



Anna Greenstin Kudla has extensive experience in litigation, arbitration and mediation. Her practice consists of business and tort claims, in both state and federal court.

As lead trial counsel, Anna obtained a \$27 million jury verdict after completing a long fraud and breach of contract trial in Ventura County. Thereafter, she recovered over \$8 million in arbitration, plus attorney fees and costs, arising out of a breach of operating agreement claim.

Anna earned her mediation certification from Pepperdine School of Law Straus Institute for Dispute Resolution. Recognizing negotiation is an essential part of every conflict, she advises clients how to reach an effective result tailored to each individual case.

Anna is dedicated to representing business owners, real estate professionals, homeowners, landlords, lenders and borrowers, contractors, and insurers in all aspects of law. Anna's arbitration and litigation practice includes fraud, misrepresentation, sham guarantees, negligence, failure to disclose, lender liability and defense, landlord/tenant grievances, commission disputes, breach of contract, boundary disagreements, personal injury, breach of fiduciary duties, complex multi-party and insurance based claims.

REPRESENTATIVE SUCCESSES

- *Cardinal Collection Educational Foundation v. Museum of Global Antiquities* – Represented plaintiffs in a case where the defendants induced them to loan \$4.8 million, and to then invest an additional \$2.225 million, in classic violins. At trial, we convinced the jury the investment scheme was a ruse and the main violin at issue never existed. The jury awarded our clients \$27 million in damages against the defendants, the Museum of Global Antiquities and its president.
- Obtained a binding arbitration award for a fuel efficient energy components manufacturing company for both general and punitive damages in an amount of no less than \$8,075,000, plus over \$250,000 in attorney fees and costs, arising from a complicated breach of contract and operating agreement claim.
- Commercial property business owner in Santa Clara county was improperly served with a complaint. After waiting the requisite period of time, plaintiffs' counsel noticed default and proceeded to take aggressive measures to foreclose to collect on an unreasonable default judgment of over \$3 million. With the statutory period of time to set aside the default and quash foreclosure expiring, an obscure exclusion against default found in the Code of Civil Procedure was applied. An expedited and forceful motion to quash was used to save the client's property, quash the default and negotiated a dismissal (without the client paying anything).
- Represented a local Orange County real estate agent and broker who was sued for improper disclosures of home improvements. Insurance did not protect against meritless claims of fraud. Taking advantage of a poorly drafted pleading and applying the proper statutory authority for realtors disclosures, a prolonged and costly discovery period and trial was avoided. Through a demurrer along with a request for judicial notice, the broker and realtor was able to escape a meritless lawsuit filed by a homeowner with significant buyer's remorse.
- Assisted brokers in multiple California Bureau of Real Estate investigations.
- Represented brokers and agents before Board of Association of Realtors Ethics Committee.

Contact Information

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Areas of Practice

- Business, Commercial and Real Estate Law
- Business and Real Property Litigation
- Business and Real Property Transactions
- Construction Law

Education

- Southwestern Law School, J.D.
- University of California, Santa Cruz, B.A.
- Pepperdine School of Law Straus Institute for Dispute Resolution

Admissions

- California
- United States District Court, Southern and Central Districts of California

INDUSTRY INVOLVEMENT

Professional Affiliations

- Affiliate Member, Orange County Association of Realtors
- National Hockey League Players Association – Certified Player Agent
- California State Bar's Real Property Law Section member

Speaking Engagements

- "2018 Real Estate Updates and Legal Topics"
- "Be Your Own Boss"

BEYOND THE OFFICE

Anna was one of the first female members of the National Hockey League Players Association. She represents professional athletes in the National, Canadian and Western Hockey Leagues. At the 2010 NHL Draft Sports Career Conference she was an invited panel speaker hosted by Sports Management Worldwide. As one of only two known female sports agents, she assists players with any and all personal or legal issues and negotiations. Anna has engaged in arbitration, mediation, and deposition in Canada on behalf of hockey players and representatives affiliated with the National Hockey League Players Union.

Additionally, Anna is passionate and dedicated to education. She lectures to small business owners, especially real estate professionals, in all aspects of the law. She has spoken at "Be Your Own Boss" workshops and "Legal Issues for Start-ups" seminars for SCORE (Counselors to Small Businesses). She commits herself to speak at annual legal seminars to realtors/brokers addressing changes in the legislature and the impact it will have on their business and futures. She has spoken at dozens of brokerages to hundreds of real estate professionals about handling transactions and avoiding liability exposure.

NEWS

- California Commercial Landlords Anxious Over Proposed Legislation
- Tensions Arise Amid COVID-19 Impact on Property Owners
- \$8+ Million Binding Arbitration Award to Walsworth Clients Affirmed on Appeal
- California Classifies Realtors As Independent Contractors
- Partner Anna Greenstin Kudla to Speak on Commercial Real Estate Challenges and Opportunities in the Cannabis Industry
- Real Estate Agents in California: Independent Contractors or Employees?
- Love Thy Neighbor's Tree: How and When a Tree can Legally be Removed or Trimmed
- A Tenant's Baggage: What to Do with Personal Property Left Behind
- Cybercrime in Real Estate
- Swimming Safety Is Required By Law
- How to Position Team Names in Real Estate Advertising
- Bound to Arbitration
- Construction Defects Affect Real Estate Disclosures
- Walsworth Obtains \$8 Million Binding Arbitration Award in a Breach of Contract Case
- Walsworth Attorney Anna Greenstin Kudla to Attend the C.A.R. Legal Update Event
- Something Smells Fishy About That Disclosure
- When Diving Off the Deep End, Make Sure There's Water

- Walsworth Obtains \$27 Million Verdict in “The Great Violin Caper” Breach of Contract Case
- Walsworth Expands Business Litigation Practice in Orange County