



Experience Matters

FIRM OVERVIEW

JOHN H. PENTECOST
SHAREHOLDER & MANAGING PARTNER
 jpentecost@hkplawfirm.com

ANDREW C. KIENLE
SHAREHOLDER & MANAGING PARTNER
 akienle@hkplawfirm.com

In today's world, exceptional legal advocacy is essential. Founded in 1982, Hart Kienle Pentecost (formerly known as Hart King), has earned a reputation as one of Southern California's most respected law firms. We pride ourselves on being key advisors to entrepreneurial, business and real estate clients. We help build, protect and defend our clients' hard earned success.

BUSINESS LITIGATION

The attorneys at HKP have the experience your business requires to navigate difficult but occasionally inevitable litigation. We know that as your business grows, so does the complexity of your legal needs. Whether you decide to negotiate, mediate, arbitrate or litigate, we have the expertise necessary to provide effective advocacy on your behalf. We represent clients including publicly held corporations, mid-sized businesses and entrepreneurs in all state and federal courts within California, and are experienced in matters involving breach of contract, administrative actions, product liability, environmental/toxic tort liability, shareholder/ director/ officer disputes, limited and general partnership litigation, employment disputes, regulatory issues, commercial collection and employment relations.

REAL ESTATE LITIGATION

HKP's real estate litigation attorneys handle title, land use, contractual disputes, leasing, secured transactions, broker errors and omissions and regulatory matters throughout California in state and federal court, at arbitrations and in administrative proceedings. We have substantial experience representing owners and developers of real estate, including the processing of entitlements, CEQA and related litigation. We represent the interests of property owners, landlords, tenants, property managers and brokers in matters involving commercial, office, retail and industrial properties. We also represent property owners in eminent domain proceedings, and specialize in inverse condemnation/regulatory takings.

EMPLOYMENT LAW

The benefits of owning your own business come with the almost unavoidable risk of being sued by an unhappy or disgruntled employee. At HKP, we have the experience you need and want by your side. We provide comprehensive support to business owners and professionals who are sued by employees. Our employment litigation practice provides defense representation for: Litigation, defending management and corporate clients in state and federal courts in all types of employment-related matters, including wrongful termination, sexual harassment and employment discrimination. HKP attorneys also have experience with investigations of harassment claims, employment policy manuals, employee contracts, wrongful termination claims, wage and hour claims, employment discrimination, civil rights and sexual harassment claims, Department of Fair Employment and Housing (DFEH) claims and PAGA defense and labor violations.

MANUFACTURED HOME COMMUNITIES

HKP's manufactured housing industry group is widely recognized as a premier legal representative for the manufactured housing communities and RV parks throughout California. Our clients include everyone from single asset owners to national REITs. This practice involves all issues faced by owners and managers including purchase and sale transactions, subdivisions and conversions, closures, ground lease negotiations and litigation, rent control, regulatory compliance issues, rules and regulations, lease negotiation, evictions, failure to maintain litigation and employment issues.

TRUST AND ESTATE LITIGATION

Proper trust planning helps minimize your risk of trust litigation. HKP's trust litigation attorneys have many years of wide-ranging experience in the areas of trust/will contests, accountings and conservatorships, and have successfully represented both trustees and beneficiaries in matters relating to modification or termination of trusts, appointing or removing a trustee, the internal affairs of trusts, the validity of trust provisions, beneficiaries and determining to whom property shall pass, compelling a trustee to report information and account to beneficiaries, granting powers to the trustee, redress for breach of trust and fiduciary duty, misappropriation of trust assets, trust accountings and court instructions.

BUSINESS AND REAL ESTATE LITIGATION

HKP's business and real estate attorneys provide wide-ranging transactional legal services to corporations, limited liability companies, partnerships and proprietors of all sizes, in a variety of areas such as multifamily and manufactured housing, commercial and office buildings, shopping centers, warehouse facilities and restaurants. We provide legal advice in commercial and residential real estate transactions, and have represented the interests of land owners, developers, homeowners' associations and management companies. We often act as "general counsel" for many of our clients – we understand them and their business needs, and the importance of being cost effective and results oriented.

CONSTRUCTION AND MECHANICS' LIENS

HKP's attorneys have wide-ranging experience representing general contractors, subcontractors, and developers, architects, engineers and landscape artists. Because our firm is small and specialized, we can offer competitive rates to help our clients succeed without incurring large legal fees.

We have represented and counseled clients on a wide spectrum of issues in the construction industry, including bid protests, contract and construction defect disputes, mechanics' liens and stop notices, union and labor/wage disputes, licensing, insurance coverage, professional liability exposure, zoning and subdivision, environmental and toxic tort issues, and claim avoidance and loss prevention services.

4 Hutton Centre Drive, Suite 900
Santa Ana, CA 92707

p: (714) 432-8700 • f: (714) 546-7457

hkplawfirm.com

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