

# S. DAVID COOPER, ESQ.

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## **EDUCATION:**

UNIVERSITY OF MIAMI SCHOOL OF LAW, Coral Gables, Florida  
Master of Laws – Real Property Development, December 2001, *Cum Laude*  
Juris Doctor, May 2000, *Cum Laude*

UNIVERSITY COLLEGE LONDON, London, United Kingdom  
Summer Law Program 1998

UNIVERSITY OF CENTRAL FLORIDA, Orlando, Florida  
Bachelor of Science in Liberal Studies, May 1996

## **BAR STATUS:**

Admitted to practice law in all state courts of the State of Florida and the Middle District of Florida

## **LEGAL EXPERIENCE:**

### **COOPER LAW, P.A., Orlando & Miami, Florida, USA**

*Sole Shareholder*, November 2004 – Present\*

- Digitally based, paper-free practice with strong emphasis on all areas of Real Property law, including Finance, Purchase/Sale, Development, Land Use, Community Associations, Drafting & Enforcement of Governing Documents, Foreclosure, Commercial & Residential Leasing, Landlord/Tenant, Evictions, Zoning Ordinances, Business Creation/Dissolution, etc., as well as Immigration, including K1/K3 visa processes, change of status, citizenship, family-based applications, work authorization. Successfully negotiated settlement of outstanding dues with a bulk purchaser from a foreclosure sale, earning the association three times more than initially offered.

### **LANDAMERICA FINANCIAL SERVICES, INC., Orlando & Miami, Florida, USA**

*National Commercial Services Underwriting Counsel*, September 2003 – November 2004

- Final decision maker regarding title insurance issues for nationwide commercial transactions involving multi-state/multi-property restaurant sales as part of 1031 exchange transactions, high-rise condo construction, hotel and apartment conversion, and vacant land development. Ensured resolution of all title insurance issues and exception requests for purchase/sale of national restaurant chain involving over 40 properties in 13 states, including requirements for recordation of title in each state. Personal underwriting limit \$50 Million.

### **CLAYTON & MCCULLOH, Maitland, Florida, USA**

*Associate Attorney*, May 2002 – September 2003

- Conducted initial review of new client's governing documents. Suggested and drafted amendments to those documents. Drafted articles for the firm's newsletter and presented topics at client seminars. Extensive client contact regarding corporate governance of non-profit organizations. Supervised the Annual Meeting Team, Drafted major overhaul of the Covenants and Restrictions for Heathrow, Florida, a mixed-use, town-sized community association in Central Florida, to correct critical flaws in its organization and voting structure. Key speaker at annual client summit, presenting an overview of responsibilities of new board members.

### **MVO MANAGEMENT (THE MERCADO, ET AL.), Orlando, Florida, USA**

*Temporary Attorney*, February - April 2002

- Analyzed and abstracted commercial real estate leases of management company's large Florida retail centers. Revised company's standard lease, eliminating problematic clauses and taking into account Rights of Renewal, Rights of First Refusal, Percentage Rent, C.A.M. charges, and Holdover Period Rent. Negotiated and Drafted renewal of lease for anchor tenant.

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### *[In-School Legal Experience]*

**WEIL, GOTSHAL & MANGES**, Miami, Florida, USA

**\*\*Extern\*\***, *Real Estate Department*, May – September 2001

- Reviewed and summarized legal documents related to bond issue for the \$1.1 Billion expansion of the international air terminal at New York’s JFK Airport. Reviewed Loan Documents and drafted Loan Summaries, including the \$35 Million revolving credit facility with a pre-sale sub-limit for the Timeshare development at a major resort in the Bahamas, as well as the \$30 Million Construction Loan Agreement for issues regarding early close-out and purchase of interest in unsold timeshare units at a Las Vegas resort. Reviewed Title Commitments and drafted Title Memoranda to clients, advising on title issues surrounding cellular communications tower ground leases. Drafted and coordinated execution of SDNAs for purchase of major retail outlet with approximately 100 tenants.

**STEARNS, WEAVER, MILLER, WEISSLER, ALHADEFF & SITTERSON**, Miami, Florida, USA

**\*\*Extern\*\***, *Real Estate Department*, February – April 2001

- Reviewed and revised multiple contracts surrounding \$8 Million sale, development, and management of condo-hotel overlooking internationally known golf course. Drafted Purchase/Sale Agreements for \$6 Million purchase of vacant and improved land. Abstracted commercial leases. Researched and advised on Low-Income Housing Credit requirements in Florida, Title Insurance concerns regarding the sale of real property by a dissolved corporation, and how a lien on partnership interest affects the partnership’s liquor license.

**BROWARD COUNTY OFFICE OF THE PUBLIC DEFENDER**, Fort Lauderdale, Florida, USA

*Certified Legal Intern, Juvenile Division (Felony & Misdemeanor)*, January - May 2000

- Handled all aspects of misdemeanor and felony criminal cases in the Juvenile Division, including first appearances, calendar calls, motion hearings, trials, and restitution hearings. Appeared in court on a daily basis. Conducted client interviews and investigations. Negotiated pleas with Assistant State Attorneys. Successfully argued for child’s diversion to camp rehabilitation center rather than detention.

**JOEL HIRSCHHORN, P.A.**, Coral Gables, Florida, USA

*Summer Law Clerk*, May - September 1999

- Drafted Complaints, Answers, Motions to Dismiss, Motions for Summary Judgment, Requests for Discovery, and Responses to Requests for Discovery. Managed discovery documents. Assisted with the litigation against the City of Miami Beach regarding police brutality and negligent hiring, training, and retention of police officers.

### **PUBLICATIONS:**

- *“The Dot.Com(munist) Revolution: Will the Internet Bring Democracy to China?”* UCLA Pacific Basin Law Journal 18:98-115 (2000) [cited by 15 related articles as of this date].
- Legal Guest Columnist for *El Sol de la Florida*. January 2014 – 2016.

### **CORE COMPETENCIES:**

Creative Thinker, Strong Negotiator, Communicator, Thirst for Knowledge, Multi-national Perspective, Introductory knowledge of Spanish, Tagalog (Filipino), and Korean.

Resided in or visited Canada, Mexico, Dominican Republic, Costa Rica, Bahamas, Turks & Caicos, Scotland, Ireland, Germany, Holland, France, Belgium, Italy, Spain, Hong Kong, Singapore, Malaysia, South Korea (7mos), UK (1yr), and Philippines (4yrs).

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*\*May 2009-September 2013, part-time, remotely from Asia via the internet while consulting and teaching in the Philippines and Korea.*

**\*\*Please note that the externships listed above were part of the LL.M. program and not part of the firms’ regular internship programs. As such, they were not designed to lead to consideration for employment unless a position happened to be vacant at the firm. As you will remember, the fall and winter of 2001-2002 saw a hiring “freeze” at firms across the country due to the economic uncertainty resulting from the events of 9/11.**