

# Adele KAROUM

## Associate

LOS ANGELES

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Adele Karoum is an associate in the Eminent Domain Department at Richards, Watson & Gershon. Adele represents municipalities and public agencies throughout the eminent domain process, with a focus on public transit projects. At RWG, Adele also works with local governments on agreements for real estate transactions related to easements and access for public works projects.

Adele has experience negotiating and litigating condemnation cases involving claims for business goodwill, severance damages, improvements claims, and property valuation.

Adele has more than six years of experience as an attorney representing public and private clients in litigation and appellate matters. Adele balances her strong and effective litigation and advocacy skills with practical and efficient negotiation to case resolution.

## WORK FOR CLIENTS

Most recently, Adele has handled several litigation matters for San Bernardino County Transportation Authority in connection with its acquisition of property for the West Valley Connector Project. This Project impacted 241 parcels of land and required multiple full takes, part takes, and temporary construction easements. These condemnation cases involved diverse property types, from vacant land to large and small business of various types, with claims for loss of business goodwill, severance damages, improvements and equipment, and property valuation. Adele has experience handling both owner and commercial tenant claims in eminent domain matters.

In addition, Adele has experience handling real estate acquisition for public works projects, including preparation of purchase and sale agreements, right of entry agreements, deeds, and other real estate related documents.

## PRACTICE AREAS

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Eminent Domain

## EDUCATION

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J.D., *magna cum laude*,  
University of San Diego School  
of Law

M.A., University of California,  
San Diego

B.A., *cum laude with  
departmental distinction*,  
Amherst College

## PROFESSIONAL EXPERIENCE

Prior to joining Richards, Watson & Gershon, Adele represented clients in litigation and appellate matters in state and federal courts in California and Nevada. Her background includes representation of government entities including cities, counties, and police. Adele also has professional experience with product liability, defense of health care providers, real estate law, and contract litigation. She is a skilled written and oral advocate for complex legal matters.

## HONORS & AWARDS

Mountain States Super Lawyers Magazine, Rising Star, 2017 and 2018

San Diego Law Review, Member

CALI Award for Highest Grade in Corporations

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

International Rights of Way Association (IRWA) - Member (2023-Present)

Fund Raising Events Chair - South High Swim Boosters (2023-Present)

We the People Committee, Appointed Committee Member for State Bar of Nevada (2017-2019)

Southern Nevada Association of Women Attorneys, Member (2016-2018)

## EXPERIENCE

## PUBLISHED OPINIONS

- ▶ *Morris v. Hyundai Motor America*, 41 Cal.App.5th 24 (2019)
- ▶ *The Original Roofing Company v. Chief Admin. Officer of Occupational Safety and Health Admin. of Dept. of Industry, State of Nevada*, 442 P.3d 146 (Nev. 2019)
- ▶ *Dezzani v. Kern & Assocs., Ltd.*, 412 P.3d 56 (Nev. 2018)

## PUBLICATIONS

"The Purchase of Medical Liens: Ethical Boundaries for Attorneys"

*The Advocate, cover article, 09.2016*