

PARTNER

Jessica K. Lomakin

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Ontario

Jessica K. Lomakin, a partner in Best Best & Krieger LLP's (BBK) Business Services practice group advises private businesses, property owners, landlords, tenants and public agencies on a wide range of complex real estate transactions and disputes. Known for her practical approach, she works closely with clients to find solutions that not only address legal issues but also advance their broader operational and financial goals.

Jessica's practice focuses on commercial and ground leasing, acquisitions and dispositions, development agreements, CC&Rs, easements, title matters and lease enforcement. She regularly represents landlords and tenants in office, retail, industrial and multifamily transactions, helping clients negotiate new leases, manage and expand leasing portfolios, restructure existing arrangements, resolve defaults and navigate orderly exits when circumstances change. Whether advising a family office, closely held business, investor, or ownership group, Jessica brings a thoughtful, strategic perspective to every stage of the transaction.

In addition to her private-sector work, Jessica has extensive experience representing public agencies in matters involving the use, development and management of public property. She advises on leases and ground leases for airports, waterfront properties, public facilities and other specialized assets, as well as public-private development projects, acquisitions and dispositions and mobile home rent stabilization issues. Her understanding of public law requirements, governmental approval processes and operational considerations allows her to help agencies structure transactions that are both legally sound and practically effective.

Jessica's transactional work is strengthened by more than a decade of real estate litigation experience. Having seen firsthand how disputes arise and unfold, she approaches drafting and negotiations with an eye toward protecting her clients' interests over the long term. When conflicts cannot be avoided, she guides clients through workouts, lease enforcement actions, terminations, unlawful detainer proceedings and other real property disputes with a steady, solutions-oriented approach.

CORE PRACTICES

Real Estate

Municipal Law

Business

Public-Private Partnerships

Business Transactions

Data Centers & AI Infrastructure

Airports

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

Originally from Ohio, Jessica returned to her hometown of New Bremen, where she served five years as a Village Councilor. That experience gave her firsthand insight into the practical demands placed on local governments and the

communities they serve. She was recently appointed to the board overseeing Neil Armstrong Airport in Auglaize County, bringing together her interests in public service, aviation and public agency real estate. Jessica is also a member of CREW Columbus and serves as a Girl Scout troop leader. In her free time, she enjoys cooking, reading and trying to become a more successful gardener.

Notable Experience

- Represents private landlords and property owners in managing and enforcing commercial and multifamily lease portfolios, including defaults, workouts, negotiated surrenders, unlawful detainer actions, money judgments, guaranty enforcement, construction liens, and settlements.
- Represents commercial tenants in the negotiation, amendment, assignment, restructuring, and early termination of office, retail, industrial, and health care leases.
- Represents buyers and sellers in commercial real estate acquisitions and dispositions, including purchase and sale agreements, title and survey review, access and utility rights, reciprocal easements, development and occupancy conditions, escrow, and closing.
- Advises family offices, investors, and ownership groups on leasing, property management, CC&Rs, ownership issues, and disputes affecting the use and value of commercial and multifamily properties.
- Developed CC&Rs for the mixed-use redevelopment of a former Sears property in Riverside, California, consisting of 27 residential buildings and approximately 5,000 square feet of retail space.
- Represented a family office in negotiating amendments to CC&Rs governing commercial units within a mixed-use owners' association.
- Advises public and private property owners on easements, licenses, rights-of-way, access, boundary, title, survey, drainage, utility, and shared infrastructure matters.
- Advises cities, counties, districts, and other public agencies on leases, ground leases, licenses, and use agreements involving airports, wharves, theaters, office and retail space, utility sites, storage areas, and recreational property.
- Represented The Regents of the University of California in negotiating and documenting a disposition and development agreement, CC&Rs, and related ground leases for a 30-acre science research park at UC San Diego.
- Represents the City of Redlands in complex airport lease interpretation and enforcement, including litigation resulting in a published California Court of Appeal decision affirming the City’s judgment for possession.
- Represents the City of Monterey in negotiating and documenting commercial leases and related financing arrangements for restaurant and other tenants at Fisherman’s Wharf.
- Represents public entities in acquisitions, dispositions, and lease-purchase transactions, including purchase and sale agreements, title and escrow matters, financing structures, approval conditions, interim occupancy arrangements, and related due diligence.
- Advises cities on mobile home rent stabilization ordinances, fair-return petitions, administrative hearings, writ proceedings, park enforcement, and voluntary buyout programs.
- Developed a master lease form for a senior mobile home community containing more than 500 spaces.
- Served as a hearing officer in proceedings under Riverside County’s mobile home rent control ordinance.
- Advises BBK in negotiating and documenting leases for its offices throughout the country.

Accolades

- Lawdragon 500 Leading Real Estate Lawyers, 2026
- Lawdragon, 500 X - The Next Generation, 2026

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Professional & Community Involvement

- Auglaize County Airport Authority, Board Member, 2026-present
- Commercial Real Estate Women (“CREW”), Columbus chapter, Member
- Girl Scouts of America, Girl Scouts Troop Leader, Troop 2125
- Village of New Bremen, Village Councilor, 2019-2025

Thought Leadership

Publications

- "When 'Substantial Completion' is not Enough: Purchase Agreements for Newly Constructed Buildings," *Daily Journal*, Sept. 1, 2026
- "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” *BBKnowledge*, 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