

Bond

REAL ESTATE LEGAL SERVICES

Given the complex and changing world of regulatory controls, environmental law, lending, land development, municipal law and public financing, the practice of Real Estate Law requires a vast range of experience and knowledge. At Bond, Schoeneck & King our attorneys have extensive experience coordinating and advising clients with respect to all aspects of substantial, long-term, real estate development projects and bring to these projects the benefit of our knowledge of the law and lessons learned. Our clients include lenders, land owners, developers, buyers and sellers of real estate, hospitals, manufacturers, educational institutions, municipalities, agencies, newspapers, developers and property owners. They range in size from large companies to individual proprietors.

Administrative Law

Administrative law involves appearances and practice before a wide range of federal, state and local agencies which act upon client applications or concerns. Practice areas include subdivision applications, utility pipe line approvals, cogeneration facility development, consumer protection matters, housing and building code compliance and other areas.

Business Restructuring, Creditors' Rights and Bankruptcy

Our practice involves the representation of secured lenders in the restructuring and workout of troubled loans outside of bankruptcy as well as the representation of creditors in Chapters 7, 11 and 13 bankruptcy proceedings and Chapter 11 debtors-in-possession.

Commercial Real Estate Transactions

We represent lenders, individual and corporate owners and developers involved in the development, financing and leasing of shopping centers, office buildings, educational institutions, research parks and industrial facilities. We also represent lenders, buyers, sellers and developers in the residential real estate area.

Construction Matters

We represent major buyers of construction in the area, including universities, colleges, commercial businesses and manufacturers. We regularly work with architects, engineers and design professionals and, for the past 20 years, we have counseled the American Subcontractors Association and its members, an organization consisting of 140 special trade contractors. The practice involves interrelationships among owners, financial institutions, contractors, subcontractors, material suppliers and manufacturers. When disputes arise, we assist in negotiations, or represent the client in litigation, arbitration or dispute resolution.

Energy Industry Matters

Our members are involved in energy related matters including the negotiation of agreements with local utilities for the sale of electric power and energy conservation programs; the negotiation of agreements for the purchase and transportation of natural gas (for industrial and institutional clients) directly from producers; the negotiation of agreements by industrial and institutional clients for the purchase of steam from cogeneration facilities; and dealings with the New York Power Authority, the New York Public Service Commission and the Federal Energy Regulatory Commission (FERC).



About Bond, Schoeneck & King

Bond, Schoeneck & King PLLC serves individuals, companies and public-sector entities in a broad range of areas.

With 260 lawyers, we represent clients in financial services; manufacturing; agribusiness; commercial lending and real estate development and construction; energy; health care and long term care; and municipalities, school districts, higher education, and other exempt and nonprofit organizations.

We maintain nine offices across New York; one in Naples, Florida; and one in Overland Park, Kansas.

Bond is committed to understanding our clients' needs and providing comprehensive, practical, high-quality and responsive solutions. We strive to maintain the highest professional and ethical standards, and to provide leadership in community activities, pro-bono work and service to the Bar.

For more information, visit www.bsk.com.

Environmental Law

Our practice encompasses the full range of environmental issues with an emphasis on regulatory compliance and enforcement including, for example, matters relating to hazardous and nonhazardous wastes, landfill siting and closure, Superfund and RCRA, the Clean Water Act, the Clean Air Act, environmental assessments under SEQRA and related litigation. Our experience involves substantial contacts and negotiations with government agencies and, in the course of our representation, work with environmental consulting and engineering firms.

Municipal Law and Zoning

Our experience in this area is widespread and includes the representation of individual municipal clients as well as individuals, businesses and other organizations which must comply with local laws and regulatory controls. Issues frequently handled by our attorneys include subdivision applications and approvals, zoning, legislation, variances, special permits, and similar matters involving towns, villages, cities and counties. Public hearings on various subjects are frequent and, from time to time, court proceedings are required.

Public Finance

Bond has been engaged in public finance for over 30 years and we are included in the Red Book (i.e. The Bond Buyer's Municipal Marketplace) as nationally recognized bond counsel. Over the last five years we have issued approving opinions on more than \$1 billion of bond and note issues. We are bond counsel for many New York municipalities, school districts, industrial development agencies and other public benefit corporations.

Real Estate Development

Bond has a long history of representing a wide variety of developers and owners including: private and Fortune 500 companies; colleges, universities and school districts; financial, health care and insurance institutions; and municipalities in all aspects of real estate development. We have represented developers in assembling and exchanging parcels of land, including exchanges under section 1031 of the Internal Revenue Code, as well as negotiating construction and permanent loan commitments; option agreements for the purchase or sale of property; contracts of purchase and sale; and easements.

We have also represented owners and developers in obtaining tax exempt and taxable financing through Industrial Development Agencies and have extensive experience in preparing and negotiating payment in lieu of taxes agreements. We have appeared before many municipal boards to obtain changes of zone, subdivision approvals, special permits and site plan approvals for commercial and industrial facilities, hotels, mining companies, office buildings, restaurants, shopping centers, transmission tower sites

and warehouses. We have also appeared before the Adirondack Park Agency. We are qualified to act as examining counsel for title insurance companies and have extensive experience in examining title certificates, abstracts of title, and in addressing issues of title and title insurance coverage.

Tax Assessments, Condemnation And Property Valuation

In the area of real property taxation we represent municipalities, school districts and private entities. We have broad experience working with not-for-profit clients and businesses to obtain charitable, educational, religious, business investment and environmental exemptions. We also address valuation issues associated with all types of real estate, and have engaged in proceedings that include private residences, domed stadia, private lakes and lodges, supermarkets, commercial rental real estate, businesses and a wide variety of industrial and manufacturing facilities.



Robert R. Tyson



Sarah Lewis Belcher



Kevin M. Pole

Contact us:

Robert R. Tyson
Practice Chair
315.218.8221
rtyson@bsk.com

Sarah Lewis Belcher
Practice Co-Deputy Chair
518.533.3223
sbelcher@bsk.com

Kevin M. Pole
Practice Co-Deputy Chair
315.218.8146
kpole@bsk.com

Find us at <http://www.bsk.com/practices/19-property>



Commitment • Service • Value • Our Bond