

# 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's litigation experience includes working with expert witnesses; drafting complaints, counterclaims, dispositive motions and written discovery; negotiating and litigating discovery disputes; managing large-scale electronic document reviews and productions; second chairing an arbitration proceeding; and preparing cases for trial.

## EXPERIENCE

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### REAL ESTATE MATTERS

**County of Los Angeles.** Prepared dispositive motion that resulted in a complete victory and dismissal of the County of Los Angeles from a quiet title, breach of contract, and unjust enrichment action that had the potential for \$20 million in liability for the County.

**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.

**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 and rent owed by lessee to lessor under the parties' lease agreement.

**Real Estate Investor.** Lead associate representing owner of several residential properties located in Newport Beach relating to lease termination, renewals, waste and fraudulent transfers.

**Restaurant Chain.** Represented owner of restaurant chain in lawsuit relating to a lease termination.

### OTHER LITIGATION

**Texas Department of Transportation.** Member of litigation team representing TxDOT in various construction claims relating to the U.S. 181 Harbor Bridge Project being built in Corpus Christi, Texas; lead associate on litigation team that obtained a complete defense victory for TxDOT in a breach of contract action relating to the SH 99 / Grand Parkway Project in Houston, Texas.

**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.

**Winery.** Lead associate in a major commercial dispute litigation on behalf of a large winery in Napa Valley.

**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 the client.

## INSIGHTS

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### 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

### 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

## HONORS & RECOGNITIONS

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Chapter 1's Young Professional of the Year, International Right of Way Association, 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

## 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