



## Business & Real Estate Transactions

Business and real estate transactions can be exceedingly complex – and should be handled by experienced, knowledgeable attorneys. The business and real estate transactions attorneys at Hart Kienle Pentecost (HKP) counsel clients and negotiate and prepare all types of written agreements. For nearly forty years, our seasoned transactional attorneys have offered exceptional legal advice to corporations, limited liability companies (LLCs), partnerships, proprietors, property owners, landlords, tenants, property managers and brokers on transactions involving commercial, office, retail, residential and industrial properties, raw land, multifamily housing, office, retail, office-industrial, manufacturing facilities, hotels, restaurants and marinas.

### What Do We Do?

- Formation and dissolution of business entities, including corporations, partnerships and LLCs
- General personal and business contract negotiation, drafting and review
- Real estate sales contracts
- Compensation, consulting, licensing and distribution agreements
- Residential leases/subleases
- Commercial, industrial, office and retail leasing
- Corporate due diligence and governance
- Director and shareholder meetings and minutes
- Shareholder, partnership and operating agreements
- Promissory notes, security agreements and other loan transactions
- Purchase and sale of businesses
- 1031 and 1033 exchanges
- Easements and license agreements
- Eminent domain and condemnation negotiation
- Environmental and zoning regulation
- Land use planning and project development entitlement
- Property tax assessment and appeal
- Title issues
- Zoning and land regulation

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