



# Oswaldo Oliva | Municipal Law Attorney in California

## Associate Attorney

t: 562.699.5500  
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## Education

- Juris Doctorate, May 2024
- California Polytechnic Institute Pomona, Pomona, California

## WORK EXPERIENCE

### **Panda Restaurant Group, Inc.**, Rosemead, California

*Legal Coordinator*, May 2022 – August 2022

Worked as a legal coordinator for Cherng Family Trust, the family investments department tasked with overseeing and growing a multi-billion dollar real estate portfolio including multi-family, industrial, and commercial asset types; supported the legal team by conducting due diligence checks on potential acquisitions; advised the team on issues with the soil reports and any necessary further actions; drafted memorandums for the covenants, conditions and restrictions (CC&Rs) associated with the property with a focus on impediments to construction; ordered title reports and drafted a title memorandum for an acquisition valued at over a hundred million dollars; advised other internal departments on legal impediments to their proposed projects; supported the team with other administrative tasks including creating closing agendas and executing various legal documents, and reviewed and drafted an amendment to a lease involving a million dollar compensation change.

### **Alvarez-Glasman & Colvin**, City of Industry, California

*Law Clerk*, December 2023 – September 2025

Worked as a law clerk for Alvarez-Glasman & Colvin; supported the legal team by conducting legal research and analyses; drafted memorandums for clients in novel and ever



changing legal fields such as artificial intelligence, gun ownership law, landlord-tenant law, and various other areas; drafted contracts for clients including vendor contracts and memorandums of understandings; advised clients on the merit of tort claims made against the City under the Government Tort Claims act; advised clients on Public Records Requests and the exceptions to the rule that may apply; reviewed City Client's compliance with the protocol for Council Meetings set forth under the Brown Act.

## **OTHER SKILLS AND INTERESTS**

### **Other Languages**

*Fluent in Spanish*

*Comprehends Portuguese and Italian*

### **Coding Languages**

*Familiar with JAVA*

*Limited working experience with Python*

### **Competitive Sports**

*Club Soccer ( California Cup Champion, July 2014)*