

Civil Litigation, Business and Real Estate Transactions

DESCRIPTION OF PRACTICE

Elizabeth Erhardt concentrates her practice on real estate litigation, including breach of purchase and sale agreements, co-ownership disputes, lease disputes, CC&Rs, boundary disputes, easements, excavation, fraud & nondisclosure, and real estate related Business & Professions Code claims. She has litigated a broad array of real property disputes including agricultural lot line adjustments and Williamson Act claims; commercial warehouse tenant improvements; franchisor-franchisee contracts and lease disputes; developer CEQA compliance; apartment building purchase and sales; residential neighbor disputes; and disputes regarding fire damaged properties. Ms. Erhardt also litigates financial elder abuse claims, domestic partnership disputes, trust disputes and complex business disputes involving real property.

Ms. Erhardt's clients include domestic corporations, partnerships, limited liability companies, developers, real estate investors, restaurateurs, property managers, commercial landlords and tenants, and apartment owners. She litigates in both state and federal court, has extensive mediation and arbitration experience and conducts writs and appeals.

Ms. Erhardt has developed a comprehensive knowledge of commercial and residential landlord tenant matters. She has prosecuted and defended commercial and residential lease disputes based on non-payment of rent, use violations, failure to secure and maintain insurance coverage, failure to replenish letters of credit, failure to perform tenant improvements and claims of nuisance and waste. She also provides transaction assistance to sellers and buyers of commercial and residential real property at every stage of the transaction, conducts lease negotiations for commercial and residential landlords and tenants, provides counsel to property management companies, and assists clients with zoning and land use matters.

PROFESSIONAL INVOLVEMENT

Ms. Erhardt conducts real estate training seminars, makes presentations to real estate brokers and their agents, publishes articles and is a guest panelist on local and statewide radio programs as an authority on real estate matters. Additionally, Ms. Erhardt is the author of the introductory chapter, "Creation and Recognition of Domestic Partnership Regimes in California," in the CEB legal treatise *California Domestic Partnerships*, c2005. She has served as a guest panelist at several continuing legal education seminars on domestic partnerships for family law attorneys, as well as general practitioners.

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Sideman & Bancroft

Ms. Erhardt is a member of Commercial Real Estate Women-San Francisco (CREW-SF) and serves on the CREW-SF Programs' Committee; founding member of Association of Women In Power (AWIP) and serves on the San Francisco Leadership Committee; current member and past board member of the Small Property Owners of San Francisco (SPOSF); a member of the California Apartment Association (CAA) and San Francisco Apartment Association (SFAA); and past board member of Bay Area Lawyers for Individual Freedom (BALIF).

EDUCATION

B.A., University of Richmond, Virginia, 1991

J.D., University of North Carolina, Chapel Hill, 1997