

James W. Hill

Partner

JHill@greenbergglusker.com

Phone – 310.785.6868



James is a dedicated commercial litigator who helps clients—from emerging companies to established enterprises—resolve critical business disputes and protect their interests in and out of the courtroom. He regularly handles high-stakes matters for his clients involving real estate, entertainment, cannabis, and corporate litigation matters.

James regularly represents owners of properties and businesses in the SoCal market, including business partners, landlords, tenants, and entrepreneurs. Clients value his responsiveness, creative problem-solving, and strategic mindset, whether through negotiated resolutions or vigorous litigation. James has successfully advised and advocated for:

- **Real estate owners and developers** in partnership disputes, breach of fiduciary duty cases, litigation between property owners, and other controversies arising from real property transactions.
- **Entertainment professionals and companies** in contractual disputes, partnership dissolutions, and related litigation.
- **Cannabis businesses** navigating commercial and regulatory challenges in a rapidly-evolving legal environment.
- **Employers** in wage and hour matters, including wage and hour class actions.

James manages cases from initial investigations through trial, appeals, and judgment enforcement. His experience spans state, federal, and appellate courts in California, Arizona, Washington, and Florida. Prior to becoming a partner at Greenberg Glusker, he practiced at an AmLaw 100 firm, where he honed his skills litigating diverse matters such as trade secret actions, real property disputes, probate controversies, consumer class actions, and corporate fiduciary disputes.

Beyond his practice, James is active in the Los Angeles legal and nonprofit communities.

Services

- Litigation
- General Commercial Litigation
- Real Estate Litigation
- Employment Litigation
- Entertainment Litigation
- Cannabis
- Financial Services

He serves on the Steering Committee for **Food From The Bar** in support of the Los Angeles Regional Food Bank and maintains an active pro bono docket.

Community and Charitable Organizations

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

Awards

- *The Best Lawyers in America*®, Litigation - Real Estate, 2026
- 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
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Representative Experience

- Prevailed on behalf of partner in real estate dispute regarding Los Angeles based apartment complex, defeating motions to dismiss and for summary judgment brought by the opposing party. Successfully enforced disputed settlement agreement, resulting in recovery of attorneys' fees and costs and sale of property.
- Obtained summary judgment on behalf of defendant in multi-million dollar dispute regarding alleged contamination of industrial property.
- 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.

Publications

April 22, 2025

Guarding Trade Secrets: What Rippling v. Deel Teaches HR And Legal Leaders

HR.com

June 16, 2020

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