

CURRICULUM VITAE

Thomas C. Watts III

Attorney | Arbitrator | Mediator | Settlement Consultant

Fellow, Chartered Institute of Arbitrators | AV Preeminent®

155 North Riverview Drive, Anaheim Hills, California 92808

(714) 364-0100 | info@tcwatts.com | tcwatts.com

Professional Profile

Thomas C. Watts III is a California attorney and experienced neutral with nearly fifty years of experience in civil litigation, complex business and transactional matters, mediation, arbitration and settlement consultation. He has represented clients ranging from individuals and family-owned enterprises to multinational companies, including service as lead counsel in substantial commercial disputes involving business sales and contracts.

His neutral practice encompasses complex commercial, business, real estate, construction, financial and consumer disputes. His work combines broad subject-matter experience with practical commercial judgment, disciplined case management, careful preparation, patience and a commitment to substantive and procedural fairness.

Principal Qualifications

- Nearly fifty years as a California attorney representing entrepreneurs, privately owned enterprises, business owners and families in litigation, transactions and consequential business matters.
- Extensive service as arbitrator and mediator in hundreds of disputes, including multiparty and multimillion-dollar matters.
- Master of Laws in Dispute Resolution from the Straus Institute for Dispute Resolution at Pepperdine University School of Law.
- Fellow of the Chartered Institute of Arbitrators and MC3 Certified Mediator.
- Adjunct Professor of Law in arbitration, mediation and negotiation at the University of La Verne College of Law.

Professional and Neutral Experience

Thomas C. Watts Law Corporation
Attorney, arbitrator, mediator and settlement consultant

Nearly fifty years of civil litigation, business and transactional practice. Representation has included individuals, entrepreneurs, family businesses, privately held enterprises and multinational companies, including lead responsibility in substantial commercial disputes.

Neutral Practice
Arbitration, mediation and settlement consultation

Service in complex commercial, business, construction, real estate, financial, warranty and consumer disputes, including management of proceedings from preliminary hearing through final award.

American Arbitration Association
Arbitrator and mediator in commercial and consumer matters

IVAMS
Panelist since 2007

Private arbitration and mediation service in civil disputes.

California Courts
Settlement officer, judge pro tem, mediator and fee-dispute arbitrator

Settlement service for the Orange, Riverside and San Bernardino County courts beginning in 1985. Additional service has included judge pro tem assignments, court-connected mediation and fee-dispute arbitration.

Federal Court and Bankruptcy Matters
Settlement officer

Settlement service in matters arising in the United States District Court for the Central District of California and the United States Bankruptcy Court.

Riverside County and Riverside County Bar Association
Mediator

Mediation service in general civil and related disputes.

Arbitration Practice

Mr. Watts regularly serves as arbitrator in complex commercial, business, real estate, construction, financial and consumer disputes. He manages matters from preliminary hearing through final award, with emphasis upon practical commercial judgment, focused case management, efficient presentation of evidence and a fair opportunity for each party to be heard.

Case Management and Hearings

- Structured scheduling orders and proportional discovery.
- Redfern-style document exchanges and electronically stored information.
- Protective orders, dispositive and other motion practice, expert testimony and evidentiary issues.
- Interim rulings, in-person hearings, virtual and hybrid hearings, remote witness testimony and electronic exhibit presentation.
- Standard and reasoned awards grounded in the evidence, governing law, arbitration agreement and applicable rules.
- Attorney-fee and cost applications, including lodestar analysis and statutory fee claims.

Mediation Practice

Mr. Watts maintains an active mediation practice and has mediated many hundreds of civil disputes. Matters have ranged from routine claims to multimillion-dollar, multiparty business, commercial, construction, real estate and personal-injury disputes.

His approach is grounded in thorough preparation and informed adaptability. Before the mediation, he engages with counsel and party representatives to understand the claims, supporting facts, applicable law and the personal or commercial dynamics affecting the dispute. This work assists in identifying potential barriers, clarifying expectations and improving the prospects for productive negotiation.

During the mediation, Mr. Watts adapts the process to the parties, the issues and the circumstances as they develop. He works to ensure that each participant is heard, that assumptions are carefully examined and that the parties have the information and perspective needed to make informed decisions. The outcome remains with the parties.

Subject Matter Experience

Business and Commercial

Sale and acquisition of operating companies; private purchase and sale agreements; secured transactions; distribution and supplier relationships; employment agreements; partnerships; limited liability companies;

corporations; and other closely held enterprises. Claims have included breach of contract, breach of fiduciary duty, self-dealing, minority oppression, dilution of ownership interests, misappropriation, management and control, dissolution, succession, customer lists, accounting, valuation, fraud, misrepresentation and equitable relief.

Real Estate

Residential and commercial purchase agreements; single-tenant and multitenant commercial leases; quiet title; easements; boundary disputes; adverse possession; encroachments; partition; agency duties; title and property conditions; valuation; damages; rescission; specific performance; fraudulent misrepresentation; concealment; nondisclosure; and triple-net expense allocations.

Construction

Residential and commercial projects involving custom homes, pedestal and post-tension construction, swimming-pool failures, concrete masonry units, concrete flatwork and disputes among drywall, masonry, electrical, HVAC and other trades. Issues have included workmanship, scope of work, change orders, project termination, coordination among trades, expert testimony, critical-path delay, concurrent delay, ownership of float, force majeure, labor and classification disputes, Miller Act bond claims, prompt payment, soil compaction and subsidence. Experience includes matters involving owners, architects, general contractors, subcontractors and material suppliers.

Subject Matter Experience Continued

Consumer Warranty and Automotive

Automobile and product warranties; alleged defects; repair histories; manufacturer repurchase obligations; damages; attorney-fee determinations; and claims under the Song-Beverly Consumer Warranty Act, the Magnuson-Moss Warranty Act and California unfair-competition and consumer-remedy laws.

Financial Services and Digital Assets

Claims involving banks, card issuers, lending and account practices, electronic funds transfers, unauthorized transactions, account takeovers, cryptocurrency and digital-asset platforms. Fair Credit Reporting Act experience includes furnisher, tradeline and reinvestigation disputes.

Securities and Financial Products

Investor suitability, supervisory obligations, risk disclosures and complex financial products.

Personal Injury and Multiparty Disputes

Personal-injury matters involving multiple parties, insurers, attorneys, experts and competing demands upon limited resources. Experience includes process design, coverage and allocation issues, and the practical impediments to resolution in multiparty proceedings.

Education

Master of Laws in Dispute Resolution, 2008
Pepperdine University School of Law, Straus Institute for Dispute Resolution

Juris Doctor, 1977
Western State College of Law

Bachelor of Arts in Political Science, 1974
Chapman College, now Chapman University

Admissions

- Supreme Court of the United States
- Supreme Court of California
- United States Court of Appeals
- United States District Court for the Central District of California

- United States District Court for the Northern District of California
- United States Tax Court

Teaching and Lecturing

University of La Verne College of Law
Adjunct Professor of Law since 2016

Courses in arbitration, mediation and negotiation.

Amity University, Noida, India
Lecturer

Cross-cultural communication, cognitive bias and negotiation.

California Continuing Education of the Bar
Lecturer

Juror bias, mediation advocacy, negotiation and arbitration advocacy.

Additional presentations have addressed civility, implicit bias, emotional intelligence, negotiation and mediation skills, cognitive bias, storytelling, mediation in high-conflict settings and arbitration advocacy.

Professional Credentials and Memberships

- Fellow, Chartered Institute of Arbitrators, London
- MC3 Certified Mediator
- American Bar Association, Section of Dispute Resolution
- Orange County Bar Association
- Riverside County Bar Association
- San Bernardino County Bar Association
- American Inns of Court
- Delta Theta Phi Law Fraternity
- California Real Estate Broker since 1978

Civic and Professional Service

Longstanding service as a judge pro tem, settlement officer, mediator and fee-dispute arbitrator. Additional civic service has included appointment as a Yorba Linda Parks and Recreation Commissioner, participation in moot-court programs and involvement in matters of public concern before the Yorba Linda City Council.

Recognition

AV Preeminent® peer-review rating for professional ability and ethical standards.

Current as of October 2026