

# Real Estate & Land Use



We advise on a comprehensive range of real estate issues, including purchases and sales, leasing, financing, development, land use, construction, environmental permitting, and litigation matters.

Since 1974, our attorneys have been helping landowners, developers, builders, investors, tenants, and lenders navigate the complexities of real estate and land use law.

Tonkon Torp takes a prudent yet practical approach to real estate matters. We understand that in real estate, time is money, so we strive to deliver prompt turnaround on projects without sacrificing quality. Whether our clients need a single skilled real estate lawyer or a specially assembled team, we can meet their needs.

## Real Estate & Land Use Law

Tonkon Torp's Real Estate and Land Use practice group advises clients on a comprehensive range of real estate issues.

### SALES & ACQUISITIONS

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

### LEASING

Our leasing expertise ranges from modest to multi-million dollar transactions for both landlords and tenants. We have decades of experience with leases in all commercial settings, including industrial parks, office buildings, shopping centers, warehouses, energy projects, and special use facilities.

### ENVIRONMENTAL & NATURAL RESOURCES

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



Our Real Estate & Land Use group has been consistently recognized by these leading legal rating entities:

- Chambers USA: America's Leading Lawyers
- *The Best Lawyers in America*®
- U.S. News – *Best Lawyers*®  
"Best Law Firms" (National and Portland Metro)





## REAL ESTATE & LAND USE

### LAND USE & DEVELOPMENT

We help clients successfully navigate Oregon's complex land use laws. Our land use attorneys work to secure appropriate zoning entitlements and related permits for a wide variety of projects, including industrial developments, retail centers, office buildings, residential subdivisions, apartments, condominiums, energy projects, and special use facilities.

### CONSTRUCTION

We assist owners and developers of commercial and industrial projects, both large and small, to negotiate and document their architectural services agreements and construction contracts.

### ADMINISTRATIVE LAW

State administrative agencies are crucial but often-overlooked regulators with significant control over real estate and development projects. We help our clients navigate these complexities.

### WORKOUTS & BANKRUPTCY

Our real estate expertise includes significant experience in workouts, loan restructuring, lease modifications, foreclosures, and bankruptcies that involve real estate assets.

### SENIORS HOUSING

We represent owners, operators, managers, developers, and investors in the seniors housing market, including independent living, assisted living, memory care, and continuing care communities. We have particular expertise representing borrowers in seniors housing financing transactions, including agency loans.

## Real Estate Litigation

Tonkon Torp's lawyers have substantial expertise in litigating real estate disputes. We have successfully litigated real estate cases in state and federal courts, and in arbitration proceedings.

We represent clients in the wide range of disputes that can arise in connection with real estate matters, including:

- Commercial leasing disputes and eviction proceedings
- Specific performance of land sale contracts
- Boundary issues, encroachments, adverse possession, timber trespass, and quiet title cases
- Foreclosures and liens
- Easements
- Condemnation proceedings
- Construction litigation
- Environmental liability disputes



We fit business to a T.