



Joseph W. West

Owner - Portland

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Joseph West has practiced in the areas of real estate, business and banking law in Oregon for over 25 years. His real estate practice includes representation of owners, developers and lenders in a wide variety of matters, particularly in connection with residential and commercial real estate development and finance.

Mr. West routinely negotiates and drafts joint venture agreements, purchase and sale agreements, leases, easements, option agreements and loan and financing documents. He also provides legal advice on title, land use, environmental and Section 1031 exchange issues.

His business practice includes business planning, limited liability company and other entity formation, negotiation and preparation of contracts, purchase and sale of business entities and corporate governance matters. Mr. West also represents several nonprofit corporations.

Mr. West formerly served as in-house counsel with U.S. Bancorp, where he provided legal advice regarding all aspects of finance and banking, including commercial and consumer lending, retail and electronic banking services and regulatory compliance.

Experience

Asphalt Refinery Purchase

Represented purchaser of asphalt refinery assets and real property located in Portland, Oregon, including transfers of submerged land lease, railroad easement rights, and extensive pipeline easements and City of Portland franchise rights. Transaction included formation of new purchaser entity and review and negotiation of loan documents to finance the acquisition.

Commercial Loan for Dealer Acquisition

Represented nationally-based commercial lender in \$25-million equipment and real estate secured financing as part of a \$45-million asset acquisition of heavy equipment dealer in Lane County, Oregon, including negotiating and preparing secured loan documentation for property located in multiple Oregon counties.

Industrial Site Development

Represented Japanese microchip manufacturer in \$3.8-million acquisition of industrial park site in Hillsboro, Oregon, and subsequent construction and development of \$8.1-million semiconductor manufacturing facility, including

synthetic lease financing.

Land Acquisition and Development

Represented residential developers in land acquisitions and subsequent developments for subdivision, PUD, town and condominium projects in Portland, Oregon, metropolitan area. This included negotiating and documenting options to purchase for regional homebuilder on over 150 acres of land in Washington County, Oregon, for residential subdivision development. Also represented several family farm clients in multi-million dollar sales of land to developers and subsequent tax-deferred exchanges into investment real estate.

Multistate Loan

Represented owner of assisted-living facilities in connection with obtaining \$40-million line of credit secured by 16 assisted-living properties located throughout the United States, including subsequent amendments with additional 18 assisted-living facilities as collateral.

Shopping Centers

Represented purchasers in multimillion dollar acquisitions of regional, retail shopping centers, including negotiating financing and reviewing leases, title, environmental and other due diligence matters. These transactions involved acquisitions to complete Section 1031 tax-deferred exchanges. Ongoing representation includes leasing and loan covenant compliance matters.

Services

- ▶ Real Estate
- ▶ Debt Finance
- ▶ Privately Held Companies
- ▶ Charitable and Tax-Exempt Organizations

Industries

- ▶ Financial Services

Education

- ▶ University of Oregon School of Law, J.D., 1985
- ▶ Willamette University, B.S., Political Science and Economics, 1982

Admissions

- ▶ Oregon, 1985
- ▶ U.S. District Court, District of Oregon, 1985

Professional Recognition

- ▶ Named by peers to *The Best Lawyers in America* in the areas of Corporate Governance and Compliance Law,

2011-2012

- ▶ Named by peers as a "Super Lawyer" in *Oregon Super Lawyers* magazine, 2008-2011
- ▶ Martindale-Hubbell AV/5.0 Peer Review Rated

Professional Activities

- ▶ Member, Oregon State Bar Real Estate and Land Use Section

Community Activities

- ▶ *Pro Bono* Counsel to several nonprofit organizations including Oregon Business Association, Edwards Center, Tualatin Lacrosse Club and Northwest Mothers Milk Bank
- ▶ Volunteer, City of Tualatin youth sports organizations

Events

- ▶ Real Estate for Planners: What Planners Should Know About Real Estate Issues , Garvey Schubert Barer, Portland, OR, February 8, 2012
- ▶ Legal Issues for Planners, Oregon Chapter of the American Planning Association, Portland Building Auditorium, Portland, OR, December 11, 2009

Publications

- ▶ "Highway Access, Principles of Oregon Real Estate Law," *Oregon State Bar CLE Handbook*, 1998 and 2003 supplement.