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Jesshill Love is a business and real estate partner in the Redwood City office. His primary focus is serving as outside counsel to companies that have limited or no in-house legal department capabilities and require assistance with legal issues related to the ongoing business operations.

In addition to practicing law, Mr. Love also has a Masters in Business Administration. He provides outside General Counsel assistance in virtually all areas of business such as lease agreements, contract negotiations, employment agreements, intellectual property matters (trademarks, copyrights, and patents), litigation management, insurance issues, licensing, and M & A work. Mr. Love has successfully taken multiple companies from start-up to sale and acted as outside general counsel to dozens of Fortune 100 and 500 companies during the tenure of his practice.

Mr. Love has also been an active real estate investor since the age of nineteen. He presently sits on the Board of Directors of two local syndicated real estate portfolios as General Counsel. Mr. Love has actively negotiated the purchase and sale of over \$100,000,000 in combined real estate acquisitions and leases nationally. On the real estate law side of his practice, Mr. Love's activities include:

- Real Estate Investments: Representation of investor groups in the context of large multi-million dollar commercial property transactions, including negotiation of terms of sale, preparation of purchase and sale agreements, and performance of due diligence review in context of disclosure.
- Off Market Transactions: Representation of Buyers and Sellers in connection with the purchase and/or sale of "off-market" real estate transactions, including negotiation of terms of sale, preparation of purchase and sale agreements, and performance of due diligence review in context of disclosure.
- Asset Protection: Representation of clients in connection with asset protection assistance, including the preparation of wills and trusts, formation and maintenance of Limited Liability Companies ("LLC's"), Family Limited Partnerships, and benefit plans.
- Real Estate Sales: Representation of brokers and agents in the context of real estate sales related to disclosure duties and ethical obligations to clients;
- Real Estate Development: General and specific plans, zoning, use permits, validity of fees and exactions imposed by local governmental agencies;

- Construction: Mechanics liens, design defects, construction defects, delay issues, and interpretation of construction contracts;
- Business Disputes: Interpretation and enforcement of contracts, insurance claims, and business dissolution;
- Eminent Domain: Representation of property owners and business owners in condemnation actions;
- Easement Disputes: Representation of property owners in the context of easement disputes between adjoining property owners, including prescriptive easements, nuisance, and trespass actions;
- Partition Actions: Representation of property owners in the context of partition actions and partnership dissolutions;
- Foreclosure Assistance: Assisting homeowners and lenders in foreclosure proceedings;
- Unlawful Detainers: Management of unlawful detainer proceedings on behalf of owners and landlords in commercial and residential settings.
- Referee: Mr. Love serves as a Referee for the San Mateo Superior Court in real estate related matters related to valuation of properties and reporting to the court as to the viability of judicially enforced sales.

Mr. Love received his B.A., with distinction, from Connecticut College in 1993, and his J.D. and M.B.A. from Golden Gate University in 1999. Mr. Love is a member of the California Bar and is admitted to all State and Federal courts in California. Prior to joining the Ropers firm, Mr. Love worked in the European Union as the Assistant to the Belgian Prime Minister and in Mexico City with the Center for Free Trade on NAFTA related issues. Mr. Love is also an experienced real estate investor with real estate holdings in the Bay Area. A native of California, Mr. Love is fluent in Spanish and literate in French. Mr. Love also sits on the Editorial Review Board for *The Registry Magazine*, an acclaimed real estate publication for commercial and residential real estate aficionados. Mr. Love is also a frequent contributor of articles and content for *The Registry Magazine*.

Practice Areas

- Real Estate
- Intellectual Property
- Estate Planning & Wealth Management
- Asset Protection

Education

- Connecticut College, 1993 B.A.
- Golden Gate University School of Law, 1999 J.D.
- Golden Gate University, 2000 M.B.A.

Court Admission

- California

Memberships & Associations

- San Mateo County Bar Association
- State Bar of California

Accomplishments

Selected for inclusion in 2009 and 2010 *California Rising Star Super Lawyers*.

Representative Experience

Practice Area: Business And Commercial Litigation, Copyright, Domain Name and Trademark Litigation, Intellectual Property, Trade Secret Protection and Litigation

Key Issues: Trade Secrets; Trademark Infringement

Venue: USDC: Northern District Court of California

Client Type: Defendants

In this misappropriation of trade secrets and trademark infringement lawsuit, we are currently defending ex-employees of the plaintiff who left the company and opened a competing professional services placement business. We were brought into this action thirty days before a hearing on plaintiff's second motion to compel further discovery responses and request for terminating sanctions.

Result:

We filed briefs on the motion and served further discovery responses within two weeks and the motion was ultimately denied.

Practice Area: Copyright, Domain Name and Trademark Litigation, Intellectual Property

Key Issues: Trademark

Venue: USDC: Eastern District of California

Client Type: Coffee Manufacturer

Acted as local counsel for Washington-based coffee manufacturer in a trademark dispute.

Result:

Successfully moved to change venue based on lack of personal jurisdiction. The motion was granted and the case was transferred to the District Court in Washington.

Practice Area: Intellectual Property

Key Issues: Copyright Infringement

Venue: USDC: Northern District of California- San Francisco Division District Court

Client Type: Defendant

This copyright infringement lawsuit involves the alleged infringement of plaintiff's exclusive importation rights over DVD's from Hong Kong to the United States. One of our defenses involved the innocent-infringer doctrine based on the fact that plaintiff failed to give any statutory notice of its distribution rights to defendants or the general public.

Practice Area: Real Estate

Key Issues: Tenant's Purchase Options; Commercial Real Estate; Right of First Refusal

Venue: Alameda County Superior Court

Client Type: Defendant Real Estate Broker and Agent

Represented national commercial real estate broker and agent in connection with a dispute over the validity of tenant's attempt to exercise purchase options.

Result:

After vigorously pursuing the litigation for two and a half years, our high professional standards required us to withdraw from the matter due to a previously undisclosed conflict of interest between the broker and the agent. The matter settled less than a month later.

Practice Area: Real Estate

Key Issues: Commercial Real Estate; Option to Purchase

Venue: Alameda county Superior Court

Client Type: Defendant Real Estate Agent and Broker

This action arises from a tenant's failed attempt to exercise an option to purchase a commercial building in Livermore. The broker and agent were sued along with the building's owner following the owner's refusal to proceed with the sale based on his belief that a financing contingency that was part of the option to exercise was invalid, on its face, and that the option had expired.

Result:

The matter was amicably resolved on terms favorable to our client.

Practice Area: Real Estate

Key Issues: Self-Storage Facility; Joint Owners; Partition

Venue: San Mateo County Superior Court

Client Type: Defendant Self-storage Facility Owner

The parties jointly owned a self-storage facility in Redwood City for decades before their differences became too great. Plaintiff sought a partition of the property, and the parties disagreed over the accounting for the business and the compensation of the managers.

Result:

The lawsuit was stayed under the stipulated interlocutory judgment. We represented the Defendant in multiple hearings before the referee and either won rulings in the Defendant's favor or reached compromises favorable to the Defendant. The property is up for sale and has several offers, including both parties.

Practice Area: Real Estate

Key Issues: Real Estate; Partnership; Contract; Sale; Defamation

Venue: San Mateo County Superior Court

Client Type: Defendant

This action involved a dispute as to the ownership interest in and ultimate sale of a parcel of real property located in Redwood City, County of San Mateo and a dispute as to the terms of a separate oral agreement regarding a stock transaction.

Result:

The matter was settled at the mandatory settlement conference approximately two weeks before trial on terms

advantageous to our client.

Practice Area: Real Estate

Key Issues: Partnership; LLC; Denial

Venue: San Francisco County Superior Court

Client Type: Plaintiff LLC member, cable television provider

RMKB immediately filed a civil complaint and sought an injunction to prevent Defendant's lockout of Plaintiff from the company. This application for injunctive relief brought Defendant to the negotiating table, where the parties resolved several of the issues in the complaint.

Result:

The matter was eventually settled and Plaintiff was restored to his rightful place in the company. RMKB has since assisted Plaintiff in purchasing Defendant's interest in the company.

Practice Area: Real Estate

Key Issues: Merger; Non-competition Clause; Staffing Company

Venue: San Francisco County Superior Court

Client Type: Defendant National Staffing Company

This action involved the effect of a non-competition clause following one of the parties entering into a merger with a national staffing company.

Result:

Our demurrer and demand for arbitration created leverage for a global settlement involving the staffing company, the merging company/individual, and the non-merging company.

Practice Area: Banking/Consumer Credit

Key Issues: Collections

Venue: Alameda County Superior Court

Client Type: Debtor

Collections matter.

Result:

Resolved and settled with creditor for approximately 40% of debt owed to be paid over a period of time. Case was dismissed

Testimonials

▫ Robert Aeschliman

As General Counsel for SuperMicro, I have dealt with a myriad of law firms in many different matters and well understand how different they can be. SuperMicro frequently encounters complicated intellectual property issues which require knowledgeable, responsive, and cost-effective representation. Ropers Majeski is extremely effective at meeting all three criteria. They appreciate that we still have a business to run and make meeting our expectations a priority. Specifically, we appreciate their reporting procedures that keep us up to date and advised of case related developments that impact our litigation objectives. Their representation has allowed us to obtain multiple favorable 'business oriented

resolutions' in the past. This is why Ropers Majeski is one our "go to" firms for intellectual property matters.

▫ Jonathan W. Kaye

"As an owner of three small companies and commercial real estate interest with multiple tenants, I have a wide range of legal issues from contracts, HR, tenant, and personal items that need to be addressed from year to year. Jess Love has been the most attentive and professional legal council I have ever had. He brings urgency, legal clarity, and a cost effective approach to all of my legal issues. Simply put, he is the very best."

Jonathan W. Kaye
President
Calogic Co. & Clean Sciences, Inc.
Fremont, CA

▫ William Young

"We all know that finding great legal representation can be very costly but an absolute necessary for running your business as smoothly as possible. Jesshill Love and Todd Roberts have continually provided me with excellent legal support while always being conscious of the end game - keeping my expenses to a minimum and resolving issues quickly. Both Jesshill and Todd make every attempt to resolve issues/cases efficiently, keeping overall costs in perspective. I highly recommended both Jesshill and Todd to anyone who is seeking competent and value conscious legal representation."

William Young
President
Atherton Builders, Co.
Atherton, CA

▫ Robert L. Shepard

"Jesshill is a tough lawyer who represented his clients interests focibly but always professionally. Jesshill never promised anything he didn't deliver on, and despite being on opposing sides, was a pleasure to work with in our sometimes corrosive industry. His client's interests always came first, and he served them very well."

The Robert L. Shepard Professional Law Corporation
San Francisco, CA

▫ Vince Davie

"From the moment Ropers took over from our previous attorney, I could feel the 'tide begin to change.' I still remember sitting in the conference room with you when Rob came in and shared the judge's ruling on one very important part of our law suit. I remember Ropers did not like what our previous Attorney had written and the Judge had hinted at not siding with us. Ropers did a complete re-write and the judge reversed his ruling.

From that point on whenever Accounting Network was on the offensive, Ropers consistent representation is what has afforded us the opportunity to stay in business. Without going into all the details, suffice it to say Accounting Network is in business today because of you and Todd and all the very talented staff at Ropers. Each time I had to go to Ropers' office I was always treated with the utmost of courtesy and professionalism. I always know, no matter how much time has passed, if I need anything from you and Ropers, it will be handled in a meticulous, professional manner, on a timely basis, and handled correctly the first time.

Thanks again my friend for all your hard work....and say hello to Todd."

Vince Davie
CEO/President
Accounting Network, Inc.
Santa Clara, CA

Publications

- Author, Land Lord Tip of The Month- December 2011, 12/15/2011
- Author, Land Lord Tip of the Month- November 2011, 11/1/2011
- Author, Land Lord Tip of the Month- October 2011, 10/1/2011
- Author, In Your Best Interest, *Smart Business* , 9/1/2011
- Author, Landlord Tip of the Month, 8/23/2011
- Author, RMKB Quarterly Real Estate Update - August 2011, 8/9/2011
- Author, Eyes Wide Open, *The Registry*, 6/11/2011
- Author, RMKB Quarterly Real Estate Update - May 2011 , 5/27/2011
- Author, Real Estate Update - Issue 2, 09/30/10
- Author, Real Estate Update - Issue 1, 09/02/10
- Author, They're Coming! They're Coming!, *The Registry*, 05/01/08
- Author, The Elephant in the Living Room, 05/2008
- Author, Investing in Real Estate?, *The Registry*, April/08
- Author, Confronting the Sub-prime Mortgage Crisis, *The Registry*, Jan/08
- Author, Who Says You Can't Take It With You, 09/11/07
- Author, Caveat Emptor with a Simple Twist: Buyer's Broker Beware, 09/11/07

News

- Blanco Basura first to box up shots with a chaser and the lifestyle , *Santa Cruz Sentinel*, 10/31/2010
- RMKB's participation in the Spark Apprenticeship Program, 8/19/2010
- Ropers Majeski Kohn & Bentley Helps Save Historic Redwood City Fox Theater , 7/14/2010
- It's a Kind of MGIC, *The Registry*, May 12, 2010