuna Municipal Code section 11.02.010. Specifically, each proposed officer:

- Has no financial interest in mobile homes, mobile home spaces, or mobile home parks;
- Has not represented mobile home park owners in disputes involving mobile home rent setting, park closings, or park conversions within the last five (5) years; and
- Has not provided representation in disputes between park owners and park residents within the last five (5) years.

4.4 Per-Matter Conflict Checks

Prior to undertaking any individual matter, the assigned hearing officer conducts a full conflict check as to the relevant City department or program, the party or parties subject to the hearing, and all known witnesses and material persons. Any actual, apparent, or potential conflict will be promptly disclosed to the City, and a substitute hearing officer from our roster will be designated without delay.

SECTION 5—RATE SCHEDULE AND COST PROPOSAL

SERVIAM bills in one-tenth of an hour (0.10) increments rather than quarter-hour increments. The rates below constitute SERVIAM's complete and binding fee schedule for all hearing officer services provided to the City of Fortuna. A single, uniform rate applies across all hearing types and all attorney levels. No additional charges will be billed to the City beyond those set forth here, except as expressly noted.

5.1 Hearing and Preparation Rates

Service Category	Billing Unit	Rate	Minimum
Case review, hearing preparation, coordination, and rendering of written decision	Per 0.10 hour	\$273.00/hr	None
Hearing conduct (in-person, virtual, or hybrid)	Per 0.10 hour	\$273.00/hr	None
Daily minimum where in-person travel to Fortuna is required	Per day	\$273.00/hr	4 hours
Daily minimum (virtual / online hearings)	Per 0.10 hour	\$273.00/hr	None

5.2 Uniform Rate by Hearing Type

Hearing Type	Hourly Rate	0.10-Hour Rate
Administrative citation appeals (FMC Ch. 1.09)	\$273.00	\$45.50
Neighborhood preservation & nuisance abatement (FMC Ch. 8.16)	\$273.00	\$45.50
Abandoned / inoperative vehicle abatement (FMC Ch. 8.24)	\$273.00	\$45.50
Noisy-dog and animal-related determinations (FMC Ch. 6.4)	\$273.00	\$45.50
Mobile home space rent stabilization (FMC Ch. 11.02)	\$273.00	\$45.50
Other administrative appeals & housing-related matters	\$273.00	\$45.50

5.3 No-Show and Cancellation

Category	Policy / Rate
No-show by responding party / contestant	No charge (preparation time only if actually incurred, at \$273.00/hr)
Cancellation—any notice period	No charge (preparation time only if actually incurred, at \$273.00/hr)
Advance notice requested to avoid charge	3 business days preferred for in-person; 0 days for virtual hearings

5.4 Ancillary and Travel Costs

Item	Rate
Foreign-language interpreter (if applicable)	Actual cost, passed through at invoice with no markup
Court reporter / transcription (if requested)	Actual certified court-reporter cost with no markup
Travel—mileage (in-person hearings only)	IRS standard mileage rate in effect at time of travel
Travel time, portal-to-portal (in-person only)	\$273.00/hr in 0.10-hour increments, for travel beyond ordinary commute
Hotel per diem (if overnight stay required)	At cost
Meal reimbursement	None
Taxes	As applicable by law

Note: SERVIAM's principal office is in Irvine, California. To minimize cost to the City, Serviam will prioritize virtual and hybrid hearings wherever the City permits and, when in-person travel to Fortuna is required, will coordinate hearing dates to cluster assignments and reduce total travel.

5.5 Term for Which Rates Apply

The rates set forth above are firm and fixed for the full initial contract term proposed in Section 6 (three years), with no escalation during that period. SERVIAM will hold these rates through any negotiated initial term and will not seek an adjustment except by mutual written agreement at renewal.

5.6 Independent Contractor and City-Provided Facilities

SERVIAM acknowledges that the hearing officer serves as an independent contractor, receives no employee benefits or workers' compensation coverage from the City, and is subject to no City withholdings. SERVIAM further acknowledges that the City will provide, without charge, a hearing room, use of copying equipment, and necessary clerical support, and that all other business needs—including equipment for remote hearings—are at SERVIAM's expense.

SECTION 6—CONTRACT REQUIREMENTS, INSURANCE, AND PROPOSED TERM

6.1 Proposed Term

SERVIAM proposes an initial term of three (3) years commencing on or about August 1, 2026, with the option for the City to extend by mutual agreement for additional one-year periods. SERVIAM understands that the term will be negotiated after award, that the selected applicant will receive all assigned hearings (or all in rotation) during the term, and that early termination will be for cause only and not for substantive disagreement with the hearing officer's decision-making, consistent with the RFQ and the sample Agreement.

6.2 Contract Exceptions

SERVIAM has reviewed the sample Professional Services Agreement (Appendix C) and the Insurance Requirements (Attachment C) in their entirety. SERVIAM takes no exceptions to the sample Agreement and is prepared to sign the City's standard form.

6.3 Insurance Compliance

SERVIAM currently maintains insurance that meets or exceeds the required coverages, and will furnish certificates of insurance and all required endorsements—including additional-insured, primary-and-noncontributory, and waiver-of-subrogation endorsements (except as to workers' compensation)—prior to commencement of services. All insurers are admitted or otherwise acceptable carriers with an A.M. Best rating of A:VII or better.

Coverage	Fortuna Required Limit	SERVIAM Coverage
Commercial General Liability	\$1M per occurrence	\$2M per occ. / \$4M agg. ✓
Automobile Liability	\$1M per accident	\$2M CSL ✓
Workers' Compensation / Employer's Liability	Statutory / \$1M EL	Statutory / \$1M ✓
Professional Liability (E&O)	\$2M per claim / \$2M agg.	\$3M per claim / \$3M agg. ✓
Cyber Liability / Technology E&O	\$1M per claim	\$2M per claim / \$2M agg. ✓

6.4 Independent Contractor and Records

SERVIAM will perform as an independent contractor, will maintain complete records of services, invoices, and case files for the period required by the Agreement (including the four-year audit period), and will keep all non-public information confidential consistent with the Agreement and the California Public Records Act. SERVIAM will submit detailed monthly invoices identifying, for each matter, the services provided, the individual providing them, the dates and time incurred, the basis for the amount due, and any allowable reimbursable expenses.

WHY SERVIAM FOR THE CITY OF FORTUNA

Fortuna’s on-call hearing officer needs span code enforcement, administrative citations, neighborhood preservation and nuisance abatement, abandoned vehicles, noisy-dog determinations, and mobile home space rent stabilization. The City needs a single, dependable partner with genuine depth across all of these areas, the neutrality to deliver legally defensible decisions, and the flexibility to serve a Humboldt County community efficiently. SERVIAM offers exactly that.

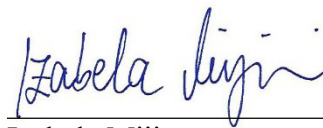
Differentiator	What It Means for the City of Fortuna
100% Public Agency Practice	Our entire practice is devoted to public agency law—no private-client conflicts, no competing loyalties, and full alignment with the City’s interest in impartial adjudication.
1,000+ Hearings Statewide	Our attorneys have presided over more than a thousand administrative proceedings across California, at the scale and complexity the City requires.
Rent Stabilization Depth	Active mobile home and residential rent stabilization hearing-officer engagements (Oxnard, Santa Ana) make us immediately ready for FMC Chapter 11.02 matters.
Full-Spectrum Coverage	One contractor for every hearing type in this RFQ, with a nine-attorney roster for rotation, concurrency, and conflict substitution.
Virtual / Hybrid Ready	Proficiency with remote and hybrid hearings lets us serve Fortuna promptly and without travel cost for most matters.
Fixed, Transparent Pricing	A single \$273/hour rate across all hearing types and attorney levels, billed in 0.10-hour increments, with ancillary costs passed through at actual cost.
Impartiality and Independence	Our officers serve purely as neutral adjudicators—no enforcement role and no agency-client relationship in the matters they decide.

CERTIFICATION STATEMENT

The undersigned, on behalf of SERVIAM, certifies that:

- The information contained in this Statement of Qualifications is true, accurate, and complete to the best of the undersigned's knowledge;
- SERVIAM has reviewed the Request for Qualifications, the sample Professional Services Agreement, and the Insurance Requirements, and takes no exceptions except as expressly noted in Section 6;
- Each proposed hearing officer meets the minimum qualifications set forth in Section 10 of the RFQ, including the hearing officer definition in Code section 11.02.010;
- SERVIAM has no known conflict of interest with the City of Fortuna and will comply with all applicable conflict-of-interest laws and the California Canons of Judicial Conduct;
- This Statement of Qualifications is valid for 180 days from the submission deadline; and
- The undersigned signatory is authorized to make this certification and to bind the firm.

Sincerely,



Izabela Mijic
Chief Marketing Officer
SERVIAM BY WRIGHT LLP



EXHIBIT A—TEAM RESUMES

Curricula vitae for the proposed hearing officers follow. Each includes State Bar membership, education, and professional experience. Additional resumes and State Bar certificates of standing are available upon request.

ANDREW P. CRISTEA

California Bar Number 342206

949-208-5494 | Cristea@Serviam.Law

3 Corporate Park, Suite 100, Irvine, California 92606

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 342206) (2021)
- LOS ANGELES COUNTY BAR ASSOCIATION

EDUCATION

- **JURIS DOCTOR**, CHAPMAN UNIVERSITY DALE E. FOWLER SCHOOL OF LAW, ORANGE, CALIFORNIA (2020)
Honors: Merit Scholarship
- **BACHELOR OF SCIENCE**, CALIFORNIA STATE UNIVERSITY, EAST BAY, HAYWARD, CALIFORNIA (2014)
Honors: Dean's List (Fall 2012 – Spring 2012)
Honor Roll (Fall 2010 - Spring 2014)
State University Award Recipient (Fall 2012 - Spring 2014)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Attorney

2025-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer for parking citation, vehicle impound, rent stabilization, tenant protection, and many other ordinance matters.

LAW OFFICES OF CULLINS & GRANDY LLP

Laguna Hills, California

Associate Attorney

2021-2024

- Drafted motion for summary judgment, motion for more definite statement, and motion to compel
- Responded to pleadings, demands, and discovery related to personal injury litigation
- Reviewed insurance claims, medical records, and employment records to identify evidence in support of legal arguments to determine whether there was enough evidence to proceed with settlement
- Participated in initial client meetings and client depositions
- Prepared case files for depositions by drafting relevant questions to focus on, including defendant's liability, injuries, symptoms experienced, and past medical history
- Researched relevant California case law regarding issues such as discovery and attorney-client privilege
- Analyzed insurance coverage to determine eligibility, coverage, and maximum deductibles

ORANGE COUNTY DISTRICT ATTORNEY'S OFFICE

Newport Beach, California

Law Clerk, Harbor Justice Center Branch Unit

1/2019-5/2019

Law Clerk, TARGET Unit

1/2017-5/2017

- Interviewed witnesses and introduced evidence at trial as certified law student
- Drafted and appeared in court to argue responses to motions to suppress evidence for illegal searches
- Researched federal, state, and local laws to prepare briefs and arguments
- Prepared felony and misdemeanor prosecutions for trial by putting together relevant statutes, case law, and anticipated defenses
- Regularly observed courtroom trial activities and participated in jury selection

LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE

Norwalk, California

Law Clerk, TARGET Unit

5/2017-8/2017

- Answered defense motions and assisted supervising attorneys with trial preparation
- Researched and drafted reports analyzing scope of the *Sanchez* ruling and its effect on police reports
- Reviewed and summarized case files, including police body camera footage and interviews of defendants

CURTIS R. WRIGHT

California Bar Number 273323

949-529-5922 | Wright@Serviam.Law

3 Corporate Park, Suite 100, Irvine, California 92606

LEGAL EXPERIENCE**SERVIAM BY WRIGHT LLP**

Southern California

Founding Partner

2013–Present

City Attorney and City Prosecutor for numerous jurisdictions throughout California. Court Receiver appointment and litigation counsel. Specializing in municipal law, municipal cost recovery, nuisance abatement, code enforcement, receiverships, civil litigation, criminal prosecution, administrative law, land-use, gun confiscations, deadly weapon forfeitures, Pitchess motion defense, business law and litigation, and enforcement of judgments. Pioneering new and efficient methods of improving nuisance abatement effectiveness and maximizing municipal cost recovery.

BEST BEST & KRIEGER LLP

Ontario, California

Attorney

2009–2013

Extensive experience with civil, criminal, state, and federal court litigation. Collaborated directly with clients to intake, manage, and prosecute cases. Extensively worked on litigation investigations, pleadings, discovery, law and motion, oral argument, settlement negotiations, bench trials, and jury trials. Practiced municipal, code enforcement, receivership, criminal, administrative, constitutional, business, real estate, and redistricting law.

UNITED STATES DISTRICT COURT

Riverside, California

Judicial Extern

Spring 2009

Drafted opinions, reports, and recommendations. Assisted in legal research, analysis, and decision making. Discussed legal principles and decision making factors with the judge. Observed trials, hearings, and settlement conferences. Ascertained the practical aspects of how to effectively advocate in court.

OSBORN & CARTER APC

Rancho Cucamonga, California

Law Clerk

2008–2009

Composed motions, research papers, office memoranda, and legal correspondence. Reviewed files and records to identify and sequence events in preparation for pleadings and discovery. Observed depositions and client consultations. Worked on insurance, medical malpractice, legal malpractice, real estate, and administrative law cases.

MILITARY EXPERIENCE

UNITED STATES ARMY

Various Locations

Captain, Ranger, Combat Veteran

2002–2010

Served in multiple positions including: Fire Support Officer, Infantry Platoon Leader, Artillery Platoon Leader, Battery Executive Officer, and Classified War Plans Officer. Stationed in multiple locations around the world including: Iraq, Japan, Korea, Washington, Oklahoma, Georgia, and Florida. Commanded units of up to 82 men and was responsible for over \$6 million worth of weapons, equipment, and armored vehicles. Fought in Iraq as part of Operation Iraqi Freedom and led over 150 combat patrols, raids, and civil-military operations without sustaining a single casualty to my unit. Ranger School graduate surviving an intense combat leadership course composed predominantly of field operations in forest, swamp, and mountainous terrain involving planning and executing attacks on widely dispersed objectives, training over 22 hours per day, sleeping less than two hours per night, and eating only the minimum food necessary to sustain function.

EDUCATION

UNIVERSITY OF LA VERNE, COLLEGE OF LAW (ULV)

Ontario, California

Juris Doctorate, magna cum laude

May 2010

Rank: Third in Class; Dean's List; Full Tuition Scholarship.

Awards: Best Appellate Brief; Best Appellate Oralist; CALI—Estate Planning, Contract Drafting, Civil Procedure, Evidence, Appellate Advocacy.

Clubs: Law Review; Peer Mentoring; Faculty Curriculum Committee; American Constitutional Society; Delta Theta Phi International Law Fraternity.

UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

Los Angeles, California

Bachelor of Science, Business Entrepreneurship

May 2002

PUBLICATIONS & PRESENTATIONS

Representative Sampling

Legal Aspects of Code Enforcement—Certification Academy Courses Modules 1–3, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Numerous Cities, California, 2015–Present.

Nuisance Abatement Enforcement Tools, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Cities, California, 2015–Present.

Nefarious Building Abatement—Drugs, Gangs, & Prostitution, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Cities, California, 2017–Present.

Sober Living & Groups Homes Enforcement, SANTIAGO CANYON COLLEGE, Orange, California, 2023–Present.

Nuisance Abatement Legislative Update, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Cities, California, 2018–Present.

Cannabis Laws, Regulation, & Enforcement, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Locations & Webinars, 2014–Present.

Homeless Enforcement, COPS WEST CPOA—CALIFORNIA PEACE OFFICERS ASSOCIATION, Ontario, California, 2023.

Privacy Rights, Fourth Amendment, Search & Seizure, Inspection & Abatement Warrants, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Cities, California, 2016–Present.

Homeless Enforcement, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Various Cities, California, 2017–Present.

Sidewalk Vending Enforcement, INLAND EMPIRE LAW ENFORCEMENT LEADERSHIP, Rancho Cucamonga, California, 2023.

Code Enforcement Receiverships, CoCo—COUNTY COUNSELS’ ASSOCIATION OF CALIFORNIA, Monterey, California, 2022.

Health & Safety Receiverships, ICC—INTERNATIONAL CODE COUNCIL EDUCODE CONFERENCE, Las Vegas, Nevada, 2022.

Post-Pandemic Nuisance Abatement, IMLA—INTERNATIONAL MUNICIPAL LAWYERS ASSOCIATION, Minneapolis, Minnesota, 2021.

Defending Lawsuits Against Code Enforcement, SANTIAGO COMMUNITY COLLEGE, Santa Ana, California, 2021.

Sober Living & Group Home Facilities, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Virtual Conference, 2020 & 2021.

Rent Control & The Tenant Protection Act of 2019, THE CALIFORNIA MUNICIPAL LAW HANDBOOK 2020, § 9.59.

Code Enforcement 101, MMASC—MUNICIPAL MANAGEMENT ASSOCIATION OF SOUTHERN CALIFORNIA, Virtual Conference, 2020.

Affordable Housing via Code Enforcement, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE, Virtual Conference, 2020.

Code Enforcement During a Pandemic, LEAGUE OF CALIFORNIA CITIES, Virtual Conference, 2020.

Code Enforcement During a Pandemic, WESTERN CITY, September 2020.

Pandemics: Code Enforcement’s Role, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE, Webinar for Public Agencies & Organizations throughout California, 2020.

Drugs, Gangs, & Human Trafficking, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Virtual Conference, 2020.

Sidewalk Vending & Microenterprise Home Kitchens, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Virtual Conference, 2020.

Safe & Affordable Housing Via Code Enforcement, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE CODE ENFORCEMENT SYMPOSIUM, Virtual Conference, 2020.

Nuisance Abatement, SILVER & WRIGHT LLP, Webinars for Public Agencies & Organizations throughout California, 2020.

Cannabis Enforcement, COUNTY COUNSEL ASSOCIATION OF CALIFORNIA, Santa Rosa, California, 2019.

Hot Topics in Code Enforcement, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE CODE ENFORCEMENT SYMPOSIUM, Various Cities, California, 2019.

Keynote Speaker, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE CODE ENFORCEMENT SYMPOSIUM, Madera, California, 2018.

SB 946 Sidewalk Vendors, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Bell, California, 2018.

Law Enforcement Evidence & Testimony, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Monterey Bay, California, 2018.

Receiverships & Nuisance Abatement, COUNTY OF LAKE, Lakeport, California, 2018.

Code Enforcement Symposium Panelist, SAN JOAQUIN VALLEY HOUSING COLLABORATIVE, Stockton, California, 2017.

California Cannabis Law, Regulation, and Enforcement, CALIFORNIA BUILDING OFFICIALS, Newport, California, 2017.

Emerging Issues in Code Enforcement, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Claremont, California, 2017.

Criminal Prosecutions & Substandard Housing Enforcement, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Pasadena, Santa Rosa, Redding, & Fresno, California, 2017.

Resources & Strategies to Fight Blight, CALIFORNIA STATE UNIVERSITY FRESNO, Visalia, California, 2016.

Public Governance Ethics, CITY OF ADELANTO, Adelanto, California, 2016.

STEP, DAA, & RLAA Enforcement, DESERT ENFORCEMENT NETWORK, Palm Desert, California, 2016.

Marijuana Tax & Regulation Workshop, CITY OF ADELANTO, Adelanto, California, 2016.

Health & Safety Receiverships, INLAND EMPIRE CRIME FREE COLLABORATIVE, Rancho Cucamonga, California, 2015.

Municipal Receiverships & Cost Recovery, CITY OF MURRIETA, Murrieta, California, 2015.

Graffiti Vandalism: Legal Enforcement & Cost Recovery, ZERO GRAFFITI INTERNATIONAL, Santa Ana, California, 2015.

Realignment & Code Enforcement: Tools To Survive, DESERT ENFORCEMENT NETWORK, Palm Desert, California, 2015.

Crime-Free Housing, COUNTY OF SAN BERNARDINO, Various Cities, California, 2013–14.

Regulating Medical Marijuana Dispensaries, INSPECTION ENFORCEMENT TRAINING INSTITUTE, Various Cities throughout California, 2013.

Health & Safety Code Receiverships Panel, CALIFORNIA RECEIVERSHIP FORUM, Los Angeles, California, 2013.

Nuisance Abatement Cost Recovery, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Fremont, California, 2013.

Responding to Realignment Impacts, LEAGUE OF CALIFORNIA CITIES, Ontario, California, 2013.

Public Entity Receiverships of Blighted and Foreclosed Properties, 35 PUB. L.J. 21, no. 4, Fall 2012 at 21.

New California Law Strengthens Municipal Powers To Fight Blight On Foreclosed Homes, THE PUBLIC RECORD, Sept. 18, 2012, at 15.

Redistricting Law for Water Agencies, ASSOCIATION OF CALIFORNIA WATER AGENCIES, Monterey, California, 2012.

Scott Talkov, *Barristers President's Message—Honoring Our Veterans: Army Ranger & Barrister Curtis Wright*, RIVERSIDE LAWYER, October 2011, at 6.

Obtaining Citizenship Through Military Service, RIVERSIDE LAWYER, October 2011, at 12.

Medical Marijuana Dispensaries, CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICERS, Monterey, California, 2011.

Code Enforcement Criminal Prosecutions, CITY OF FONTANA, Fontana, California, 2011.

Metadata Mining and Scrubbing: Potential Ethical Pitfalls California Attorneys Need To Know, RIVERSIDE LAWYER, June 2010, at 25.

Quanta of Solace?: The Patent Exhaustion Doctrine and Method Patents After Quanta v. LGE, 30 U. LA VERNE L. REV. 494 (2009).

ACCOLADES

Organizations: Leo A. Deegan Inn of Court (2009–10); Riverside County Bar Association (2009–20); Riverside Barristers Association (2009–13); California Association of Code Enforcement Officers, Instructor (2010–Present); United States Army Ranger Association, Southwest Region Deputy Director (2010–13); Veterans of Foreign Wars (2010–Present); American Legion (2010–Present); Inland Empire Federal Bar Association (2011–13); Stop Urban Blight & Zero Graffiti International, Board of Directors (2013–16); Inland Empire Hoarder Task Force, Legal Counsel (2013–16); Orange County Hoarder Task Force (2013); Los Angeles Hoarder Task Force (2013); San Diego Hoarder Task Force (2013); San Bernardino Crime-Free Housing Program, Legal Counsel (2013–14); Inland Empire Crime Free Collaborative, Legal Counsel (2013–16); American Association of Code Enforcement, Board of Directors (2015–16); University of Southern California Veterans Alumni Council (2017–18); Orange County Bar Association (2018–Present); Altair Landscape Committee (2020–Present); Cadence Park PTSA Board of Directors, Parliamentarian (2021–Present); Altair Board of Directors and Past President (2021–Present).

Bar Admissions: State Bar of California (2010–Present); Supreme Court of California (2010–Present); United States Court of Appeals, Ninth Circuit (2010–Present); United States District Court for the Central, Southern, Northern, and Eastern Districts of California (2010–Present).

Awards: National Lawyer of Distinction (2020); ULV Law Graduation Keynote Speaker (2013); Ranger Tab (2003); Combat Action Badge (2003); Army Commendation Medal with Oak Leaf (2002–2006); National Defense Service Medal with Bronze Star (2004); Global War on Terrorism Expeditionary Medal and Service Medal (2003); Army Service Ribbon (2002); Overseas Service Ribbon (2003).

RENE L. FARJEAT

California Bar Number 301188

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3 Corporate Park, Suite 100, Irvine, California 92606

LEGAL EXPERIENCE**SERVIAM BY WRIGHT LLP**

Irvine, California

Partner

2016-Present

Specialized in representing public agencies in various legal matters, including, but not limited to, code enforcement, receiverships, police services, land use, zoning and planning, municipal law and litigation, nuisance and graffiti abatement, administrative law, business law and litigation, constitutional law, and tort defense. Prepared and litigated a heavy volume of pleadings and motions in State, appellate, and federal courts. Attended a high volume of court proceedings and made oral arguments for ex parte hearings, motion hearings, settlement conferences, and trials. Performed all aspects of trial preparation, including written discovery, depositions, mediation, preparation of trial briefs and exhibits, and witness preparation. Negotiated numerous settlement agreements with opposing counsel and parties and have a proven track record of successful alternative dispute resolution. Represented public agencies in city council meetings, planning commission meetings, and meetings of the oversight board of the successor agency to the redevelopment agency, as well as various sorts of administrative hearings. Handled a significant portion of the firm's transactional matters including, but not limited to, drafting contracts, lease agreements, employment agreements, ordinances, and resolutions. Taught courses on various legal topics, including municipal law, code enforcement, receiverships, and cannabis enforcement. Handled all aspects of client communications including case referral and status, legal strategy, mediation and settlement, trial preparation, and fee requests. Mentored and supervised several junior attorneys with great success.

MALCOM CISNEROS A LAW CORPORATION

Irvine, California

Associate Attorney

2015-2016

Lead Attorney in Several Departments—Unlawful Detainer; Breach of Contract/Recovery of Possession of Property; Surplus Proceeds; Judicial Foreclosure

LAW OFFICE OF ENRIQUE AREVALO

Pasadena, California

Associate Attorney

2014-2015

Appeared in court for Immigration matters. Appeared for Immigration Interviews with USCIS. Successfully prepared and litigated Motions to Reopen, Motions for Change of Venue, Motions to Withdraw, Motions for Substitution of Counsel.

EDUCATION

UNIVERSITY OF SOUTHERN CALIFORNIA, GOULD SCHOOL OF LAW Los Angeles, California
Juris Doctorate May 2014

Awards: USC Law School Merit Scholarship

Honors: Criminal Law; Business Organizations; Mergers & Acquisitions; Gifts, Wills, & Trusts

UNIVERSITY OF SOUTHERN CALIFORNIA Los Angeles, California
Bachelor of Arts, Political Science, Magna Cum Laude May 2011

Awards: Delta Chi Fraternity Valedictorian; Achieved USC's Dean's List every semester as an undergraduate student (Total: 8); USC Trustee Scholarship (Full Tuition Academic Award)

Activities: Held Several Leadership Positions at the Delta Chi Fraternity; Active Member of 3 National Honor Societies; Active Member of USC's Pre-Law Society; Volunteered for the Joint Educational Project

KAYLA N. WATSON

California Bar Number 286423

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PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 286423) (2012)
- ADMITTED TO PRACTICE BEFORE THE CENTRAL DISTRICT OF CALIFORNIA, THE NINTH CIRCUIT COURT OF APPEALS, AND THE UNITED STATES SUPREME COURT

EDUCATION

- **JURIS DOCTOR**, WHITTER LAW SCHOOL (2012)
Honors: Cum Laude Honors
Deans Merit Scholarship
- **BACHELOR OF ARTS**, UNIVERSITY OF ARIZONA (2009)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Partner

2025-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer for parking citation, vehicle impound, rent stabilization, tenant protection, and many other ordinance matters.

OFFICE OF THE COUNTY COUNSEL, COUNTY OF ORANGE

Santa Ana, California

Senior Deputy County Counsel

2012-2025

- Represented the County of Orange in complex litigation matters in state and federal court.
- Served as lead counsel for the County of Orange in multi-party, multi-forum litigation matters.
- Served as lead counsel for the Orange County Sheriff's Department in implementing California's "red flag" laws. Shaped and implemented policy and procedure for the Orange County Sheriff and the Orange County Superior Court for obtaining and issuing Gun Violence Restraining Orders. Provided training to the Sheriff's Department and other public agencies on proper implementation and issuance of Gun Violence Restraining Orders.
- Served as lead counsel for the Orange County Sheriff's Department for Concealed Carry Weapons matters, including the legal ramifications that evolved following the U.S. Supreme Court's landmark decision in 2022 in *New York State Rifle & Pistol Association v. Bruen*.
- Advised County agencies on a variety of high-risk, politically sensitive matters.
- Provided training to County agencies and the County Counsels' Association regarding various legal compliance issues.

BRIAN T. CHU

California Bar Number 161900
949-590-4990 | Chu@Serviam.Law
3 Corporate Park, Suite 100, Irvine, California 92606

LICENSES/CERTIFICATIONS

- CALIFORNIA STATE BAR (SBN 161900) (1992)
- CALIFORNIA P.O.S.T. LEVEL I RESERVE PEACE OFFICER (1997)
- UNITED STATES DISTRICT COURT, CENTRAL DISTRICT (1994)
- NINTH CIRCUIT COURT OF APPEALS (1996)
- UNITED STATES DISTRICT COURT, EASTERN DISTRICT (1998)

EDUCATION

- **JURIS DOCTOR**, UNIVERSITY OF SAN DIEGO, SCHOOL OF LAW (1992)
- **BACHELOR OF ARTS**, ANIMAL PHYSIOLOGY, UNIVERSITY OF CALIFORNIA, SAN DIEGO (1985)
- **CERTIFICATE**, RESERVE POLICE OFFICER, LEVEL 1, LOS ANGELES COUNTY SHERIFF'S RESERVE ACADEMY (1995)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Southern California

Of Counsel

2023–Present

Represent various public entities in all types of litigation matters, including law enforcement/civil rights defense, dangerous conditions, general liability and auto liability, contracts, and state and federal appeals. Hearing officer for parking citation, vehicle impound, and rent stabilization ordinance matters.

OFFICE OF THE LOS ANGELES COUNTY COUNSEL

Los Angeles, California

Senior/Principal Deputy County Counsel (2000-2023)

1999–2023

Deputy County Counsel (1999-2000)

Represented the County of Los Angeles in various areas, including litigation, advice, supervision, and mentorship. Further details of my experience with the County of Los Angeles are included below.

Advice

- Serving a variety of Departments (Board of Supervisors, Department of Medical Examiner-Coroner, Department of Health Services Emergency Medical Services Agency, Agricultural Commissioner/Weights & Measures, Department of Mental Health, Correctional Health Services, Department of Public Health) and serving on project-oriented Teams (Coroner's Inquests; Commercial Cannabis Enforcement; Privacy Team (HIPAA/CMIA); Veteran Suicide Review Team).
- Providing legal advice and strategic planning on a broad scope of topics, including statutory duties, regulatory compliance, draft legislation, Ralph M. Brown Act open

meeting requirements, Public Records Act responses, contracting and competitive bid processes, contract negotiations, employee relations, workplace security policies, and ethics/conflict of interest.

- Advising on risk management issues and development of corrective action plans.
- Supervising and directing Third Party Administrator in the investigation, assessment, and defense against claims and lawsuits.

Litigation

- Litigating state and federal cases in trial and appellate courts in defense of the County, County Departments and Commissions, and its employees.
- Supervising panel defense counsel assigned to litigation of lawsuits and appeals; establishing and assessing creative litigation strategies; conducting periodic litigation roundtable conferences; actively participate in mediation, pre-trial, and trial activities; settlement negotiations; and review/approve legal defense invoices.
- Litigation types: General liability, premises liability, automobile liability, labor and employment, law enforcement/civil rights defense, bail bond forfeitures.
- Prosecuting County debarment proceedings against contractors.
- Prosecuting disciplinary actions against Emergency Medical Technician certificate holders and ambulance operator license holders.
- Experienced in all aspects of trial and appellate practice, including law and motion, discovery, trial, and appeals in both state and federal courts.
- History of successful resolutions at pre-trial, trial, and appellate stages.

Notable publishes appellate cases:

People v. Financial Casualty & Surety, Inc. (2016) 2 Cal.5th 35

People v. Safety National Casualty Corp. (2016) 62 Cal.4th 703

People v. Indiana Lumbermens Mutual Ins. Co. (2010) 49 Cal.4th 301

County of Los Angeles v. Fairmont Specialty Group (2009) 173 Cal.App.4th 538

People v. Lexington National Ins. Co. (2007) 147 Cal.App.4th 1192

County of Los Angeles v. Harco National Ins. Co. (2006) 144 Cal.App.4th 656

Supervision

Bail Bond Unit Supervisor

- Supervised team of attorneys and paralegals in the enforcement and litigation of bail bond forfeiture judgments, approximately \$4.9 million annually.
- Developed process for review and evaluation of property bonds applications.
- Reviewed/Evaluated bail agent course outline/curriculum.

In-House Claims Unit Supervisor (2009-2013)

- Supervised team of attorneys, paralegals, and support staff responsible for processing and/or adjusting approximately 4,000 damage claims annually.
- Team evaluated and assisted all Los Angeles County departments in the investigation of Government Claims and Applications to Present Late Claims.
- Negotiated claim settlements.

- Claims-handling training to County Department risk managers, including County Counsel.

Mentorship

- County Counsel Mentorship Program – Mentor.
- Supervise, train, and mentor junior attorneys in trial practice, including law and motion, discovery, trials, and appeals.
- Interview prospective new-hires for attorney, paralegal, and staff positions.

MONTEREY PARK POLICE DEPARTMENT

Monterey Park, California

Reserve Police Lieutenant (Ret.)

1995–2021

- General law enforcement duties, including field interviews and investigations.
- Field Assignments:
 - Crime Impact Team/Asian Gang Task Force – Gang enforcement, investigations, probation checks, arrest and search warrant service.
 - Beat Patrol – Respond to calls for service, traffic enforcement, crime reports.
 - Bicycle Patrol – Patrol business districts, proactive enforcement, traffic control.
 - Security and Traffic Details – Supervise reserve field personnel (2-12 officers).
- Trained in use-of-force tactics, laws of arrest, firearms, Taser, drafting/service of search warrants, emergency vehicle operation, search and seizure laws and practices, and jail operations.
- Administrative Duties: Reserve Squad supervision, recruitment, new applicant oral board panel, detail assignments, field training supervision, and Los Angeles County Sheriff's Reserve Academy role player/evaluator.

AUXILIARY LEGAL SERVICES

Los Angeles, California

Associate Attorney II

1998–1999

- Assigned to the Office of the Los Angeles County Counsel, General Litigation Division.
- Litigated complex public entity general liability cases at trial and appellate levels representing County of Los Angeles and its departments.
- Case types: Dangerous conditions of public property, motor vehicle negligence, general negligence, employment, civil rights violations and false arrest.

LA FOLLETTE, JOHNSON, DEHAAS, FESLER & AMES
Associate Attorney

Santa Ana, California
1993–1997

- Insurance defense practice.
- Litigate trials and appeals. Case types: General and motor vehicle negligence, premises liability, dangerous conditions of public property, contracts, medical malpractice, and construction defect.
- Render insurance coverage opinions.

OTHER EXPERIENCE / INTERESTS

CEGM999 Corp, Director (2016–Present)

- Provide legal support for insurance consulting firm.
- Provide statutory compliance advice for new company start-up.

Real Estate Investment & Property Management (1987–Present)

- Commercial office and multi-unit residential properties.
- Budgeting, accounting, supervision and management of on-site personnel, forecasting, market analysis, valuations for sale and purchase.

Retrouvaille of Orange Coast, Orange, CA, Director/Founder/Peer Minister (1996–Present)

- Non-profit, educational/religious organization and peer ministry aiding troubled marriages.
- In-person, interactive presentations to groups of up to 30 married couples
- Prepare annual operational budgets.
- Financial reporting

Retrouvaille International, Director/Treasurer (2023–Present)

- Worldwide non-profit, educational/religious organization and peer ministry aiding troubled marriages.
- Annual/monthly preparation of financial reports and Statement of Information.

Bradford Bridenbecker Foundation, Tustin, CA, Director (2007–Present)

- Non-profit organization awarding annual financial scholarship to college-bound graduates of Foothill High School, Tustin.

Trust Savings Bank, Arcadia, CA, Mortgage Loan Officer (1986–1989)

- Underwrite mortgage loans.
- Review/evaluate real estate appraisals.

SeaFarms West, Carlsbad, CA, Oyster Farmer (1985–1986)

- Culture oysters and mussels for consumer retail market.

DAVID DEMURJIAN

California Bar Number 237742

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3 Corporate Park, Suite 100, Irvine, California 92606

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 237742) (2005)
- NEW YORK BAR (SBN 2176410) (1987)
- MASSACHUSETTS BAR (SBN 552081) (1988)

EDUCATION

- **JURIS DOCTOR**, FORDHAM UNIVERSITY SCHOOL OF LAW (1987)
- **BACHELOR OF ARTS**, NEW YORK UNIVERSITY (1984)
Honors: University Scholar
Omicron Epsilon Delta Economics

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Senior Of Counsel

2026-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer for code enforcement, parking citation, vehicle impound, rent stabilization ordinance, and many other matters.

LAW OFFICES OF D. DEMURJIAN, A.P.C.

Los Angeles, California

President

1988-2026

- Law practice specifically created for the training of law enforcement and military personnel for the use of force encounter. The firm provides in depth review and analysis of use of force tactics and policies so that personnel becomes well versed in accomplishing their mission effectively and legally. Since its inception in 1987, the firm is privileged to have trained personnel from every major police agency in every western state and most of the United States over the past thirty years. A partial list of the agencies that have retained the firm:
 - U.S. Drug Enforcement Administration; U.S. Department of the Army; U.S. Marine Corp; U.S. Secret Service; U.S. Federal Bureau of Investigation; U.S. Department of Homeland Security; California Department of Justice; Los Angeles County District Attorney's Office; Ventura County District Attorney's Office; Los Angeles County Sheriff's Department; Los Angeles Police Department; City of San Francisco Police Department; San Diego County Sheriff's Department; Marin County Sheriff's Department; New York City Police Department; Massachusetts State Police; Long Beach Police Department; Alhambra Police Department; California Department of Corrections and Rehabilitation; California Narcotics Officers Association; Monrovia Police Department; Escondido Police Department; Cypress Police Department; Buena Park Police Department; Hawthorne Police Department; Inglewood Police Department; San Bernardino County Sheriff's Department; Riverside County Sheriff's Department; Beverly Hills Police Department; Santa Ana Police Department; Huntington Park Police Department; Burbank Police Department; Pasadena Police Department; Glendale Police Department; Whittier Police

Department; El Segundo Police Department; Redondo Beach Police Department; Manhattan Beach Police Department; Torrance Police Department; Montebello Police Department; La Verne Police Department; Santa Monica Police Department; Oceanside Police Department; Palm Springs Police Department; Oxnard Police Department; U.S. Bureau of Land Management; Nevada State Police; Reno Police Department; Hawaiian State Police; Las Vegas Metropolitan Police; North Las Vegas Police; Washington State Police; Kentucky State Police; Oregon State Police; Hawaii State Police; Contra Costa County Sheriff's Department; Napa County Sheriff's Department; San Bernardino County Sheriff's Department; Stanislaus County Sheriff's Department; Siskiyou County Sheriff's Department; Vallejo Police Department; State of California Park Rangers.

JONES & MAYER

Fullerton, California

Attorney***2015-2021***

The law firm of Jones & Mayer is devoted to serving public entities throughout California. In that capacity, the firm serves as general counsel to the cities of Blythe, Costa Mesa, Fullerton, Grand Terrace, La Habra, Maywood, South Pasadena, Stanton, Westminster and Whittier, and as General Counsel to the Gateway Cities Council of Governments (COG). Of equal importance to our practice, the firm provides advice and representation to the law enforcement agencies of cities, counties and the state.

- Police Practice Group: General Counsel to *California State Sheriffs' Association & California Police Chiefs' Association*; Police disciplinary matters including internal affairs investigations; administrative hearings and all court proceedings.

ORANGE COUNTY DISTRICT ATTORNEY'S OFFICE

Santa Ana, California

Deputy District Attorney***2005-2008***

- Investigating and prosecuting cases involving white collar crimes (state and federal matters); state and federal proceedings involving financial crimes: securities fraud, real estate fraud, affinity fraud, credit/debit card fraud.

DAVID LEE

California Bar Number 356074

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3 Corporate Park, Suite 100, Irvine, California 92606

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 356074) (2024)

EDUCATION

- **JURIS DOCTOR**, AMERICAN UNIVERSITY, WASHINGTON COLLEGE OF LAW (2014)
- **BACHELOR OF ARTS**, UNIVERSITY OF CALIFORNIA IRVINE (2004)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Attorney

2025-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer for parking citation, vehicle impound, and rent stabilization ordinance matters.

CIVICA LAW GROUP, APC

Irvine, California

Job Title

October 2024-October 2025

- Conducted preliminary hearings, prepared criminal complaints, attended arraignment and pretrial hearings in 400+ misdemeanor cases as City Attorney on behalf of cities of Chino, Upland, Palmdale, Duarte, and Monterey
- Reviewed and researched Federal, State, and local laws, ordinances, and municipal codes for City departments and prepared reviews of code compliance inspections
- Drafted inspection/abatement warrants, complaints, ex parte applications, notice and order to repair or abate, cease and desist letters, and compliance agreements in code enforcement cases for the cities of Palmdale, Richmond, Oakdale, Tehachapi, and Lake Elsinore

LIU LAW, INC.

City of Industry, California

Law Clerk

March 2023-September 2024

- Researched Federal, State, and local laws, performed evidentiary analysis, and prepared trial briefs, complaints, oppositions, answers, discovery requests, and subpoenas on tort, contract, and criminal cases
- Researched and drafted motions in Chapter 7 and Chapter 11 cases including opposition to a motion in limine, motion to terminate a receivership, and motion for leave to file a late claim

OFFICE OF THE PUBLIC DEFENDER, HOWARD COUNTY

Ellicott City, Maryland

Law Clerk

August 2020-December 2021

- Conducted research and drafted memoranda on attorney-client privilege, scope of home and car search, motion for discovery, and motion to suppress; performed evidentiary analysis of interrogation testimony
- Developed case theories with staff attorneys, reviewed and analyzed evidence, and assisted with client interviews on assault, robbery, and homicide cases

MAYYA MAGAY

California Bar Number 362189

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PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 362189) (2025), IF APPLICABLE
- ORANGE COUNTY BAR ASSOCIATION
- ORANGE COUNTY WOMAN BAR ASSOCIATION

EDUCATION

- L.L.M, UNIVERSITY OF CALIFORNIA, IRVINE SCHOOL OF LAW (2024)
- JURIS DOCTOR, KYIV NATIONAL ECONOMIC UNIVERSITY (2000) – FOREIGN EQUIVALENT
- PROFESSIONAL DIPLOMA IN MARKETING, CHARTERED INSTITUTE OF MARKETING (2009)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Associate Attorney / Court Receiver

2026-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer for parking citation, vehicle impound and rent stabilization ordinance matters.

INVICTUS GLOBAL GROUP

Orange, California

General Counsel

2025 - 2026

- Provided strategic legal advice to senior management on contracts, regulatory compliance, real estate transactions
- Drafted, reviewed and negotiated various commercial agreements, supported management with day-to-day legal questions and risk assessments

INVICTUS GLOBAL GROUP

City, State

Project Manager

2023 - 2025

- Managed all phases of real estate development projects, including due diligence, budgeting, design, construction and closeout
- Oversaw contractor and vendor selection, negotiated contracts, and insured performance compliance

ANDREW ABRAMS

California Bar Number 368086

951-743-5143 | Abrams@Serviam.Law

3 Corporate Park, Suite 100, Irvine, California 92606

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- CALIFORNIA STATE BAR (SBN 368086) (2026)

EDUCATION

- JURIS DOCTOR**, TRINITY LAW SCHOOL (2023)
Honors: Student of the Year Award
- MASTER OF ARTS**, SOUTHERN NEW HAMPSHIRE UNIVERSITY (2018)
- BACHELOR OF SCIENCE**, SOUTHERN NEW HAMPSHIRE UNIVERSITY (2017)
- ASSOCIATE IN ARTS**, ORANGE COAST COMMUNITY COLLEGE (2010)

LEGAL EXPERIENCE

SERVIAM BY WRIGHT LLP

Irvine, California

Associate Attorney

2026-Present

- Represent various public entities in all types of litigation matters, including code enforcement, civil defense, civil litigation/prosecution, and public entity defense.
- Hearing officer in various areas of law, including parking citation, vehicle impound, code enforcement, rent stabilization ordinance matters, and many others.

ABRAMS CONSTRUCTION

Moreno Valley, California

Contractor

2019-2026

- As an AutoZone vendor to over 600 stores in California, I assist AutoZone's maintenance department as an external vendor with store repairs in areas of plumbing, painting, minor electrical, structural damage, water leaks, concrete, and welding.
- Most of our primary and emergency work order requests generate from AutoZone's Maintenance Department, AutoZone's Environmental Protection Liaison, AutoZone's Legal Department, or City Code Enforcement which include graffiti removal, vandalism repair, health and safety compliance, illegal dumping removal, hazmat removal, building code compliance, and homeless removal.

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES

Orange, California

Investigator

2018-2019

- As a state investigator working with the attorney general, I investigated alleged physical and/or sexual abuse against children, elders, or developmentally delayed under the care of a state licensed employee and/or facility.

- Additionally, I investigated all suspected violations of Federal, State, and/or local laws, policies, or regulations reported, performed, or alleged to my division.
- I handled multiple complex cases involving numerous parties, maintained confident and sensitive information, collected and preserved evidence, and generated extensive reports for administrative and criminal proceedings.

HUNTINGTON BEACH POLICE OFFICER

Huntington Beach, California

Police Officer Trainee

2016-2016

- As a Trainee Police Officer my duties consisted of citywide calls for service, proactive patrol, and the investigation of infractions, misdemeanors, and felony crimes.
- Additionally, I documented numerous reports, issued citations, conducted arrests, interviewed suspects, witnesses, and victims.

RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Riverside, California

Deputy Sheriff

2013-2016

- As a Deputy Sheriff assigned to the jail my duties consisted of booking, searching, classifying, transporting, and supervising inmates.
- Aside from jail floor operations, I performed inmate cell searches, booked evidence, and transported inmates to local hospitals for medical clearance, care, or supervision.
- I documented numerous reports consisting of inmate altercations, illegal possession of contraband, inmate weapons, and penal code violations.