

Real Estate Law

Few investments are as consequential as those in real estate, and few areas of the law cross as many disciplines as those involving real estate transactions and disputes. The line between the promise and peril of property acquisition, sale, financing, and development is a thin one, and the difference can often be in the skill and judgment of the legal counsel involved.

The depth and breadth of experience among the attorneys in the real estate practice at Gibbs Giden enables the firm to provide a wide range of sophisticated legal services in matters involving real property. Since 1978, we have been involved in thousands of real property transactions throughout California and Nevada. We work closely and collaboratively with all the stakeholders involved in a transaction - lenders, brokers, developers, contractors, local governments, and zoning boards - to protect our clients' interests and facilitate a successful, efficient, and trouble-free closing.

Assisting Clients Across All Areas of Real Estate Law

Gibbs Giden attorneys assist clients in all aspects of real estate transactions of every size and complexity, including providing seasoned counsel and representation on matters involving:

- Boundary line and neighbor disputes involving quiet title, easements, trespass, nuisance and loss of lateral and subjacent support
- Build-outs
- Buying and selling
- Development contracts
- Environmental issues
- Construction financing
- Purchase financing
- Sale and leaseback transactions
- 1031 and other tax-deferred exchanges

- Joint ventures, REITs, and other investment structures
- Partitions
- Property management agreements
- Zoning and land use matters

Our client base ranges from developers and institutional investors to public entities and nonprofit corporations. Representative projects include:

- Office buildings
- Shopping centers
- Homeowners
- Hospitals
- Hotels
- Residential developments
- Ranches
- Industrial parks
- Public works
- Multi-use projects
- Low-income subsidized housing
- Retail and industrial properties
- Condominium and multi-unit developments
- Solar, wind, and other renewable energy transactions

Our Attorneys Swiftly and Efficiently Resolve Real Estate Conflicts

Unfortunately, not all real estate transactions proceed without incident. When conflicts involving real estate arise, Gibbs Giden's real estate attorneys bring an effective combination of experience, ingenuity, and thorough analysis to assist clients in resolving those disputes. With the advocacy skills and commitment to pursue a matter through trial and appeal, if necessary, Gibbs Giden's real estate team has considerable experience litigating every type of real estate dispute, including those involving:

- Purchase/sale contracts and options

- Disposition of escrowed proceeds
- Condominium and homeowners' associations
- Broker's liability claims
- Landlord/tenant
- Land use and zoning issues
- Environmental issues
- Easements
- Title defects
- Lien resolution
- Unlawful detainers
- Casualty losses
- Subsidence issues
- Boundary disputes
- Adverse possession claims
- Condemnation/eminent domain
- Judicial and non-judicial foreclosures
- Management and operating agreement disputes
- Partnership disputes

Consult With Our Experienced Attorneys About Your Real Estate Transaction Matters

Gibbs Giden real estate litigators work closely with clients to craft litigation strategies tailored to fit the unique circumstances of each particular matter. Where appropriate, our attorneys will engage in various alternative dispute resolution methods and forums, consistent with the firm's philosophy of obtaining the best possible results for clients in the most cost-effective manner, whether that is in a courtroom or at a negotiating table.

When we are shepherding a successful real estate transaction or working to resolve disputes which have clouded a once-promising deal, Gibbs Giden's real estate attorneys share a commitment to provide strategic, responsive counsel that keeps our clients' interests paramount and their goals at the forefront of every decision we make. To schedule a consultation, please call our Los Angeles office at 310-552-3400, our Irvine office at 949-287-8044, or our Las Vegas office at 702-836-9800, or contact us online. We look forward to

assisting you.