REAL ESTATE

Our dedicated real estate attorneys provide comprehensive legal services to assist clients in every stage of the real estate transaction, regularly representing developers, businesses, non-profit organizations, public entities, and individuals. In addition to the knowledge and experience of each of our real estate attorneys, we bring the resources of our full-service firm in practices areas including business, employment, tax, litigation, municipal, environmental, intellectual property and estate planning. We also serve as local counsel for national and regional businesses and developers.

Acquisition and Sale

We work with our clients to structure the transaction to best suit their needs, including entity selection and formation, tax planning, and Section 1031 "like-kind" exchanges to defer the recognition of gain on the sale of real estate when appropriate. We negotiate and prepare purchase and sales agreements and assist buyers in conducting due diligence including review of title, leases, environmental issues, zoning and permits.

Land Use Planning and Development

Our attorneys represent individuals, developers, businesses, municipalities and municipal authorities in land use planning and development matters including zoning, subdivision and land development permits and approvals throughout Central Pennsylvania. Our experience in working with municipalities in our region enables us to most effectively assist clients through complex permitting issues. In addition, we represent agribusinesses, colleges, hospitals, non-profit organizations, churches, affordable housing organizations and retirement communities to help them meet their unique land use planning and development goals and objectives. We also have substantial experience in creating condominiums for commercial and residential development, and in planned community development, including 55 and over communities, and our attorneys regularly represent homeowners' associations.

Financing

We assist our clients in evaluating financing options including seller financing, bank financing, bond issuances, construction loans, leasehold financing, tax credit and other vehicles. Our experience representing both lenders and borrowers gives us insight into the various options available to our clients to develop creative solutions to financing needs.

Construction

We represent owners and contractors in negotiating construction contracts and resolving disputes, as well as counseling them through the maze of regulations affecting construction. Our attorneys are experienced in a wide range of construction matters for public and private entities such as public bidding, construction

management and design-build arrangements. We are active members ofABC Keystoneand theBuilding Industry Association of Lancaster County.

Leasing

We regularly represent landlords and tenants in commercial, retail, mixed-use, office and industrial leasing matters and in preparing and negotiating ground leases and leases for shopping centers, retail and commercial businesses, general business offices, professional and medical offices, warehouses and manufacturing facilities.

Appeals and Litigation

When the need arises, we vigorously represent our clients in litigation involving zoning and land use appeals, construction, quiet title actions, landlord- tenant disputes and other real estate matters. We assist our clients in evaluating real estate tax assessments and tax exemptions, and represent them in the appeal to the local tax assessment appeal board, and when necessary, in the appeal of the decision of the local tax assessment appeal board to court.

Title Insurance

We are licensedtitle insuranceagents in Pennsylvania and Maryland and write forCommonwealth Land Title Insurance Company,First American Title Insurance Company, Stewart Title Guaranty Company and Fidelity National Title Insurance Company.For more information on our title insurance services,click here.

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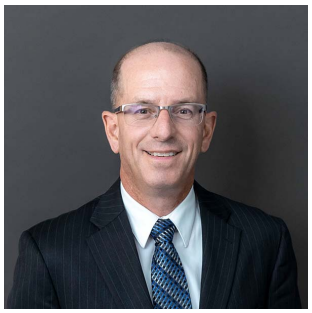
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- Real Estate Litigation
- Title Insurance