



Elizabeth M. Pappy

Partner

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PRACTICES

Construction Law

Family Law & Trusts and
Probate

Litigation

EDUCATION

J.D., Santa Clara University
School of Law, 1991

B.A., University of California,
San Diego, 1988

ADMISSION

State Bar of California

United States Court of Appeals
for the Ninth Circuit

United States District Court for
the Central District of California

United States District Court for
the Eastern District of California

United States District Court for
the Northern Northern of
California

AFFILIATIONS

Unity Care Group, Inc., Board of
Directors

National Association of Women
Lawyers

Santa Clara County Bar

Pronouns: she, her, hers

Elizabeth Pappy has more than 31 years' experience as a litigator in State and Federal Courts and Arbitration. Her practice focuses on representation of businesses in a wide variety of legal disputes, and advice and counsel. Her clients include businesses and individuals of all sizes and types, including the [construction](#) industry, temporary service agencies, recyclers, gas station operators, and high tech companies. Elizabeth's background as a bankruptcy attorney gives her the advantage of being able to counsel creditors on debtor-creditor rights issues and bankruptcy matters as well as litigate in Bankruptcy Court.

She has particular expertise in successfully handling difficult disputes between family members and matters involving highly emotional and sensitive issues, including probate, palimony and business issues arising in divorce actions. Elizabeth's personal attention and acuity to the needs of her clients within the context of the [litigation](#) system have brought her clients' satisfactory results under what are otherwise very unsatisfactory circumstances.

In the past 10 years, Elizabeth's work for business clients has included defense of ADA-construction barrier claims and housing discrimination claims, including a successful trial where the plaintiff sought a \$200,000 modification to client premises. She successfully tried the case to a defense verdict and which was upheld by the Ninth Circuit Court of Appeals.

PUBLICATIONS

An Ounce of Prevention Works: Preventing and Defending ADA
Accessibility Claims

RECOGNITIONS

American Jurisprudence Award in Legal Ethics

Association, Judiciary
Committee

National Association of Women
in Construction, Santa Clara
Chapter

Selected to Northern California Super Lawyers 2017 and 2018

REPRESENTATIVE MATTERS

- **Walters & Wolf Glass Company v. Alcoa, Inc.** – successful settlement of product defect case on behalf of subcontractor client/purchaser of defective windows
- **Moore v. Robinson Oil Corporation** – defense verdict in ADA-construction barrier case, upheld by Ninth Circuit Court of Appeal
- **Air Systems, Inc. v. Gilbane, Inc.** and Regents of State of California – Successful Summary Judgment motion resulting in judgment in favor of client in excess of \$1 million against contractor and bonding company
- **Hemminger v. City of San Jose Retirement Board** – successful appeal of decision to deny employee disability based retirement benefits
- **Asher v. Bay Area SMACNA (Sheet Metal Air Conditioning National Association)** – successful defense and settlement of complex legal dispute between attorney and trade association/client
- **Bartronics Asia Pvt. Ltd. v. Cloudeeva, Inc.** – prosecution of complex case involving fraudulent scheme to take over company on behalf of majority shareholder including successfully obtaining restraining orders, injunction, and contempt order