

# Real Estate & Land Use Practice

*Purchases and sales, leasing, financing, development, construction, environmental, and land use*



 **TONKON TORP** LLP  
ATTORNEYS

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[tonkon.com](http://tonkon.com)



## OUR REAL ESTATE & LAND USE PRACTICE

For over 40 years, Tonkon Torp's real estate attorneys have been helping landowners, developers, builders, investors, tenants, and lenders solve problems and achieve their real estate objectives. We take a prudent yet practical approach to real estate matters. We realize that in real estate, time is money, so we strive to deliver prompt turnaround without sacrificing quality. We customarily assign matters to a single attorney who takes responsibility for the project; however, we can also provide a team approach when appropriate.

### **Sales & Acquisitions**

We assist our clients in all aspects of purchasing, selling, and financing developed and undeveloped real estate, including land use and zoning reviews, curative title work, tax review, and transaction and entity documentation.

### **Leasing**

Our leasing expertise ranges from modest to multi-million dollar transactions for industrial parks and office buildings, shopping centers, general commercial warehousing, mixed-use developments, master planned communities, energy facilities, and multi-use and special use facilities. We represent both landlords and tenants.

### **Environmental & Natural Resources**

Many real estate matters involve environmental liability, water and air discharge permits, water rights, and other natural resources issues. We advise clients in structuring transactions and managing their real property, including a wide variety of commercial, industrial, and timberland properties, to address these matters.

### **Land Use & Development**

Clients rely on Tonkon Torp's expertise to successfully navigate Oregon's complex land use laws. We work to secure appropriate zoning entitlements and related permits for industrial developments, retail centers, office buildings, residential subdivisions, and special use facilities, and to defend those approvals on appeal.

### **Construction**

We assist owners and developers of large commercial and industrial projects in negotiating and documenting their architectural services agreements and construction contracts.

### **Litigation**

When necessary, Tonkon Torp litigates real property disputes on behalf of clients, handling matters including lease and contract disputes, construction litigation, property tax appeals, condemnation matters, disputes regarding environmental liability, and boundary line disputes.

### **Workouts and Bankruptcy**

Tonkon Torp is at the forefront of legal developments for real estate-related workouts, loan restructuring, lease modifications, foreclosures, and bankruptcy, and has handled several of the most complex restructuring transactions in recent Oregon history.

## REAL ESTATE & LAND USE ATTORNEYS



**David J. Petersen • [david.petersen@tonkon.com](mailto:david.petersen@tonkon.com) • 503.802.2054**  
**Real Estate & Land Use Practice Group Chair**

David focuses his practice on renewable energy, land use and local government law. He works with numerous utility scale renewable energy developers on real property, title and land use matters across the country. Outside of the energy context, he also regularly represents developers and owners in a variety of land use matters, including permitting and planned community development and operation. David graduated from Boalt Hall School of Law at UC Berkeley and earned his B.A. from Syracuse University. David is licensed to practice law in Oregon and California.



**Joseph S. Voboril • [joe.voboril@tonkon.com](mailto:joe.voboril@tonkon.com) • 503.802.2009**

Joe is an attorney with extensive experience in the area of complex commercial real estate transactions and land use. His experience includes deal negotiations, documentation and project financing. He assists clients in securing land use approvals, negotiation of architect services agreements and construction contracts for large commercial projects, and restructuring financial arrangements. A graduate of University of Michigan Law School, Joe earned his B.S. from the University of Nebraska. Joe is licensed to practice law in Oregon and Washington.



**Jeffrey H. Keeney • [jeff.keeney@tonkon.com](mailto:jeff.keeney@tonkon.com) • 503.802.2025**

Jeff represents local, regional and national property owners and developers in a wide range of transactional matters, including acquisitions, sales, leasing and project development. Jeff also has significant experience representing alternative energy clients in all aspects of development including land acquisition, title curative work, and financing. He graduated from Lewis & Clark Law School and earned his B.A. from the University of Vermont.



**Theodore G. Herzog • [ted.herzog@tonkon.com](mailto:ted.herzog@tonkon.com) • 503.802.2033**

Ted focuses his practice on real estate acquisitions, sales, leasing, financing, and development, particularly in the seniors housing market. Additionally, he counsels on general business matters and negotiates and drafts a wide variety of business contracts. A graduate of the University of Texas School of Law, he earned his B.A. from Washington State University. Ted is licensed to practice law in Oregon, Washington, and Idaho.



**Owen D. Blank • [owen.blank@tonkon.com](mailto:owen.blank@tonkon.com) • 503.802.2011**

Owen has an extensive range of legal experience in business, commercial and corporate matters based domestically and overseas. Among the clients he represents are small family-held businesses, national and international corporations, nonprofits, and charitable foundations. His industry experience includes manufacturing, retail, sports, media, entertainment and technology. Owen earned his B.A. and law degree from Stanford University.





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**Edwin (Ned) C. Perry • [ned.perry@tonkon.com](mailto:ned.perry@tonkon.com) • 503.802.2026**

Ned's commercial litigation practice emphasizes complex contract, construction and real property disputes. He appears frequently in both state and federal courts, handling both bench and jury trials, and has an active mediation and arbitration practice. Ned graduated from the University of Oregon School of Law and earned his B.A. from the University of Washington. Ned is licensed to practice law in Oregon and Washington.



**Max M. Miller, Jr. • [max.miller@tonkon.com](mailto:max.miller@tonkon.com) • 503.802.2030**

Max uses his extensive knowledge in environmental, natural resources, energy and land-use law to help businesses resolve disputes regarding federal, state and local regulations. His experience includes both transactional counsel and litigation representation. Max works with state regulatory agencies and addresses cases involving complex hazardous waste, air and water pollution matters. A graduate of Lewis & Clark Law School, Max earned his B.A. from Pitzer College.



**Kimberlee A. Stafford • [kimberlee.stafford@tonkon.com](mailto:kimberlee.stafford@tonkon.com) • 503.802.2062**

Kimberlee's practice emphasizes a wide range of commercial real estate transactions, including purchases and sales, 1031 exchanges, commercial leases, planned community development, and real estate financing. Her clients come from industries like construction and development, energy, forest products, manufacturing, agriculture, and seniors housing. A graduate of Lewis & Clark Law School, she earned her B.S. at Lewis & Clark College.



**Jeanette C. Schuster • [jeanette.schuster@tonkon.com](mailto:jeanette.schuster@tonkon.com) • 503.802.2114**

Jeanette assists clients with environmental and renewable energy projects. Her experience includes working with clients to resolve problems related to environmental cleanup, environmental insurance claims, wind power siting, water rights, land use and zoning, and utility rate cases. A graduate of Lewis & Clark Law School, Jeanette earned her B.A. from Northern Arizona University.



**Michael Mangan • [michael.mangan@tonkon.com](mailto:michael.mangan@tonkon.com) • 503.802.5749**

Michael represents commercial and industrial businesses and property owners in all aspects of real estate litigation. Michael has experience handling state and local property tax disputes, condemnation cases, valuation related disputes, lease and ownership disputes, and partition and waste claims. He has trial experience in Oregon's Circuit Courts and Oregon's Tax Court. Michael received a B.A. from Willamette University, *magna cum laude*, and a J.D. from Lewis & Clark Law School where he was the recipient of the Dean's Scholarship for Excellence.



**Rachel Kiyoko Atchison • [rachel.atchison@tonkon.com](mailto:rachel.atchison@tonkon.com) • 503.802.5732**

Rachel is an associate in the firm's Business Department, focusing her practice on various real estate matters including commercial purchases and sales, land use, and transactions involving renewable energy. She earned her B.A. from Western Washington University, *magna cum laude*, and her J.D. from Lewis & Clark Law School, *magna cum laude*, where she earned a Dean's Scholarship for academic merit.



Tonkon Torp is a leading business and litigation law firm serving public companies, substantial private enterprises, entrepreneurial businesses and individuals throughout the Northwest.