

PARTNER

Jessica K. Lomakin

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📍 Ontario



Jessica Lomakin provides strategic counsel to public and private property owners and tenants on all manner of real estate transactions with an emphasis on leasing, lease enforcement, real estate development and purchase and sale transactions. With a decade of real estate litigation experience and extensive knowledge of remedies, Jessica acts as both a strong advocate for her clients' legal rights, and as a practical negotiator.

She regularly works with landlords and tenants to manage their leasing portfolios and has experience with office, retail and industrial leasing. Jessica also works with owners' associations, government agencies, and family-owned LLCs to manage real estate holdings, navigate CC&Rs, and protect investments.

Jessica also advises on public-private partnerships and mixed-use real estate development.

Jessica obtained her law degree, cum laude, from Whittier Law School, where she served as editor on the Whittier Law Review and obtained her LL.M. from Chapman University, Dale E. Fowler School of Law.

Originally from Ohio, Jessica relocated to Southern California to earn her bachelor's degree in political science, cum laude, from California State University, Fullerton. She is a member of Commercial Real Estate Women ("CREW") Columbus and serves as a Girl Scout Troop Leader and Village Councilor in her hometown of New Bremen, Ohio. In her free time, Jessica enjoys cooking, reading and is an aspiring gardener.

Notable Experience

- Represents BBK in negotiating and documenting lease agreements for its offices throughout the country.
- Developed CC&Rs for mixed-use re-development of former Sears building in Riverside, California consisting of 27 residential buildings and 5,000 square feet of speculative retail space.
- Represents University of California Regents in negotiation and documentation of a disposition and development agreement, CC&Rs and related ground leases for a 30 acre Science Research Park at UCSD.
- Represented family-office in negotiation of CC&R amendments for commercial units in mixed-use owner's association.

CORE PRACTICES

Real Estate

Municipal Law

Business

Public-Private Partnerships

Business Transactions

Housing, Economic Development and Real Estate

EDUCATION & ADMISSIONS

Education

Chapman University Dale E. Fowler School of Law, LL.M

Whittier Law School, J.D., cum laude

California State University, Fullerton, B.A., political science

Bar Admissions

California

Ohio

- Represents City of Redlands in complex interpretation and enforcement of lease agreement at Redlands Municipal Airport.
- Developed master lease template for 500+ space senior mobile home community in Hemet, California.
- Represents City of Monterey in development of lease agreement and loan financing structure for anchor tenant at Fisherman's Wharf.
- Represents family-office in management and lease enforcement for multi-family apartment investment holdings.
- Represents both landlords and tenants in negotiation and termination of office, industrial and retail space throughout California.
- Represents public and private entities in interpretation and drafting of easements, licenses, rights of way, title matters, leases and acquisition/disposition agreements.
- Served as hearing officer for County of Riverside on hearing under County's mobile home rent control ordinance.

Accolades

- Lawdragon, 500 X - The Next Generation, 2026

Professional & Community Involvement

- Commercial Real Estate Women ("CREW")
- Girl Scouts Troop Leader, Troop 2125
- Village Councilor, Village of New Bremen, 2019 - 2025

Thought Leadership

Publications

- "What Caregiving Taught Me About Being a Better Lawyer," *Daily Journal*, Jun.15, 2026"
- "When Summary Proceedings Are Not So Summary: Practical Options Amid California Unlawful Detainer Delays," *PublicCEO*, May 14, 2026
- "What's Changed: Davis-Stirling Common Interest Development Act under AB 130," *PublicCEO*, July 25, 2025
- "Damage Control to Commercial Real Estate," Co-Author, *Riverside Lawyer Magazine*, May 2025 Issue
- "A Well-Informed Start to 2025: BBK's Guidance for New Laws in California – Housing Part Four," Co-Author, *PublicCEO*, April 2, 2025
- "Commercial Leasing Changes You NEED to Know Starting January 1, 2025," *PublicCEO*, Dec 1, 2024
- "Public Records Caution While Working From Home," *BBK Legal Alert*, May 11, 2020
- "Amendment to Ohio's Open Meeting Laws During COVID-19 Emergency," *BBK Legal Alert*, April 2, 2020
- "COVID-19 and Workers' Compensation Claims," *BBK Legal Alert*, March 24, 2020
- "Can the COVID-19 Pandemic Excuse Contract Performance?," *BBK Legal Alert*, March 19, 2020
- "FPPC Amends Conflict of Interest Regulations" *BBKknowledge*, Dec. 29, 2014

Presentations

- "Considerations in Leasing With Public Entities," California Lawyers Association, Real Property Law Retreat, May 16, 2026
- "Records Request Training," City of Ontario Fire Department, June 7, 2018