



AAA Mediation.org™

**FN-4994885 MN-4994885 LN-4994885,
Esq.**

San Diego, California



Current Employer-Title	Flynn Law Firm, PC; Coast to Coast ADR; Flynn Real Estate
Profession	Attorney, Mediator, Arbitrator, Realtor
Work History	Mediator and Arbitrator, Coast to Coast ADR, 2015 – Present; Principal/Real Estate Broker/REALTOR, Flynn Real Estate, 2015 – Present; Principal, Flynn Law Firm P.C., 2002 – Present; Partner, Fay Flynn & Fay P.C., 1982 – 2002; Hale, Sanderson Byrnes & Morton, Associate/Principal, 1973 – 1982.
Experience	<p>Trial lawyer representing litigants (brokers, agents, insurers and claimants) in real estate disputes including purchase & sale, mold, fraud, disclosures, and commission cases; construction cases representing architects, engineers, GCs, subs, suppliers, bonding and surety companies, insurers, and self-insurers. Cases also included personal injury, aviation, train, bus, trolley, truck, auto, products liability and construction accident defense cases; insurance and bad faith cases; professional negligence and E & O cases including legal malpractice and many years ago medical malpractice. Tried 100s of cases and the seriousness and the numbers of cases tried to verdicts are reflected by 15+ reported appellate decisions before the Massachusetts Supreme Judicial Court, Massachusetts Appeals Court, USCA 1st Circuit. Sought Cert in one other case in the USSC.</p> <p>Recently created a family real estate business in San Diego, California.</p>
Mediator Experience	Mediated 30-plus cases in personal injury, insurance, bad faith, auto, products, construction, general liability, real estate, probate/trust, contracts and business before moving to California in 2014 to open a business in a different field.
Representative Issues Handled as a Mediator	Tort, product liability, auto, professional negligence, real estate, HOA, condominium, probate disputes, internal partner business disputes, construction cases with the liability, causation, comparative negligence and damages issues running through them. Indemnification, contribution, workers comp liens, coverage issues, promissory estoppel, donor intent, consideration for a contract are representative examples.
Mediator Style & Process	I take a practical approach based on experience. Having sat waiting for jury verdicts for plaintiff and

Preferences	defendant clients so many times has led me to “feel in my bones” the interplay of practical and emotional needs and goals faced by both sides in a court case. My approach is best described as actively engaged in listening, asking questions intended to identify risks to both sides, sharing experience when appropriate, always facilitative at outset, saving evaluative thoughts or comments until parties ask for guidance towards the end of a mediation process. Both sides will have to examine the risks they each face through conversations with me - goal being to let the parties come to a solution - maybe with a bit of prodding.
Education	Boston College Law School (JD 1973); Boston College Industrial & Commercial Law Review; 1973; Boston College (AB, History 1970).
Professional Licenses	Admitted to the Bar: Massachusetts (1973); U.S. District Court: District of Massachusetts (1975); U.S. Court of Appeals: First Circuit (1977); U.S Supreme Court (1995). Real estate Agent & Broker, California, 2015 - Present.
Professional Associations	American Bar Association (past TIPS Committee Chair); San Diego County Bar Association (recent past Chair, Alternative Dispute Resolution Section); North County Bar Association; National Association of Realtors; California Association of Realtors; San Diego Association of Realtors.
Recent Publications & Speaking Engagements	Speaker, “Essential Litigation Skills for Massachusetts Paralegals”, Institute for Paralegal Education, 2003, 2004. “The Legal Investigator as a Witness,” THE LEGAL INVESTIGATOR, August, 2000. “Organizing the Defense File,” ABA’s THE PRACTICAL LITIGATOR, July, 1995. Speaker, “What Makes a Mediation Successful”, Massachusetts Academy of Trial Attorneys May 22, 2013. Speaker and Chair, “Resolving Real Estate Disputes, Part 1 October 13, 2016, San Diego County Bar Association and Part 2 Arbitration November 21, 2016. Speaker and Chair various seminars, programs and presentations at ABA Meetings (TIPS), at Defense Research Institute Annual Meetings and other local conferences including Massachusetts Academy of Trial Attorneys on ADR issues and the Massachusetts Licensed Private Detective Association and at SDCBA on ADR issues. Host, “Talking about the Law” a weekly radio program on WCRN in Worcester MA called 2009 – 2014.
Locations Where Parties Will Not be Charged for Travel Expenses	San Diego County Orange County
Mediation Rate	\$500 Per Hour
Languages	English
Citizenship	United States of America
Locale	San Diego, CA

The AAA’s Rules provide the AAA with the authority to administer a mediation including, mediator appointment, general oversight and billing. Accordingly, mediations that proceed without AAA administration are not considered AAA mediations, even when the parties select an mediator who is on the AAA’s Roster.

The information contained in this resume has been supplied solely by the individual mediator and may, or may not, be a complete recitation of their experience. The AAA assumes no responsibility for the content, completeness, accuracy, or reliability of the information contained in a mediator’s resume. If you have any questions about a mediator’s experience or background, you are encouraged to contact your case manager.

Mediators on the AAA Roster are not employees or agents of the AAA.