

# Mane KHACHATRYAN

## Associate

### LOS ANGELES

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Mane Khachatryan is an associate in the Eminent Domain Department at Richards, Watson & Gershon. Mane represents municipalities and public agencies throughout the eminent domain process for various projects including public transit, acquisition of easements, and other public works. At RWG, Mane also works with local governments on agreements for civil litigation matters involving easements and rights obtained by local governments by way of easements.

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

Recently, Mane successfully prevailed on a complex right to take bench trial involving government action spanning decades with a lengthy administrative record.

Mane has five years of experience as an attorney representing both public and private clients in various different litigation matters. Prior to RWG, Mane worked with private clients during all phases of property division and dealt with complex legal principles surrounding division of community and separate property, including division and litigation of business goodwill, and division of assets and real property co-mingled during marriage.

Mane brings practical and efficient solutions to case resolution while not shying away from strong and effective litigation and advocacy skills.

### PRACTICE AREAS

Eminent Domain

### EDUCATION

J.D., University of Southern California Gould School of Law

B.A., *cum laude*, University of California, Los Angeles

## WORK FOR CLIENTS

Most recently, Mane 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. Mane also handled a parcel consisting of over 400 commercial tenants. Mane worked to obtain the proper business owner and worked with commercial tenants to negotiate several goodwill agreements.

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.

Mane also worked on easement disputes stemming from over forty years of prior eminent domain litigation with a complex historical background.

Mane has experience handling both owner and commercial tenant claims in eminent domain matters.

## PROFESSIONAL EXPERIENCE

Prior to joining Richards, Watson & Gershon, Mane worked in family law representing both low-income and high-end private clients in their dissolution matters including preparation of pre and post nuptial agreements, characterization and division of property, spousal and child support orders and modifications, child custody cases, and cases involving international dissolution and complex jurisdictional issues. Mane also has experience in both civil and criminal domestic violence matters including successfully prevailing in domestic violence criminal and civil trials. Her prior skills allow her to issue spot how various property acquisitions and properties subject to dissolution judgments will be impacted and what impact that will have to a public agency and/or municipality.

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, Los Angeles County Bar Association

Board Member of the YWCA, Glendale and Pasadena