

Glenn P. Zwang

San Francisco, California
Shareholder

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Areas of Practice & Industry Specialties

Litigation; Intellectual Property Law; Real Estate; Construction Law & Public Contracts; Professional Responsibility



Glenn P. Zwang is a trial and appellate lawyer with an extensive and outstanding track record of success in major business cases, having won dozens of jury trials, court trials, arbitrations, and appeals over his 35+ year career. He regularly practices throughout California and the West, and his wins include cases in the California and Nevada Supreme Courts. Mr. Zwang has successfully tried cases in real estate, intellectual property, construction, professional responsibility, director and officer liability, class actions, lender liability, corporate embezzlement, corporate dissolution, insurance coverage, and other areas. Mr. Zwang's appellate cases include the following published cases:

Published Appellate Cases

- *Golden Gateway Center v. Golden Gateway Tenants Assn.* (2001) 26 Cal.4th 1013 [upholding apartment owner's private property rights against tenant association's alleged free speech rights to distribute leaflets within building complex]
- *Veyna v. Orange County Nursery, Inc.* (2009) 170 Cal.App.4th 146 [defeating corporation's attempt to stay dissolution and liquidation after unfair treatment of minority shareholders]
- *Casden Park La Brea Retail LLC v. Ross Dress for Less, Inc.* (2008) 162 Cal.App.4th 468 [defeating challenge to fair market rent arbitration award]
- *Adobe Lumber, Inc. v. F. Warren Hellman, et al.* (2008) 523 F.3d 924 [establishing right to cost contribution against former property owners under CERCLA]
- *Howard S. Wright Construction Co. v. Superior Court (BBIC Investors)* (2003) 106 Cal.App.4th 314 [establishing right to pre-trial expungement of mechanics' liens]

Mr. Zwang is licensed to practice before all courts in California. He has also been admitted to practice *pro hac vice* before many state and federal courts in the United States.

Representative Matters

- Jury verdict defeating high eight-figure claim by "No Wall on the Waterfront" developer after San Francisco voters rejected the developer's luxury high-rise condominium project. (San Francisco)
- Jury verdict in favor of client in legal malpractice case. (Fresno)
- Obtained district court judgment in favor of tenant department store against shopping center owner validating co-tenancy rent following anchor tenant closure. (Las Vegas)
- Court of Appeal judgment in favor of major supermarket chain favorably defining fair market value for option to purchase under ground lease. (Los Angeles)
- Arbitration award in favor of tenant department store against Beverly Connection shopping center owner prohibiting owner from charging its for-profit parking garage expenses to tenant as NNN charges. (Los Angeles)
- Successfully defended consumer class action seeking nine-figure damage award. (San Francisco)

- Successfully defended institutional lender accused of wrongfully renegeing on loan commitment and causing large housing development to fail following 2008 housing market crash. (San Diego)
- Obtained high eight-figure buy-out for minority shareholder (Napa)
- Jury verdict exonerating control system designer/manufacturer accused of causing chiller plant failure that damaged NASA's supercomputers. (San Jose)
- Obtained injunction freezing assets of corporate embezzler followed by collection of stolen funds. (Lansing, MI)
- Successfully defended corporate director accused of stealing trade secrets to start competing business. (San Francisco)
- Obtained injunction to stop large apartment development infringing on neighboring property owner's rights. (Los Angeles)
- Jury verdict in favor of department store tenant against shopping mall owner seeking to terminate long-term under-market lease. (Los Angeles)
- Seven-figure settlement against corporate officers and directors for breach of fiduciary duty. (San Jose)
- Obtained injunction to stop major shopping center expansion violating department store tenant's lease. (Phoenix, AZ)
- Successfully defended large national retailer accused of breaching operating covenant, use provision and radius clause in its lease. (Reno, NV)
- Retained for post-trial motions and appeal following adverse jury verdict in consumer class action with \$15 million punitive damage award. Successfully vacated punitive damage award, leading to reasonable settlement (San Jose)
- Obtained seven figure settlement against insurer denying coverage for alleged director and officer malfeasance. (Los Angeles)
- Arbitration award exonerating general partners of limited partnership accused of fraud and mismanagement. (San Francisco)
- Jury verdict exonerating high-rise office building owner accused of defrauding tenant. (San Francisco)
- Obtained seven figure settlement to remedy improperly compacted soil underneath distribution center. (Charlotte N.C.)

Education

Mr. Zwang received his B.A. in 1979 from U.C.L.A. He received his J.D. in 1983 from the University of California, Hastings College of the Law.

Bar Admissions

- California

Court Admissions

- All California State and Federal Courts
- U.S. Court of Appeals for the Ninth Circuit