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Practices / Industries

Real Estate

Construction Law
Public Finance
REITs & Real Estate
Capital Markets

Consumer & Retail

Corporate & Securities

Private Equity
REITs & Real Estate
Capital Markets

Restaurant, Food & Beverage

Travel, Leisure & Hospitality

Insolvency & Restructuring Finance

Structured Finance

Technology

Clean Technology

Education

Multidisciplinary Teams

Clean Technology

Global Business Evolution Team

Admissions

State of California

Education

J.D., Pepperdine University
School of Law 1984



James M. Rishwain, Jr.

Firm Chair
jrishwain@pillsburylaw.com

Mr. Rishwain is the Firm Chair. His practice has emphasis in real estate matters including acquisitions, development, finance (involving, among other types, construction, acquisition, development, mini-permanent, permanent, loan assignments and purchases, and work-outs and restructures), CMBS, capital markets, ground leases, joint ventures, leasing, sales, exchanges, syndications, REITs, multi-family tax exempt bond transactions, synthetic leases and participating mortgages, involving apartment and condominium complexes, corporate headquarters, development sites, golf courses, hotels, industrial parks, office buildings, residential developments, shopping centers and wineries.

Recognition

- Honored with a 2009 CEO Diversity Leadership Award by Diversity Best Practices (See Pillsbury [press release](#) for more information)
- Named to the "Managing Partner A-List" by the *Los Angeles Daily Journal* (2009)
- Ranked in *Chambers USA* as a "Leader in the Field" in California Real Estate (2005 to 2009)
- Recognized by *Legal 500* as a Real Estate attorney that is highly recommended by clients for his strong transactional and financial experience (2008 and 2009)
- Named one of the "Best Lawyers in America" over the last several years
- Named to "Who's Who in L.A. Law" by the *Los Angeles Business Journal* (2007)
- Received the *California Lawyer* Attorneys of the Year (CLAY) Award (2005)
- Closed the Real Estate "Deal of the Year" as named by the *Los Angeles Daily Journal* (2005)

Firm Leadership

In addition to being the Firm Chair, Mr. Rishwain has served as leader or co-leader of the firm's global real estate practice. Mr. Rishwain has managed or co-managed the firm's Los Angeles offices. He has served on the firm's Compensation Committee, the Professional Responsibility Committee, and the Lateral Hiring Committee, among others. He has also served the firm as Vice-Chair of the firm's Partner Compensation Committee and as the Chair of the firm's Partner Compensation System Review Committee.

Representative Matters

- Act as lead counsel for SBE Entertainment/SBE Hotel Group for a variety of investment and development projects in connection with SBE's high-end hotel, restaurant and nightclub development, including the acquisition, financing and ongoing equity investment negotiations of the Beverly Hills Le Meridien Hotel in Los Angeles. This project represented SBE's celebrity owner, Sam Nazarian's



SCHOOL OF LAW, 1987
cum laude, Moot Court Honor
Board; Note and Comment
Editor, *Pepperdine Law
Review*

B.A., University of California,
Los Angeles, 1981
with honors

first entry into the Los Angeles hotel market.

- Secured the \$800 million acquisition and financing and multi-billion dollar redevelopment of Las Vegas' renowned Sahara Hotel & Casino for SBE Hotel Group.
- Act as lead facilities and real estate counsel for Los Angeles Unified School District, one of the largest school districts in the nation, including as lead counsel on a nearly-billion dollar initiative for the district, one of the largest ongoing public improvement projects in the U.S.
- Represent Commonwealth Partners in its own capacity and as an advisor to CalPers, in a variety of real estate investment activities. Recently represented Commonwealth Partners LLC and its affiliate Fifth Street Properties, in one of the largest California real estate transactions at that time, in a \$1.5 billion sale of a portfolio of Class A high-rise and marquis office buildings in Los Angeles, Glendale, Orange County, San Diego, Denver, Austin and Phoenix. The deal was later named real estate "Deal of the Year" by the *Los Angeles Daily Journal*.

Affiliations

American Bar Association, State of California Bar Association, Los Angeles County Bar Association, Advisory Board to Los Angeles City Council for Holmby Park, UCLA Ziman Real Estate Alumni Group, Urban Land Institute, the Jonathan Club, Advisory Board member of BOMA, Board of Experts and President's Circle for The International Real Estate Trade Organization and Advisory Board Member of LA Sports & Entertainment Commission

Representative Speaking Engagements

Client Team Programs: What Works?; Speaker; Practising Law Institute Hot Topic Briefing; Webinar; August 1, 2007

External Publications

In Order to Win, You Must Participate, *California Real Estate Journal*, March 9, 2009

Firm Publications

Perspectives on Real Estate, December 2008

I Want To Hold Your Land, *Pillsbury on Real Estate*, November 2005

Pillsbury on Real Estate, Fall 2005

Pillsbury on Real Estate, Spring 2005

Pillsbury on Real Estate, Fall 2004

Pillsbury on Real Estate, Spring 2004

Newsletter—Pillsbury on Real Estate, Fall 2003

Pillsbury on Real Estate, Fall 2002



Pillsbury on Real Estate, Spring 2002

Pillsbury on Real Estate, Winter 2001

External Publications

Commentary: Identifying Trends Helps Keep Client Teams Effective, 8/22/2007

Commentary: Making Client Teams Work, 5/18/2007

When A Lender Becomes An Owner, Builder & Developer, February 2006

Protecting Possession: Subtenants need to know their rights in the event of a sublandlord's bankruptcy, July/August 2004