



## Mhare O. Mouradian

### PARTNER

LOS ANGELES, CA

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### OVERVIEW

A dedicated client advocate, Mhare is a trusted advisor and experienced litigator who brings assertiveness and strategic thinking to his handling of business disputes and other complex commercial matters.

Mhare is a member of the firm's Real Estate Development and Construction group and focuses much of his practice on complex, high-stakes commercial litigation involving breach of contract allegations and other contract-related causes of action. Mhare works primarily in the real estate world, dealing with commercial leasing disputes, real estate and title fraud, and breaches of contract involving construction vendors, suppliers, and manufacturers. While he represents clients in a wide variety of industries, many of the clients he serves are retailers, including large shopping centers and plazas, as well as big box retailers.

Mhare litigates cases in jurisdictions across the country, often working on behalf of massive organizations with national dockets. His practice is national in scope and includes representation of litigants on both sides of the aisle as plaintiffs and defendants. In addition to real estate and contract disputes, he also has experience with litigation involving corporate ownership; breach of fiduciary duty; unfair business practices; unfair competition; and threats to trademarks, trade secrets, or other intellectual property.

While many cases settle—often on the eve of trial—Mhare has solid experience in the courtroom and is always prepared to take a case to trial. He has won favorable outcomes in both jury and bench trials, recently obtaining a unanimous 12-0 defense jury verdict

### Industry

Real Estate, Development, & Construction

### Services

Artificial Intelligence

Commercial Litigation

Litigation & Alternative Dispute Resolution

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that found no liability for the client after a six-week Zoom trial. Mhare has also successfully represented clients in arbitration, mediation and other forms of alternative dispute resolution.

Mhare approaches each matter with meticulous preparation, a thoughtful decision-making process, and the tenacity that is critical to achieve success. He recognizes the specific characteristics of each piece of business litigation and adopts a trial-ready strategy from the outset to achieve the best result for the client.

In addition to litigation, Mhare brings his agility as a problem solver to many clients by serving as their sole outside counsel and first point of legal contact.

### Experience

- Lead counsel for six-week trial in an environmental property contamination case for alleged tenants of a dry cleaning business against plaintiff. Successfully obtained a unanimous 12-0 jury verdict after only three hours of deliberation that absolved all defendants of any liability and awarded zero damages to plaintiff.
- Obtained early dismissal on behalf of commercial real estate development company in high-profile business discrimination case in U.S. District Court vis-à-vis 12(b)(6) motion to dismiss, and successfully defended appeal to Ninth Circuit Court of Appeals.
- Received favorable defense verdict for high-end commercial property owner in a negligence action by celebrity plaintiff claiming \$21 million in damages.
- Represented plaintiff in prosecution of breach of commercial property management agreement.
- Represented plaintiff in prosecution of environmental nuisance, trespass and professional negligence action against prior owners of commercial property and environmental company.
- Both prosecuted and defended breach of contract cross-actions involving functionality of features on electronic devices by storage company on behalf of international electronic manufacturing company.
- Represented plaintiff in prosecution of breach of contract action against technology company for breach of commercial real estate listing agreement.

## Experience

- Represented plaintiff in prosecution of dissolution and breach of fiduciary duty action against co-founders.
- Defended major aerospace company and majority shareholder in breach of fiduciary duty claims made by minority shareholder.
- Defended major international computer manufacturing company against distributor in breach of contract action.
- Secured favorable settlement in arbitration involving breach of contract in action brought by retailer claims against shoe manufacturer.
- Obtained seven-figure award for national tax preparation franchisor client against largest franchisee in breach of contract claim for failure to pay royalties.
- Received favorable defense verdict in a legal malpractice and employment action brought by a teacher.
- Secured favorable settlement in arbitration involving breach of contract and personal injury claims brought by reality show participants against a major production company and international television network.
- Obtained summary judgment in favor of a prestigious Hollywood TV and film studio in a defamation case.

## Recognition

- Martindale-Hubbell “AV Preeminent” Peer Review Rating
- *Southern California Super Lawyers*, Business Litigation, 2017-2023

## Education

- J.D., University of the Pacific McGeorge School of Law
- B.A., University of San Francisco

## Admissions

- California
- U.S. Court of Appeals, Ninth Circuit
- U.S. District Court, Central District of California
- U.S. District Court, Eastern District of California
- U.S. District Court, Northern District of California
- U.S. District Court, Southern District of California

## Community Leadership

Mhare serves on the Judicial Appointments Committee of the Los Angeles County Bar Association. He also provides pro bono legal advice for a variety of legal clinics associated with the Los Angeles County Bar Association and other public organizations.

Mhare has volunteered for Young Eisner Scholars (YES), a nonprofit organization dedicated to identifying underserved students and providing them with resources and support to facilitate their success in high school, college and beyond. He has also volunteered for the Compton Initiative, a nonprofit committed to restoring hope through beautification projects.

In addition, Mhare serves on the Alumni Board of Directors for his alma mater, the University of San Francisco.



2023 Pro Bono Contributor