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Robert is the Managing Attorney of PLF's HAWAII CENTER in Honolulu. He joined PLF in 2003, and directs our land use, coastal zone, and environmental litigation across the State of Hawaii at the appellate and trial levels. His area of specialty is land use and eminent domain, but Robert appreciates having a range of issues to tackle at PLF Hawaii. Robert is also Of Counsel to DAMON KEY LEONG KUPCHAK HASTERT, a Honolulu firm that is one of Hawaii's leaders in land use law. He joined PLF because of its message of personal empowerment and freedom—"I believe in the Bill of Rights—all of them—and not just the ones that may be in fashion." In the course of his career, Robert has had the privilege of participating in many cases of critical importance to owners of private property: *Alameda Gateway, Ltd. v. United States*, 45 Fed. Cl. 757 (1999) (taking of a private navigable waterway adjacent to San Francisco Bay); *United States v. Alameda Gateway, Ltd.*, 213 F.3d 1161(9th Cir. 2000) (who pays for the taking); *Kaiser Hawaii Kai Dev. Co. v. City & County of Honolulu*, 777 P.2d 244 (Haw. 1989) (invalidating initiative as a method of enacting land use regulations); *Boone v. United States*, 725 F. Supp. 1509 (D. Haw. 1989) and 743 F. Supp. 1367 (D. Haw. 1989), aff'd, 944 F.2d 1489 (9th Cir. 1991) (keeping a man-made lagoon on the island of Molokai private); *Sandy Beach Defense Fund v. City & County of Honolulu*, 773 P.2d 250 (Haw. 1989) (protecting a shoreline permit from summary revocation).

Robert was born in Hawaii but traveled around as a youngster. After obtaining his BS at the University of Santa Clara in California, he returned to Hawaii for law school, serving as an editor of the University of Hawaii Law Review. Apparently not having had enough of law school (and wanting to trade Hawaii's weather for east coast winters), Robert obtained his masters in law (LL.M.) from Columbia Law School in New York City, where he graduated with honors as a Harlan Fiske Stone Scholar.

He has written several legal articles, the most recent of which will be published in the 2005 volume of the University of Hawaii Law Review, *Arrow of Time: Vested Rights, Zoning Estoppel, and Development Agreements in Hawaii*. In another of his articles, published in the 1994 *Journal of Legal Education*, "Hey, Did You Get My E Mail?" Reflections of a Retro Grouch in the Computer Age of Legal Education, Robert somehow managed to combine his two passions – bicycle racing and law – into a single piece, predicting the impact of e-mail and the internet on law teaching and practice. It has become one of the most cited articles on the subject. Robert also has taught law at the University of Santa Clara School of Law, served as an exam reader and screener for the California Committee of Bar Examiners, and is a sought-after speaker at land use and eminent domain seminars in Hawaii and California.