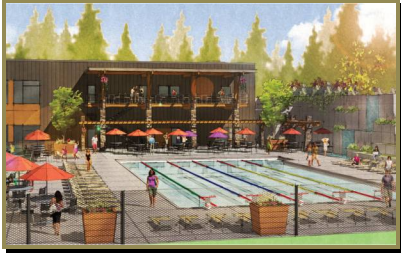




ZUPANCIC RATHBONE

LAW GROUP, PC



Real Estate Development – Performed strategic planning, land use, permitting, and construction documentation for Stafford Hills Racquet & Fitness Club serving Southwest Portland and surrounding communities. Successfully obtained permits from Army Corps of Engineers, Oregon Department of State Lands and Clean Water Services to mitigate and improve environmentally sensitive wetlands and led a design team to create one of the first LEED® certified facilities of its kind in the Pacific Northwest.



Real Estate Finance - Represented one of nation’s largest financial institutions in arbitration proceedings to appoint receiver and recover over \$13 million in distressed real property, saving the bank over \$3 million in potential losses from imperfect construction liens and related claims. Successfully negotiated settlements in related litigation and restructured assets to allow bank to complete development and realize proceeds significantly exceeding book value.



Condemnation – Successfully litigated in jury trial against Washington County obtaining a \$1.28 Million Judgment for condemnation of land for which the county had originally offered \$425,000 to acquire under eminent domain. Negotiated pre-trial settlement in Clackamas County for award of \$825,000 in favor of landowner who received initial offer of \$175,550 from the government for the condemned land.



Clearwire & Clear Wireless, LLC - National office and retail leasing counsel to support build - out of the “Clear” wireless product across the Country.



Tenant-in Common Owner Groups - Counsel to over 50 Tenant In Common owner groups to restructure relationships with sponsors, lenders, and tenants. Successfully extricated multiple Master Leased Properties from bankruptcy. Negotiated complex restructuring of tax driven management structures. Successfully negotiated loan modifications with lenders and servicers related to the overall restructuring.