



Thomas W. Casparian

Member

Santa Monica

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Practice Areas

- Commercial Litigation
- Real Estate Litigation
- Manufactured Housing
- Government & Regulatory
- Appellate & Supreme Court

Industry Sectors

- Real Estate & Construction
- Cannabis

Education

- Boston University School of Law, J.D., 1993
- Cornell University, B.A.

Bar Admissions

- California

Court Admissions

- U.S. District Court -- Central District of California
- U.S. Court of Appeals for the Ninth Circuit
- U.S. Supreme Court

Affiliations

Certified Appellate Law Specialist, certified by The State Bar of California of Legal Specialization

Member, California State Bar Association, Real Property Section

Member, California State Bar Association, Labor and Employment Section

Member, Los Angeles County Bar Association, Real Property Section

Member, Los Angeles County Bar Association, Labor & Employment Section

Awards & Honors

- Super Lawyer in Appellate, Business Litigation, Real Estate: Business, Southern California Super Lawyers 2016-2024
- Volunteer of the Year (2023), Inland County Legal Services
- Advocate of the Year; honored by Public Counsel for pro bono contributions to the Children's Rights Project 2006
- Southern California Rising Star in Business Litigation 2004-2006

Thomas is a trial lawyer and certified appellate law specialist by the California State Bar. His trial and appellate practice primarily focuses on complex business and real estate litigation, representing commercial property owners and developers in business and real property disputes. He also has extensive experience litigating and resolving disputes with municipalities and other governmental agencies at the trial and appellate court levels, and handles state and local administrative and regulatory matters and related government agency proceedings.

With over 25 years' experience representing manufactured housing community owners throughout California, Thomas leads Cozen O'Connor's Manufactured Housing practice. Thomas counsels mobile home park owners and investors on rent control and fair return, development and expansion/infill, closure and redevelopment, acquisition and due diligence, rental agreements and long term leases, park rules and regulations, park-owned homes, ground leases, and failure to maintain litigation and prevention. He has extensive knowledge of California's Mobilehome Residency Law and the Mobilehome Parks Act. Thomas regularly appears before local rent control boards and arbitrators, planning commissions, and city councils on behalf of park owners.

Thomas has extensive appellate experience and is named as counsel on approximately 20 published state and federal appellate decisions, including: *United Grand Corporation v. Stolof* (2022) 74 Cal.App.5th 62; *Colony Cove Props., LLC v. City of Carson*, 888 F.3d 445 (9th Cir. 2018); *Everett v. Mountains Recreation and Conservancy Authority* (2015) 239 Cal.App.4th 541; *Carson Harbor Village, Ltd. v. City of Carson* (2015) 239 Cal.App.4th 56; *218 Properties, LLC v. City of Carson* (2014) 226 Cal.App.4th 182; *Colony Cove Properties, LLC v. City of Carson* (2013) 220 Cal.App.4th 840; *Chino MHC, LP v. City of Chino* (2012) 210 Cal.App.4th 1049; *Goldstone v. County of Santa Cruz* (2012) 207 Cal.App.4th 1038; *Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal.4th 783 (representing *amicus curiae*); *Colony Cove Properties, LLC v. City of Carson*, 640 F.3d 948 (9th Cir. 2011); *Colony Cove Properties, LLC v. City of Carson* (2010) 187 Cal.App.4th 1487; *Carson Harbor Village v. County of Los Angeles*, 433 F.3d 1260 (9th Cir. 2006); *Carson Harbor Village, Ltd. v. Unocal Corp.*, 287 F.Supp.2d 1118 (C.D. Cal. 2003); *El Dorado Palm Springs, Ltd. v. Board of Supervisors*, 104 Cal. App. 4th 1262 (2002); *El Dorado Palm Springs, Ltd. v. City of Palm Springs*, 96 Cal. App. 4th 1153 (2002); *Carson Harbor Village, Ltd. v. City of Carson Mobilehome Rental Review Board*, 70 Cal. App. 4th 281 (1997); and *People v. Grant* (1999) 20 Cal.4th 150.

Prior to joining Cozen O'Connor, Thomas practiced at Gilchrist & Rutter and earlier served as deputy attorney general of the California Department of Justice. Before law school, Thomas worked on federal legislative and executive matters at Akin Gump in Washington, D.C.

Thomas received his bachelor's degree from Cornell University and his law degree from Boston University School of Law.

Experience

Obtained a favorable result, following an eight-day jury trial in Contra Costa County, Cal., for the defendant in a case centering on alleged unreimbursed business expenses and a purported conspiracy to use the plaintiff's confidential information to raid his employees, which the plaintiff claimed had

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resulted in the wholesale destruction of his business. The jury found for the defendant on the conspiracy claim and determined that the plaintiff was not an employee and was therefore ineligible to recover business expenses for the bulk of the time period at issue. While the plaintiff presented expert witness testimony at trial suggesting that his damages exceeded \$20 million, the jury awarded him just slightly over \$30,000.