



BRUCE M. SMILEY

Partner

310.255.6118

Bruce.Smiley@ffslaw.com

Office: Century City

PRACTICE AREAS

Real Estate

- Acquisitions and Dispositions
- Commercial Leasing
- Construction and Development
- Distressed Assets
- Real Estate Financing

EDUCATION

J.D., Southwestern University School
of Law
Associate Staff Member, Law Review
B.A., University of California Los
Angeles

ADMITTED TO PRACTICE

California
U.S. Court of Appeals for the Ninth
Circuit
U.S. District Courts for the Central
and Southern Districts of California

Bruce M. Smiley is a founding partner of Freeman Freeman & Smiley, member of the firm's Real Estate Department and a regular member of the firm's Executive Management Committee.

» **All aspects of Real Estate matters**

For over 35 years, Mr. Smiley has counseled international and national companies as well as local Southern California businesses and families regarding all legal aspects of transactional real estate matters. Mr. Smiley's practice encompasses both public and private sector transactional real estate law, including commercial and industrial leasing, commercial acquisition and sales, construction contracts and disputes, finance, retail shopping center matters, environmental matters, workouts, and eminent domain disputes.

» **Clients across the U.S.**

Mr. Smiley has extensive experience in structuring shopping center transactions, handling environmentally complicated properties, and in the sale and liquidation of multiple parcels of property located throughout the United States. He is regularly retained by attorneys throughout the United States as well as large East Coast and Midwest multi-national corporations and retailers to handle challenging transactional matters in the Western United States. Additionally, he has served as an expert witness in real estate litigation matters.

» **Honors**

Mr. Smiley is a permanent member of the American College of Real Estate Attorneys ("ACREL"). For two decades he has continually served as a member of the Georgetown Law School Advisory Board of Directors and regularly teaches continuing education courses at the law school. Mr. Smiley has been recognized in the 2019-2022 editions of Best Lawyers in America® in the field of Real Estate Law. He has been awarded an AV Preeminent® Rating by Martindale-Hubbell® Peer Review, the highest rating in legal ability and ethical standards. Mr. Smiley has been recognized for sixteen consecutive years on the Southern California Super Lawyers list (2004, 2006-2021), a designation bestowed on only the top 5% of lawyers in this region.

Representative Clients and Matters

- » Unilever United States, Inc.
- » Weingarten Realty Investors
- » Partnership of Uplift Communities Charter School
- » Regents of the University of California
- » HSBC
- » The Travelers Companies, Inc.
- » Callaway Golf Company

Professional & Community Involvement

- » Georgetown University Law School | Commercial Leasing Advisory Board

Member and Speaker 1997 - present

- » American College of Real Estate Lawyers
- » First Foundation Advisors | Advisory Board
- » American Industrial Real Estate Association | Past Board of Directors
- » International Council of Shopping Centers (ICSC)
- » El Caballero Country Club | Past Board of Directors and First Vice President
- » Los Angeles County Bar Association | Real Property Section
- » Scholar's First | Board of Directors
- » Stop Cancer | President and Board of Directors
- » Freeman, Freeman & Smiley Foundation for Philanthropy | Trustee

Presentations & Publications

- » Bruce Smiley Spoke at 21st Annual Advanced Commercial Leasing Institute | April 12, 2019
- » "Be Careful What You Wish For! Which Lease Terms Can You Live Without?" | Georgetown University Law Center | CLE | | April 18, 2018
- » "In the Blink of an Eye: 'Pop Up' Leasing in an Evolving Retail Environment" | Georgetown Law's 19th Annual Advanced Commercial Leasing Institute | April 5, 2017
- » Issues Unique to Restaurant Leasing | The Practical Real Estate Lawyer | March 3, 2016
- » Issues Unique to Restaurant Leasing | ACREL Mid-Year Meeting | March 2, 2016
- » "Lying Clients and Inadvertent Disclosure: Addressing Intractable Ethical Dilemmas" | Georgetown University Law Center | CLE | April 8, 2015
- » "Beyond Bricks and Mortar: New Building Technology and Leasing" | Georgetown University Law Center | CLE | April 9, 2014
- » "Lessons Sandy Taught Us: Critical Elements in Drafting Insurance and Damage Clauses" | Georgetown University Law Center | CLE | April 10, 2013
- » "I Don't Think We're in Kansas Anymore: Leasing Across International Borders" | Georgetown University Law Center | CLE | March 2, 2012
- » "Insurance for Dummies: Primer on Basic Property & Liability Concepts" | Georgetown University Law Center | CLE | April 7, 2011
- » "The 600 Ounce Gorilla in Today's Economy: Dealing with the Financially Impaired Landlord" | Georgetown University Law Center | CLE | April 1, 2010
- » "The Most Bullet Proof Lease and Loan Agreements Aren't -- Bankruptcy: The Lurking Factor" | Georgetown University Law Center | CLE | April 16, 2009
- » "'Deal or No Deal' -- The Art and Science of Successful Negotiations" | Georgetown University Law Center | CLE | March 6, 2008
- » "Out the Door: Ins and Outs of Assignments and Sublettings" | Georgetown University Law Center | CLE | March 1, 2007
- » Panel Chairman | American College of Real Estate Lawyers | Annual Meeting | October 5, 2006
- » "That Couldn't Have Been What You Meant; Betwixt the Office Lease Proposal and the Final Lease" | Georgetown University Law Center | CLE | March 1, 2006
- » "Blueprint for Avoiding Unfit Upfit: Construction Contracts" | Georgetown University Law Center | CLE | March 3, 2005

- » Materials Editor | Law Conference Sponsored by American College of Real Estate Lawyers | October 6, 2004
- » Georgetown University Law Center | CLE | April 1, 2004
- » "Current Issues of Real Estate Transactions" | University of California | Anderson School of Business | May 7, 2003
- » "Mold Under the Microscope: Emerging Indoor Air Quality Issues" | Georgetown University Law Center | CLE | April 2, 2003
- » "Use, Exclusives and Radius Clauses" | International Council of Shopping Centers (ICSC) | October 2, 2002
- » "Negotiating Land Use and Environmental Issues in the Lease" | Georgetown University Law Center | March 7, 2001
- » "The Broad Spectrum of Exclusives: How Far Can We Go?" | Georgetown University Law Center | March 2, 2000
- » "Insurance and Indemnity" | Georgetown University Law Center | March 4, 1999
- » "Anatomy of a Lease: Part IV" | International Council of Shopping Centers (ICSC) | October 1, 1998
- » "Ethics of Lease Negotiations" | Georgetown University Law Center | November 6, 1997
- » "Anatomy of a Lease: Part IV" | International Council of Shopping Centers (ICSC) | October 2, 1997
- » "Commercial and Industrial Transactions" | Los Angeles Escrow Association | August 6, 1997
- » "How to Maximize Commissions and Expedite Payment - 'Show Me the Money!'" | Grubb & Ellis | April 2, 1997
- » "Current Issues in Shopping Center Leases for Lessors and Tenants" | University of California, Los Angeles Extension | November 7, 1996
- » "Negotiating Fundamental Leasing Issues - Part II" | International Council of Shopping Centers (ICSC) | October 4, 1995
- » "Operating Expense and Audit Rights" | Georgetown University Law Center | April 6, 1995

Media Coverage

- » Bruce M. Smiley Interviewed on KTLA Regarding 8th Annual STOP CANCER Run/Walk | October 2017