

# CHARLES E. THOMAS

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## EDUCATION

**University of Southern California, Marshall School of Business** Los Angeles, CA  
**Master of Business Administration** 2001

- Fellow (100% Tuition): Consortium for Graduate Study in Management.
- Echoing Green Fellow: Awarded two-year fellowship to develop and produce test-preparation courses.

**University of California at Berkeley, Boalt Hall School of Law** Berkeley, CA  
**Juris Doctor** 1998

- Research Editor: California Law Review.
- Thesis: Securitization of Sports Athlete Compensation.
- Partial Tuition Fellow.
- NCAA Compliance Intern: UCB Athletic Department.

**University of California at Berkeley** Berkeley, CA  
**Bachelor of Arts: Ethnic Studies** 1995

- Community Service Officer: UCB Police Department.

## EXPERIENCE

**California State University, Dominguez Hills** Carson, CA  
**Assistant Professor – Business Law (tenure track)** 2009-Present

Instruct business majors in the legal process and its application to the business environment. Courses include: Legal Environment of Business, Law of Business Organizations and Business Communication. Advise students interested in attending law school, including LSAT test preparation.

**JPMorgan Chase Bank** Los Angeles, CA  
**Vice President – Transaction Manager** 2003 - 2009

Structured and facilitated the legal documentation of real estate loans for the commercial mortgage-backed securities (CMBS) market. Covered legal documentation for loan production efforts in Western Region - from application negotiation through execution of loan documents. Reviewed legal representations and warranties for sale of loans in the bond market. Closed over 100 loans per year, representing approximately \$3 billion in closed and securitized loan volume. *See attachment for notable transactions.*

**Pircher, Nichols & Meeks** Los Angeles, CA  
**Real Estate Associate** 2001 - 2003

Represented public and private companies, including REIT's, and individual developers in real estate transactions, including acquisitions, dispositions, licensing and financing transactions. Negotiated and drafted all real estate agreements, including purchase and sale agreements, management agreements, declarations of covenants, conditions and restrictions, easements, licenses, deeds of trust, indentures, security agreements, assignment of rents and other ancillary loan agreements. Advised clients on analysis of title, zoning, entitlement and other real estate issues. *See attachment for notable transactions.*

**Universal Music Group (InsideSessions)** Universal City, CA  
**Project Manager (concurrent with MBA study)** 2001

Created marketing plan for interactive distance learning courses for aspiring musicians and writers. Analyzed e-learning industry for best practices and forecasting future trends. Evaluated and recommended distribution channels for courses, including direct response, retail and broadcast mediums. Developed financial models for analysis of potential distribution partners.

**Chief Judge Procter R. Hug, Jr., Ninth Circuit Court of Appeals** Reno, NV  
**Judicial Clerk** 1998 - 1999

Legal research and writing. Drafted bench memoranda and court opinions. *See attachment for notable cases.*

**Manatt, Phelps & Phillips** Los Angeles, CA  
**Summer Associate (Permanent offer extended)** Summer 1997 & 1998

Legal research and writing for corporate, labor and employment and music practice groups.

**Mayer, Brown & Platt** Los Angeles, CA  
**Summer Associate (Permanent offer extended)** Summer 1996 & 1997

Legal research and writing for corporate, real estate, litigation and labor practice groups.

**Citiwide Appraisals** Berkeley, CA  
**Founder, Chief Appraiser** 1992 - 1995

Founded, developed, financed, marketed and managed real estate appraisal company targeting single-family and residential-income property valuations. Directed all aspects of management and strategic marketing of services to clients. Trained and managed staff of ten appraisers.

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## NOTABLE TRANSACTIONS

**JPMorgan Mortgage Capital, Inc.**  
*Vice President – Transaction Manager*

Los Angeles, CA  
2003 – 2009

- LXP Portfolio – REIT’s acquisition of \$650 million portfolio of 33 single tenant office buildings in 16 states.
- Shops at Canal Place – \$90 million refinance of high-end mall in the French Quarter of New Orleans, LA.
- Promenade at Westlake – \$70 million refinance of Caruso Affiliated’s lifestyle center in Westlake Village, CA.
- Selig Office Portfolio – \$242 million refinance of portfolio of seven office buildings in Seattle, WA.

**Pircher, Nichols & Meeks**  
*Real Estate Associate*

Los Angeles, CA  
2001- 2003

- Represented Morgan Stanley in securitized lending transactions throughout the United States.
- Represented Sunset Millennium Holdings in various real estate transactions related to the development of a \$300 million office, retail and hotel complex in West Hollywood, California, including ancillary loan documents and signage right easements.
- Represented Farallon Capital Management, LLC in the financing of its joint-venture home development project in Houston, Texas.
- Represented Walton Street Capital in the disposition of the Four Seasons Hotel in Milan, Italy, and due diligence analysis related to a bid to the bankruptcy court for the Enron Corporate Headquarters in Houston, Texas.
- Represented Summit Commercial Properties, Inc. in its acquisition of a portfolio of three office buildings with Fortune 100 tenants, including negotiating reciprocal easement agreements with tenants and adjacent property owners.
- Represented RealCapitalMarkets.com in developing private offering memorandum, including SWOT and competitive analysis, benchmarking industry trends, and financial forecasting.
- Represented Westcore Industrial Properties in multiple portfolio acquisition transactions.
- Represented Storameric, LLC in its disposition of a portfolio of properties in Denver, Colorado.

## NOTABLE CASES

**Chief Judge Procter Hug, Jr., Ninth Circuit Court of Appeals**  
*Judicial Clerk*

Reno, NV  
1998 - 1999

- *Resolution Trust Corp. v. Keating*, 186 F.3d 1110 – Overturned a \$4.3 billion judgment against Charles Keating for damages resulting from the federal bailout of Lincoln Savings & Loan.
- *Firebaugh Canal Co. v. United States*, 203 F.3d 568 – Affirmed the District Court’s order directing the U.S. Government to provide drainage for the San Luis Canal in Central California.
- *Harris v. Itzhaki*, 183 F.3d 1043 – Reversed the District Court’s order granting summary judgment in a suit for declaratory and monetary relief for racial discrimination under the Fair Housing Act. First case interpreting the FHA in the 9<sup>th</sup> Circuit.

## PUBLICATIONS

- “Is Specific Performance Still Alive in California?” printed in 2001 in *Real Estate Southern California*; reprinted in the Stewart Title legal update newsletter.

## ADDITIONAL INFORMATION

- Admitted: California State Bar (2001); United States District Court, Central District of California; Ninth Circuit.
- Self-financed undergraduate and graduate education.
- Traveled throughout North America, Mexico, Central America, Japan and Australia.