



# Boards and Commissions Application

Thank you for your interest in serving on a City of Capitola Advisory Group. Please fill out the following form with your information. Appointments are made at a public City Council meeting.

## Application For:

### Application For:

- Art and Cultural Commission - Artist
- Art and Cultural Commission - Arts Professional
- Art and Cultural Commission - At Large
- Commission on the Environment
- Finance Advisory Committee - At Large
- Finance Advisory Committee - Business Representative
- Historical Museum Board
- Planning Commission
- Other:

## Applicant Information

### First Name \*

James

### Last Name \*

Weller

### Email \*

jweller@cruzio.com

### Current Address \*

Street Address

[REDACTED]

Address Line 2

[REDACTED]

City

CAPITOLA

Postal / Zip Code

95010-2652

State / Province / Region

CA

Country

US

### Telephone (Home)

[REDACTED]

### Telephone (Mobile) \*

[REDACTED]

**Are you a Capitola resident? \***

Yes

**Residential Neighborhood:**

46th/Clares

**Are you applying as a Youth Member to an Advisory Group? \***

No

Youth Members are encouraged to participate with City Boards, Committees, and Commissions.

## Qualifications

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**Occupation:**

Land Title Consultant

**Please describe your qualifications and interest in serving on this Board/Commission/Committee: \***

I have practiced professionally as an expert land title consultant since 2002, concerning real property throughout California. Before 2002, my career working for title insurance companies in six Bay Area and Northern California counties spanned over 30 years. I served as a Chief Title Officer and Title Operations Manager for four major title companies, and most recently, as a Senior Title Officer for Special Projects for First American Title Insurance Company's National Commercial Division for Northern California. I continue to advise and consult with title insurance companies, corporate, governmental, and individual land owners and their attorneys concerning land title aspects of major real property transactions and litigation. My expert testimony has often been admitted in Superior Court, including as a court-appointed expert. For two years in the 1970's I worked as a Planning Department staffer in Mendocino County, handling zoning and use permit processes. I served as the principal land title research and analysis consultant instrumental in the 2012 acquisition of the Santa Cruz Branch Railroad by our Regional Transportation Commission. I am especially interested in supporting new housing development and public transit in our city, and elsewhere in the region. As the project manager for my church, I have been principally responsible for our Peace Village Housing project, a deeply affordable 40-unit apartment building approved for construction in Santa Cruz. I have resided in Capitola since 2015.

**Additional Attachments**

James E Weller CV 06\_18\_20.pdf

87.59KB

**Acknowledgement Required \***

Please note that appointment to this position may require you to file a conflict of interest disclosure statement or complete additional trainings with the City Clerk. This information is a public record and these statements are available to the public on request.

Acknowledged

**Signature \***

All information contained in this page is public data and will be made available for public review upon request. Qualifications and interests of applicants will be provided to the City Council in a public forum and will be reviewed before appointments are made. Questions regarding this application and appointment process should be directed to the Capitola City Clerk.



# James Edward Weller

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## Professional Summary

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There are not many reliable independent expert land title consultants in California, and I am pre-eminent among those few. I can personally carry out complex and extensive land title research projects in County public records all over the state. Having more than 20 years' experience as an expert witness, I am well known to be an imperturbable and incisive witness under examination. As a marshal of facts, I can array land title information in a variety of comprehensible ways, as may be useful or required. My experience of more than 40 years in my profession encompasses the whole scope of title insurance practice, as well as residential and commercial real property transactions, and real property litigation of all kinds. I can relate eye-to-eye and with authority in my work with lawyers, judges, and land owners - some of which have been major corporate industrial or public sector clients. I have managed title insurance requirements for major equity investment fund transactions involving portfolios of many commercial real properties all over the United States.

## Skills

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- Title searching, examining, and marshalling of facts disclosed by California public records.
- Analysis of land titles, and development of expert opinions.
- Geographical analysis and mapping of survey data.
- Preparation of transactional real property documents in support of legal counsel.
- Expert testimony in California Superior Courts with regard to real property litigation.
- Determination of real property interests of the estates of decedents, and complex partition actions.
- Principles and practices of title insurance and title insurance claims.
- Determination of riparian rights in connection with California agricultural land.
- Determination of "legal parcels" for California Subdivision Map Act compliance.

## Experience

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### Expert Land Title Consultant

March 2002 - Current

Trademark: [landtitleguru.com](http://landtitleguru.com)., Santa Cruz, CA

Since 2002, I have engaged in a private consulting practice of land title examination, analysis, documentation, opinion, and advisory services. I have provided a variety of research, report preparation, graphical survey information presentations, and expert testimony for public and private sector clients involved in real property management, transactions, development, and litigation including title insurance litigation, as well as local land use permit procedures. I have served as a California Superior Court-appointed expert witness in my field of expertise. My expert testimony was affirmed and cited in the California Appellate Court decision in *Haines v. Farley*.

A summary of my professional services and credentials may be found at my Internet website:

[www.landtitleguru.com](http://www.landtitleguru.com).

**Senior Title Officer Special Projects** January 1997 - March 2002  
**First American Title Insurance Company, San Jose, CA**

In connection with major commercial real property transactions, development, and redevelopment projects, I was responsible for all phases of title examination and preparation of various title insurance work products, written analyses, and consultations.

I achieved consistent recognition for extraordinary excellence in support of the work of legal and other professionals involved in handling major real property transactions.

**Operations Manager Chief Title Officer** March 1987 - June 1994  
**Old Republic Title Company, Capitola, CA**

Responsible for direction and management of all phases of land title operations.

**Senior Title Officer Special Projects** September 1986 - March 1987  
**Safeco Title Insurance Company, Redwood City, CA**

Responsible for title examination and preparation of commitments, preliminary reports, proforma title insurance policies, written analyses, and consultations.

**Title Operations Manager Chief Title Officer** March 1984 - September 1986  
**Fidelity National Title Insurance Company, Santa Rosa, CA**

Responsible for direction and management of all phases of land title operations.

**Title Operations Manager Chief Title Officer** January 1983 - March 1984  
**Western Title Insurance Company, San Rafael, CA**

Responsible for direction and management of all phases of land title operations.

**Title Operations Manager Chief Title Officer** February 1978 - August 1979  
**Stewart Title of California, San Jose, CA**

Responsible for direction and management of all phases of land title operations.

**Title Officer** August 1976 - February 1978  
**Title Insurance & Trust Company, San Jose, CA**

**Land Title Analyst** February 1974 - August 1976  
**County of Mendocino Planning Department, Ukiah, CA**

**Title Examiner** July 1973 - February 1974  
**Western Title Insurance Company, Ukiah, CA**

**Title Examiner** September 1968 - July 1973  
**Western Title Insurance Company, Redwood City, CA**

## Education

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<b>Master of Theological Studies - Pacific School of Religion, Berkeley, CA</b>	May 2009
Moral Theology, Christian Ethics.	
<b>Bachelor of Religious Studies - Holy Names University, Oakland, CA</b>	May 2004
Cum Laude, History of Religions	
<b>B.A. World Literature - San Francisco State University, San Francisco, CA</b>	May 1973