

# Maya Hamouie

Associate | Los Angeles

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Maya Hamouie focuses her practice on real estate and commercial disputes in both state and federal courts, representing both public and private sector clients. Maya has successfully represented clients in all phases of litigation, and has developed experience negotiating and litigating discovery disputes; managing large-scale electronic document reviews and productions; drafting dispositive motions; taking and defending fact and expert witness depositions; working with expert witnesses; and preparing cases for trial and arbitration hearings. Maya has helped clients achieve significant recoveries or defense verdicts in various matters.

In addition to handling active litigation matters, Maya also provides advice to clients about legal developments and issues affecting their business operations to assist them with compliance and risk management issues.

Maya maintains an active pro bono practice. She successfully litigated a quiet title action on a pro bono basis. She is also representing a minor seeking asylum after escaping dangerous conditions in her home country. Maya is also active in the legal community. She has served on various committees of the Association of Business Trial Lawyers' (ABTL) Young Lawyers Division.

## EXPERIENCE

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### REAL ESTATE MATTERS

***State of California v. Segerblom, et al.*** Prepared dispositive motion that resulted in a complete victory and dismissal of the County of Los Angeles in a quiet title and damages action relating to a 1968 bond foreclosure sale of property in Malibu. Current record owner cross-complained against County for \$20 million value of property.

**Various Public Agencies.** Assist in representing various public agencies, including the City of Los Angeles, the City of Bakersfield, the City of Modesto, the California High Speed Rail Authority and the Los Angeles County Metropolitan Transportation Authority, in real estate, acquisition and relocation matters in connection with a variety of infrastructure projects.

**Los Angeles County Metropolitan Transportation Authority.** Second chaired arbitration proceeding that involved the determination of market rent on a long-term ground lease and rent owed by tenant to Metro under the parties' lease agreement. Arbitration proceeding resulted in favorable outcome for Metro.

**Quiet Title Action.** Represented a trustee of a family trust on a pro bono basis to quiet title to a family home. An estranged sibling had wrongfully transferred title to the home to herself and refused to restore title to the trust, which had numerous beneficiaries consisting of adult children of the original owners. After filing a quiet title action and

examining the trustee at a default prove up hearing, Maya successfully secured a judgment in favor of her client that quieted title in a way that was consistent with the original owners' estate plan.

**Lessee of Real Property Located in North Hollywood.** Lead associate in dispute involving the determination of the fair market value of a long-term ground lease of land located in North Hollywood and rent owed by lessee to lessor under the parties' lease agreement.

**Fortune 100 Company.** Represented tenant in various disputes relating to impact of tenant's equipment on rooftop of building it was leasing and issues tenant had accessing the property where its equipment was located.

**Restaurant Chain.** Represented owner of restaurant chain in lease dispute relating to lease termination and waste.

**Real Estate Investor.** Represented owner of several residential properties in Newport Beach relating to lease termination, renewals, option exercises, assignments, subleases, and waste.

## Other Litigation

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**County of Los Angeles.** Member of litigation team that represented the County of Los Angeles in a fraud and negligent misrepresentation case against a large accounting firm.

**Texas Department of Transportation – U.S. 181 Harbor Bridge Replacement.** Member of the legal team advising on replacement of the nearly 60-year-old Harbor Bridge spanning the Corpus Christi, Texas shipping channel with a new structure that will be the longest cable-stayed bridge in North America.

**Texas Department of Transportation – Grand Parkway, Segments H, I-1 and I-2.** Part of the trial team assisting with contract administration and claims management in connection with a Dispute Board process – the first of its kind in the State of Texas.

**Family Owned Vineyard.** Represented a family owned winery in Napa Valley in a major commercial dispute against its former sales and marketing agent. The dispute resulted in a successful settlement for our client.

**Student Debt Document Preparation Companies.** Member of litigation team that defended client in the student loan document preparation industry in federal court litigation against the Federal Trade Commission. Claims include violations of the FTC Act and Telemarketing Sales Rule compliance.

**Health Insurance Agency.** Member of litigation team defending client against class action involving the Telephone Consumer Protection Act in federal court.

**Public Hospital District.** Member of litigation team that defended multiple parties in lawsuit brought by physician who was removed from his leadership positions as chief of staff elect for violating leadership criteria. Dispute resolved in successful settlement for our client.

## INSIGHTS

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### PUBLICATIONS

Co-Author, "Your Client Has Used Far More Space than Permitted Under a Lease for Over a Decade, Does the Continuous Accrual Doctrine Apply or is the Claim Time Barred?," *Association of Business Trial Lawyers—Los Angeles*, 04.01.2022

Podcast Co-Host, "Market Rent Adjustment Provisions in Long-Term Ground Leases," *Digging Into Land Use Law*, 06.09.2021

Co-Author, "Current Issues in Federal Class Actions," *Nossaman White Paper*, 02.01.2019

## **SPEAKING ENGAGEMENTS**

Speaker, "Business Valuation and Damages: Assessing COVID-19's Economic Impact," International Right of Way Association's Chapter 1 Virtual Luncheon, 12.03.2020

Co-Presenter, "ABC to AB 5: Changes to Independent Contractor Status in California," Nossaman Webinar, 12.05.2019

## **COMMUNITY & PROFESSIONAL**

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International Right of Way Association – Chapter 1, Young Professional Committee Chair

Association of Business Trial Lawyers – Los Angeles Chapter, Representative of the ABTL's Young Lawyers Division

California State Bar Association, Member

## **HONORS**

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Named "Young Professional of the Year" by the International Right of Way Association (IRWA) – Chapter 1, 2019

## **PRACTICES**

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Litigation

Real Estate Litigation

Real Estate

Eminent Domain & Valuation

Construction Law, Claims & Litigation

Commercial Litigation

Project & Right of Way Acquisitions

## **EDUCATION**

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University of Houston Law Center, J.D., 2016; Publications & Marketing Editor, *Houston Law Review*

University of Texas, Austin, B.B.A., 2012

## **ADMISSIONS**

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California

Texas

U.S. District Court, Central District of California

U.S. District Court, Southern District of California

U.S. District Court, Western District of Texas

U.S. Bankruptcy Court, Western District of Texas