

**Cases and Unique Work  
of Attorney  
Carl F. Eiberger Jr.**

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**See work on Applewood, Pleasant View,  
South Table Mountain, Park,  
Recreations and Open Space**

## Cases and Unique Work

Carl has had hundreds of cases over the years as a trial lawyer. Whether they're called cases or events such as testifying before the legislature or involved in legal civic activities, he has a wide range of subjects and abilities. He has many strong specialties, although he's done everything from some PI to estate work, zoning, regulations, all kinds of the thirteen types of labor cases, he determined when establishing the labor law section of the CBA, taxation, real estate, zoning regulations, land use, wills, special districts, formation of cities, securities. U.S. Supreme Court to Justice of the Peace cases, regular plaintiffs and defendants' cases of all types and being primarily known for labor work. But even that included much more than the civil rights cases that the regular labor lawyer now is primarily involved in. He would be involved in actual collective bargaining with unions, hundreds of civil rights and arbitration cases, stopping strikes, workmen's and unemployment compensation cases going through 4,000 pieces of legislation in fourteen states and also testifying before committees and as an expert on the Colorado Labor Peace Act. Also, before city councils, zoning boards, handling interpretive regulations of all types of agencies and even extremely difficult cases involving product liability, negligence of all types, medical matters, drugs, devices under the FDA, geology blasting, air pollution, water pollution, hydraulics and this type of scientific work in some major cases. He is primarily on defense, but has handled plaintiffs' cases also in the civil rights area, product liability, for wrongful deaths such as a plane crash with those killed in California and automobile accidents.

Some have been very high profile cases such as that involving toxic shock in the early '80s where he represented Proctor & Gamble in the first case tried in the U.S. out of 820 filed in defending it in Denver. *Lampshire v. P&G*, US District Court 1980. It involved work with the

CDC, FDA, medical work, chemical work, personal injury defense, product liability. The trial lasted for almost four weeks and after the defense won, over two hundred cases were settled of the 820 that were filed. He personally had nineteen here in this area that made the cover of Time Magazine.

His first work after the army involved working for the Bell system as the firm had founded Mountain Bell. He did a large variety of jobs for it in fourteen states in the west. For example, he did their labor work, arbitration work, and was counsel to various personnel management committees. His firm was unique in that it was the only one out of over twenty Bell system companies that did not have inside house counsel. So he acted as though in-house and as he called it "out house" counsel with their unique differences. "In house" being really an arm of management, but doing actual litigation. For example, he had over 1,000 unemployment compensation hearings, actual hearings, by 1961. The Bell system looked at every bill put in the hopper of the state legislators and had to be reviewed and summarized by counsel such as he. This could be as many as 2,000 a year. He would help legislators including Senator Bill Armstrong by writing the Colorado wiretap law, the Colorado credit card law. He was security attorney for Mountain Bell and wrote the protocols of dealing with the handling of obscene calls and annoyance calls. He did many arbitration civil rights and union cases and also was involved as counsel in collective bargaining and was very much involved in the 1968 and 1971 strikes, in fact getting TROs to stop them. In fact, he went into the union headquarters with an order for them to get back to work, facing over 300 angry strikers to serve that order. How many know how to stop a strike?

At the same time, he did actual abstract examinations for real estate purchases (in an era of title insurance) and reviewed over 100 million dollars in construction contracts a year. Four

million dollars for a one-acre site for microwave. He did all the telephone easements in the new city of Dillon, Colorado. He handled many workmen's compensation and unemployment compensation cases for it and other clients like the Denver Post. He traveled throughout generally an eight state and then a fourteen state area from Seattle to El Paso county EEOC and arbitration cases, court cases with local counsel in a variety of areas, but primarily labor arbitration and civil rights. He and the EEOC regional counsel in 1968 in New Mexico tried to figure out how to try the first cases under the new Civil Rights law of 1964 that had got that far in court. He won both of them back to back. At the time of the Watts riots as then security counsel for the telephone company, he got together with Mike McKevitt, the Denver D.A., and making his firm the auxiliary to the district attorney's office in Denver in case of those riots and even outfitting their office with cots and dry food stores, etc. in the event that the same would be necessary. Fortunately, they were not. He was involved in unique cases such as that in Malad, Idaho where all the telephone operators were fired for making illegal phone calls – as many as three or four hundred a year. That case went all the way to the Idaho Supreme Court in *Alder v. Mountain Bell*, 446 P.2d 628 (Ida. 1968).

An even more unique case involved nationwide racketeering in 1964 through 1966. Carl working with the FBI, Treasury Department, and other federal and state agencies and the Salt Lake D.A. actually wiretapped for a long time the crooks in the Salt Lake and Great Falls areas and led a raid in January 1965 in Utah. The case went through the courts because, as part of the technical ability to get into the Bell long distance system without a trail so they could hide all their other illegal criminal activities. The police commissioner of Philadelphia and many of his people were fired and there were arrests literally across the nation. The Federal Circuit courts found that the Bell system had the right to protect itself by wiretapping and gave it the ability to

pick up this other criminal information. Carl obviously traveled much of the year for the telephone companies and was away from his young family. Most of these were not in the Denver or Colorado courts.

Some were, of course, such as the case of *Faulkner v. Super Valu* in federal district court were about 258 over age 40 plaintiffs sued for age discrimination. After a three week trial with plaintiffs' counsel being now a federal district magistrate, the jury found his clients not liable. The plaintiff's last offer was \$300,000 and jobs and he offered zero. The EEOC brought a corollary case and that was resolved basically in the company's favor with seven or eight new jobs being compromised if they met the criteria for same, 88-2-1942 (Colo. Fed. 1991). He worked primarily in the federal district courts and before federal and state agencies like the EEOC. He had about eight cases with Judge Weinschick and he won all. The toxic shock case, *Lampshire v. Proctor & Gamble*, was before Judge Fiensilver in 1982.

Another major client was the Denver Post. He was the main attorney for the business office and labor and did also some First Amendment work with Tom Kelley. Later, the firm under his direction did many other aspects of the Denver Post business. There were thirteen labor unions at the Post at that time and some of the collective bargaining agreements involved in bargaining and arbitration, for example, were third party contracts with the Rocky Mountain News, so he represented both papers. He also, for example, did the workmen's compensation work and many types of contractual business for the paper. One of the hardest cases for him was questioning a worker who claimed cancer from trauma at work and who was on a stretcher in the hearing room and died only two weeks later.

With the many labor unions and newspapers, Carl became an expert on the Colorado Peace Act. It was used with many other clients. This is a unique act which has been in the

papers recently involving legislation of Governor Ritter and its provisions for secret ballots. There were many such elections for the Denver Post. He testified in these years on this Act. One case was *Communication Workers v. Western Electric Company*, 551 P.2d 1065 (Colo. 1976), affirmed 429 U.S. 1067 (1976) which was a significant case decided by Judge Erickson and which affected every labor management contract in the entire state of Colorado with reference to requirements for secret ballot elections and elections for an all-union agreement. Western Electric was part of the Bell system. There were amicus briefs from the State and many unions. Union elections are the subject of U.S. Supreme Court cases and acts of Congress right now in 2007.

He represented Conoco for 38 years and this included many major matters. The refinery blew up in 1978 with three being killed and 25 million dollars in damage. There was some question if the refinery should open. Carl was lauded by Conoco as being there while the fires were still burning taking pictures. He headed up two blue ribbon investigative teams trying to determine the cause. Many product liability and negligence issues were involved. Many were very technical. There was a five week OSHA trial as well. Businesses also were damaged along way from the refinery. There were over 1,000 claims for damages. He was the prime speaker for Conoco at the news conferences in Commerce City for some time.

Also, there was a case of *Thornton v. Conoco* (Adams County District Court) where the city tried to shut down the refinery on the basis that it was polluting Thornton's water. Do you stop a refinery including gas for Stapleton jets or do you protect the water for the city? Carl won the TRO and injunction. It was developed later that the pollution cause was from some other entity.

Carl also had so many other arbitration cases and various other type of cases for Conoco that he would fly to Houston to review them better. There were two significant Tenth Circuit court opinions. One was *Local Union 2477 v. Conoco*, 524 F.2d 1048 (1975), which established the principle that arbitrators could not consolidate grievances and causes of action over the objection of the employer. This significantly affected the law of arbitration. The other was *EEOC v. Conoco*, 548 F.2d 884 (1977). There was a question of did federal or state law control in the civil rights area and the Tenth Circuit held that the employer was correct in the use of state law provisions in this area.

A very significant case was that of *Wynograd v. Johnson*, 561 P.2d 1274 (Colo. 1977). This was a class action case of 160 optometrists v. 140 ophthalmologists. The medical doctors claimed that soft contact lenses were drugs under the Federal Food and Drug Administration rulings. The ODs could not prescribe drugs and therefore could not prescribe soft contact lenses, although they had developed them over the years and not the medical doctors. He represented the Colorado Optometric Association as general counsel and basically all the ODs in Colorado. After a lengthy trial in which 21 doctors testified, Judge Kingsley held for the optometrists. Many times if there is one doctor in the case it is significant, but the 21 included those who were number one, number two or number three in the areas of contact lenses or in the area of glaucoma.

The ODs and Carl had to work months to learn about all diseases of the eye and of all diseases of the eye which might affect the body, in preparation for an attack by the medical doctors. It was held that in effect the FDA was wrong, this was a device not a drug. Soft contact lenses could be prescribed by the ODs as well as the use of the tonometer, which measured the pressure in the eye as a diagnosis for glaucoma. This decision affected ODs around the world



who could then fully prescribe and dispense soft contact lenses. In addition, subsequently there was much legislative work in the area of drugs and various types of doctors, not medical doctors, and what they could do for patients. The ODs had learned of Carl by his testimony before state legislative committees on various subjects. Tom Farley, who ran for Governor, and Andy Williams, president of the CBA, were co-counsel.

To show how versatile he was, he won the case of *McCracken v. Conti Commodity* a brokerage, 755 P.2d 454 (Colo. 1988), which involved the duty of brokers to investors in the difficult commodities market with the plaintiff's attorney being John Head. The broker was found not liable.

He was regional attorney for AT&T for some years in a diverse number of matters including even such things as easements across the prairies for long distance wires and would attend yearly management conferences in New York City.

He also represented the Times Mirror Corporation, owner of the Los Angeles Times in coordination of various work of the papers including the Denver Post involving diverse newspaper problems. He was for years Colorado general counsel for the American Automobile Association (AAA) involving many of their operations including insurance, liability, agency civil rights cases, contracts of all kinds, termination of employees, a "postal" type of case and organizing efforts by unions including the many things that employers can and cannot do in such situations.

The firm represented the Regional Transportation District (RTD) and he was very involved in its strike and in particular because as a Colorado entity it was subject to the unique provisions of the Colorado Labor Peace Act. Whether the unions complied or not was one of the main subjects of the litigation involved.

There was always much work and innumerable NLRB, Colorado Labor Department or other agency hearings in the labor area with regard to strikes for example like that of Conoco, RTD, Mountain Bell, Southwest Forest Industries and Super Valu. This involved of course picketing that could be done, secondary boycotts and threats to shut down the businesses, construction gates and signage, and working with the unions so that this would not happen. Also worked on various union organizing campaigns and elections as to the correct procedures and the follow-up involving them. There were so many that he can't even remember the names before the 10<sup>th</sup> Circuit like Teamsters Local 435 v. Super Valu upholding correct election proceedings of the company.

Southwest Forest Industries, the largest lumber producer in the Southwest, had problems in southern Colorado and the need to charter a plane for a hearing on a threatened strike, landing on a highway as there was no airport in the area. But this was necessary because of the extreme seriousness of the matter.

He was asked to speak to many employers as a result of these important winning cases. For example, at the annual convention of the United States Optometrists in California and before several state organizations such as in Arkansas and at the labor conferences and seminars in Colorado. Even on T.V. with Herrick Roth. Also at the annual AAA conference in South Carolina concerning these labor matters as an established expert in the same.

He represented Rocky Flats for about ten years in whoever was the then current contractor such as Dow Chemical or EG&G. This included many arbitration cases and other labor management problems also including documentation and various other management problems. One of the most significant was the case by John Stone and USA vs EG&G who had the FBI raid the company in the 1990s and his continued litigation claiming improper

termination of over ten years. This case even went recently to the United States Supreme Court with regard to whistleblower statutes. There were also cases under the Federal Claims Act.

Again to show his diverse abilities, he represented Crown Zellerbach in a case involving a faulty boiler and sprinkler system ruining rolls of newsprint in a warehouse two football fields long. He sued for the plaintiff and after a five day case before Judge Johns received not only a directed verdict to the jury on liability, but also a directed verdict for the exact amount that he had prayed for: \$100,600.

Another unique type of work involved the formation of cities by the use of metropolitan districts under the special district laws of Colorado. He was an expert in this area representing Pleasant View Metropolitan District for 33 years when it was one of the only two or three such districts in the state. McCullough Saw Company had a city's division and formed cities. In Colorado it was Pueblo West. He was involved in writing legislation to change the laws on the powers of the district and then in the setting up of the district. He did his first election and establishment of a viable running district, which began selling development lots to homeowners. This is now the large city that it is. He was in charge of all of this working much with the special district law and legislative changes. His activity was written up in various publications concerning land development.

The Pleasant View Metropolitan District was a diverse special district near Golden, which primarily had a fire department. He represented the district for 33 years, involving much in the area of fire protection, land use and zoning, etc. There were several attempts by the city of Golden to annex part of the district and this led to many years of work in the field of city annexation, special district powers, changes in the legislation, development of parks, etc. He in

effect was town counsel for an area that did not have a city in a large unincorporated area of developing west Denver.

He represented about 15,000 estimated citizens in the Applewood, Pleasant View, Golden area in a pro bono case that started thirty four years ago 1974 and is still ongoing. Coors and others wanted to develop the top of South Table Mountain, which is seven miles long and three miles wide by having a quarry a mile wide, a mile long, and two hundred feet deep in the heart of this metropolitan area. There were two major cases before the Jefferson County Board of Commissioners starting in 1974 which were affirmed by the courts and then a third attempt before the Colorado State Mine Land Board in 1994. He won them all. This was pro bono and he spent an estimated \$900,000 of legal time in the '70s and '80s as well as countless citizen hours trying to uphold the quality of life and get the land for Open Space, which he did.

It involved many areas of law including land use, zoning, mineral extraction, open space, recreation, county commissioners' authority, administrative law, and areas of science and engineering such as geology, hydraulics, blasting, sedimentary rock, rock falls, mining, mining economics, air pollution, noise pollution, history and aesthetics. He won on all bases.

Ed Perlmutter, then a state legislator, and he worked together in the late 1990s for some changes in legislation allowing the transfer of land and working with six or seven national, state and county governments to obtain approximately the eastern one third to 40% of the mountain for Open Space use with many acres under conservation easements. This took much coordination and work with Colorado, Jefferson County, and U.S. and national agencies.

He had been one of the group of people many years ago trying to bring the Solar Research Institute to South Table Mountain in Jefferson County. He was there with Governor

Lamm when Jimmy Carter arrived in a rain storm to dedicate it. This is now known as NREL with much importance to the nation.

The Eiberger firm was considered so prestigious for top legal work at reasonable prices and with so many important clients, the Republic Plaza Building bought out its old lease and made it one of the first tenants in this new building in 1984.

He was also chairman and board member of the Prospect Park and Recreation District for 25 years from 1960 to 1985 and has continued 22 more years to 2007 to work in those areas of Parks, Recreations and Open Space. There is much satisfaction seeing the use of these facilities by thousands of young and old for many past, present and future generations.

He also cross-examined two Colorado billionaires in big cases. John Malone of cable fame in the Skulsky cable case and Joe Coors of Reagan's Kitchen Cabinet in the Coors STM quarry case.

Although Prospect Park District was part of Jefferson County, it did not have a separate legal counsel so he did legal work for those 25 years from 1960 on various matters particularly budget, land acquisition, contracts, county rules, park development, grants, and involving the annexation of a large part of the eastern property by the incorporation of the cities of Wheatridge and Lakewood in 1969. This continued into the 1990s with the formation of the mission statement and other documentation for turning that district into a full four mill district, which was then accomplished. This was all pro bono. He works on Open Space and that is for the park district even now – 47 years later.

As a part of this, he and three others were the founders of the Applewood Athletic Club (AAC) a Swim and Tennis Club owned by the community because he knew the park district could not build one because of the lack of funds. He was chairman of the two homeowner's organizations in the Applewood area and knew by surveys that swimming is what they wanted the most. This started in 1960 and has over 400 families each year joined in the community ownership that he started again pro bono. He got the land, did all the organizational legal work, sold bonds, got refinancing, and worked with the county on many matters. He even got the Feds to give him an easement for back tennis entrance and route to his park next door along I70. He also did actual ground and grading work and obtained many trees for it. He estimates again over \$900,000 dollars in legal dollars were spent for South Table Mountain, the Prospect Park District, and the AAC alone plus uncounted civic hours. This in 1960-1990 dollars.

Another pro bono legal activity was that for the Denver Symphony Orchestra/Colorado Symphony Orchestra. In the mid '70s he was originally contacted because of severe labor problems, in fact the stopping of that orchestra by musicians' strikes. He became full legal counsel pro bono for a period of over eight years with an approximate \$110,000 dollars a year in

the 1970s and 1980s in free legal services, \$900,000 total. Each year on Labor Day he negotiated with the chief labor and best labor attorney Phil Hornbein on labor contracts. There were strikes with Judge Fiensilver involved. The Coors quarry cases ongoing at the same time taking every weekend.

In addition was all the rest of the legal activity including primarily the contracts with many artists such as Beverly Sills, Al Hirt, Bob Hope, Arthur Fiedler, the new conductors, contracts with the city for free services and use of city facilities. Also the building of Boettcher Symphony Hall, etc. There were also other miscellaneous legal problems of that organization, the putting on of productions like Jesus Christ Super Star. He was finally asked to even throw in his very large expenses, such as copying for them and the firm just could not do that. He drew up the complex contracts with many designers for the first Symphony Designers Show House, which is still going on thirty years later for the Guild. He was not even thanked, but was glad to stop. His severe poverty background did not go well with the highest society values and cultures. He never tried to use these contacts to get into society although it would've been easy and a coup ala H. Alger for someone from the slums.

In addition, of course, during this time he was the senior partner for a long time of the firm. The Bell system broke up the Akolt firm in the early '70s and took 17 of its attorneys and many staff personnel to form its own legal department. Many of his associates and partners became vice presidents and general counsel immediately for entities like the states of Colorado, New Mexico, Idaho, Dex (directories), counsel for labor, rate making, etc. (He was part of hiring one of the first female partners in a major law firm in Denver in the early 1960s and she became in the 70s vice president and general counsel New Mexico for US West. With his background with the very poor, disadvantaged and discriminated against, he recognized their

great inherent talents and pushed them up.) Many of his activities for the Bell system changed at that time except for litigation of many of the arbitration matters, strikes, civil rights and other matters in this multi-state area. This left a combination of various ages and expertise. Larry DeMuth became general counsel for the Mountain States Telephone Company. Lou Rovira left to be a judge. And a smaller firm was founded that had approximately only 15 to 20 attorneys well known for its labor law expertise though it did all things. But of course management of the firms of all sizes took a considerable amount of time particularly in the founding of a new firm.

Some of the many attorneys he has recruited and mentored over the years are, in fact, Super Lawyers. The firm broke up when he turned 65 as they thought he was too old and would retire in 1996. That was 11 years ago and he is still working as much as he can as a solo primarily for his family, charities, individual pro bono clients, and the University of Notre Dame as he has been on the Board of Directors Executive Committee of the Law School for 40 years. He has helped it in many ways, including efforts at funding and getting donations as well as working in his Rocky Mountain region from Calgary, Canada through New Mexico. Some of these at times he has worked with development people of the University, for example with reference to acquiring a 2 million dollar Wyoming ranch that had to be sold for university funds, etc. and in using his legal abilities in many instances. Again, this is all pro bono. In addition, primarily for over 50 years he has helped new attorneys in this area find employment, become acquainted with the area, recruit promising students for the law school, new grads find jobs and summer employment, and in general help Notre Dame lawyers in this area. There were 7 in 1954 and about 250 now in 2007. And he has been active in the Denver Notre Dame Club for 55 years, was scholarship chair 17 years, founded the present big scholarship fund which now has a



\$500,000 corpus. He is always on Law Line Channel 9 for it and was its president, board chairman, etc. for many years.

Another major client was Temple Buell and the Cherry Creek Shopping Center.

Generally, he was second chair, but worked for him many years including suing the city of Denver on tax assessments for 14 years getting 1.5 million dollars back in 1960 dollars. And acquiring a proficiency in this type of law along with following the lead of Larry DeMuth. In addition, there was much work involving the shopping center itself, the legal work concerning the formation of First Avenue in Denver, and the personal affairs of Mr. Buell. He was involved in, as main counsel, a divorce between him and Virginia Crocker with negotiation with Tony Zarlengo, the top trial lawyer here, to achieve settlement. They actually exchanged downtown Denver buildings, Texas ranches, oil fields in various places, etc. in a very difficult case and settlement. This is all on record.

As indicated, he also did general work for years. In addition to the many big cases primarily in Federal court, he had many divorces, real estate closings, did wills and estates, zonings, and even taxes. He even had a case in Tax Court. He did 64 returns one year as a very young lawyer. He has had many traffic cases primarily involving his children and County Court cases like landlord and tenant. He did some minor criminal defense work and obviously much work for many individuals in all areas including civil rights.

A major client for 15 years was Super Valu, also known as Cub Foods, a large wholesale grocery firm with a major distribution center here. Most of the work involved many arbitration cases, assistance in collective bargaining and labor contracts, assistance in strikes, picketing, signage and acceptable entries, and small law suits and matters of that nature. Also,

miscellaneous personnel matters and other general matters and small law suits had to be done in this area.

There was much litigation involving even the NLRB and then the federal district courts with the main opponent the tough Teamster's Local Union 435. As indicated above, there was a large case of about 258 workers who charged Super Valu with age discrimination. There were many cases involving arbitrations and other work on the meaning of various terminology in 5 year collective bargaining agreements. One had 22 subparts. Another involved 21 workers. Some of these arbitrations involved interpretation, in particular of contracts involving pension rights and contributions. These effectively each involved millions of dollars. In addition, similar contracts had been entered into by King Soopers and Safeway and as he won most of the arbitrations, particularly in contract interpretation, he benefited these other large supermarket chains and in fact settled their cases.

Other main clients included the Big O Tire Company. He did a five day trial only 30 days after prostrate cancer surgery in 1992. "A stupid thing to do." He represented Wright McGill, a maker of hooks, for years with many cases and legal matters including a case where five people claimed discrimination. All settled on a favorable basis. He represented Jefferson Pilot Insurance Company with varied interests in Colorado. Also US Air (Piedmont Air) with a major civil rights case before Judge Fiensilver. The same with Dover Industries. Also, an AAA civil rights case settled for over \$190,000 dollars, a postal-type case. These were not small cases.

He also obtained \$50,000 dollars (the limit) in 1959 in a California wrongful death case involving the Dickerson's when she was killed on I-5 there. He got money for their three girls despite the fact that the other driver, an immigrant, was uninsured. Also, recovery of maximum

wrongful death proceeds for a Colorado widow from a Continental contractor airline in an airplane crash at Lompoc, California in 1959. Carl worked with the late Hal Feder and lectured at the paralegal school and institute he was starting. He hired some of the first paralegals in Colorado and trained them in-house. What a variety of cases and law!!

While in the army (Korean War) he was in the infantry and medical corp (believe it or not, and a MASH trained unit) and talked his way into JAG at Fort Lewis as a private. Thirty three attorneys. Thirty two officers and gentlemen plus him, a private. He did general legal assistance work, defended some black soldiers in criminal matters who did not like officers, did Army Federal Claims law work in three states. Most interestingly, he worked on the prisoner of war court martial cases where the United States was prosecuting those who had been prisoners of war of the North Koreans. It was highly secret. He worked on the transcript every night, all night, so that it would be available the next morning for the Court. From this came the Army Code of Honor and the code of honor for other services. This took weeks and was a unique case that very few people know about.

He worked at reduced rates for Laredon Hall where there were developmentally disabled children and others who had mental afflictions. One was a major civil rights case involving a large settlement for the plaintiff based upon facts where there were even assaults by outsiders on the female patients.

The Amato family – four brothers had a greenhouse business in Adams County. Various legal matters for them were done over many years including wills and estates, trusts, contracts, tax returns, leases, even estate taxes, etc. The biggest cases involved defense of the condemnation of their property by the Denver Metro Sewer for the main sewer plant. They first took what we called “the farm” leaving the barn and then came back years later and condemned

the barn also, so they had to move. Millions were involved. A complex condemnation suit working with Hal Feder and his father and other farmer clients. Another area of newfound expertise. This is where the big Denver Metro Sewer plant is now. It involved court hearings and determination of value of a different type of business for these people. It resulted in good, multimillion dollar settlements for them. The actual real estate involved was somewhat complex as it fronted on the Platte River and Sand Creek and included complex legal descriptions, surveying, and water rights. Water law was involved with the Farmer's Ditch Company. Again, what a variety of legal work! New greenhouse leases then had to be negotiated. And of course he helped on other firm clients with other partners in charge. This included US West in later years, Safeco, State Farm and other insurance companies.