



## James W. Hill

Partner

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James helps businesses of all sizes resolve their legal disputes, from the inception of their case through trial and, where appropriate, the enforcement of judgments.

He has worked with a range of clients in the real estate, entertainment, and technology sectors. He listens to clients' needs and provides creative and efficient solutions.

James focuses on commercial litigation involving disputes amongst business partners, including actions involving alleged breaches of fiduciary duties, fraud, and other business disputes. He frequently litigates disputes involving landlords and tenants, or disputes regarding real property transactions and ownership of real property. James also has experience with commercial and regulatory disputes involving commercial cannabis businesses, as well as wage and hour disputes on behalf of California employers.

James's practice focuses on complex commercial litigation in both state and federal courts, including experience in all stages of civil litigation, from initial investigation through the enforcement of judgments and appeals. He has also worked on matters in the California, Arizona, and Florida appellate courts, including civil and criminal appeals, writ petitions, and an appellate special action.

Prior to Greenberg Glusker, James was a business trial associate at an AmLaw 100 firm and was a law clerk with the Los Angeles County Public Defender.

### Charitable & Civic Involvement

- Steering Committee Member, Food From The Bar, Los Angeles Regional Food Bank

### Awards

- Southern California Super Lawyers Rising Stars, 2022-2023

### Bar Admissions

- California

### **Court Admissions**

- U.S. District Court, Central District of California
- Ninth Circuit Court of Appeals

### **Education**

- University of California, Los Angeles School of Law (J.D., 2013)
  - Business Law and Policy Specialization
- University of Victoria (B.A., 2010)
  - with distinction

## **Representative Experience**

- Obtained summary judgment on behalf of commercial real estate brokerage, securing the dismissal of a civil lawsuit brought by the Los Angeles City Attorney's Office against the brokerage related to a commercial cannabis real property lease. The ruling came nearly two years after the City Attorney's Office originally filed suit and cleared the brokerage and its agents of any wrongdoing.
- Obtained full defense verdict after a week-long arbitration involving claims against film finance company by former film producer, including for breach of contract and defamation. The arbitrator dismissed the Claimants' suit in its entirety, and Respondents were awarded full recovery of attorneys' fees and costs.
- Obtained summary adjudication on behalf of individual plaintiff seeking to recover real and personal property which was unlawfully transferred to various parties. Obtained quiet title judgment to two separate parcels of real estate.
- Obtained quiet title judgment from the Los Angeles Superior Court in connection with the sale of commercial real property. Clients were informed that multiple deceased parties were "on title" for the real property. Successfully petitioned the court for an order adjudicating that the clients were the sole owners of the property, thus allowing the sale to go through.
- Represented City of Ontario in lawsuit against City of Los Angeles relating to management of airport. Case settled, and City of Ontario secured the return of the Ontario International Airport from the City of Los Angeles.
- Represented plaintiffs in case relating to breach of a film financing agreement. Obtained \$22 million default judgment, and successfully enforced judgment against the defendant, who had gone into hiding.
- Represented law firm in post-judgment matter against entertainment company. Obtained royalty assignment order leading to advantageous settlement of all disputes.
- Advised and represented numerous employers (or alleged employers) in single-plaintiff and class-action wage and hour cases under California law.

## Insights

October 21, 2024

**Sound waves - Greenberg Glusker 'in-house band' makes the grade at Law Rocks L.A. event**

*The Primerus Paradigm - Fall 2024*

March 26, 2024

**Greenberg Glusker's Band, The Gee Gees, Participates in 13th Annual Law Rocks Los Angeles**

*Greenberg Glusker Press Release*

June 6, 2023

**9 Greenberg Glusker Attorneys Selected to 2023 Southern California Super Lawyers Rising Stars**

*Greenberg Glusker Press Release*

January 1, 2023

**Greenberg Glusker Mints Three New Partners**

*Greenberg Glusker Press Release*

June 7, 2022

**11 Greenberg Glusker Attorneys Selected to 2022 Southern California Super Lawyers Rising Stars**

*Super Lawyers*

March 30, 2021

**Greenberg Glusker Secures Dismissal of Case Against Daum Commercial Real Estate**

June 16, 2020

**Landmark U.S. Supreme Court Decision Provides Protections for LGBT Employees**