



Kevin Sher

Partner

KSher@ggfirm.com

Ph. 310-785-6834

Fax 310-201-4449

Kevin Sher has experience in general real estate matters including residential and commercial purchase and sale transactions, retail and office leasing, real estate financing, distressed properties and debt acquisition.

Kevin also has experience in general land use matters including subdivisions, lot line adjustments, easements, zoning, nonconforming uses and the California Environmental Quality Act (CEQA). He has handled complex purchase and sale transactions involving defeasances, 1031 and 1033 exchanges, tenancy-in-common, joint ventures, seller financing and property tax issues. Kevin has also handled negotiations with municipalities and local agencies regarding zoning and CEQA compliance.

Professional Affiliations

- Member, UCLA Alumni Association
- Member, Los Angeles County Bar Association (LACBA) - Real Property Section

Awards

- Southern California Super Lawyers Rising Stars, 2013 - 2019

Bar Admissions

- California

Education

- University of California, Los Angeles (J.D., *Order of the Coif*, 2005)
- University of California, Los Angeles (B.A., *Phi Beta Kappa*, 2002)

Real Estate Experience

- Represented a landowner in sale of distressed property consisting of 95 acres of entitled land in Los Angeles County and concurrent transfer of related water rights to a residential developer. The closing required the reconveyance of a substantial lien on the subject property at a discount
- Represented a real estate company in acquiring commercial and multi-tenant residential replacement properties for property sold under threat of condemnation in a 1033 exchange and successfully secured a rollover of the property tax basis from the original property allocated among the replacement properties pursuant to California Property Tax Rule 462.500
- Represented a general contractor in the successful settlement of a dispute concerning the construction of a multi-tenant apartment complex where the subcontractors had filed hundreds of thousands of dollars in mechanics liens against the project as a result of the owner's refusal to pay the general contractor for certain change orders
- Represented client acquiring a loan secured by distressed real properties in San Bernardino and San Diego counties and in concurrent negotiations with the borrower for a deed in lieu of foreclosure and encumbrance of other assets including a yacht registered in the Marshall Islands
- Represented a real estate investment company in converting several antiquated limited partnerships into California limited liability companies under the Uniform Limited Partnership Act and successfully secured lender approval from Chase Bank and One West Bank for the conversions
- Represented a commercial landlord against its tenant in negotiating the successful removal of over \$500,000 in mechanics liens recorded against the real property as a result of tenant alterations
- Represented a California development company in the acquisition and financing of a large industrial property with direct-access transportation that involved a \$90 million loan
- Represented a golf course owner and operator in the acquisition of five golf courses, including related golf club facilities and amenities, in the State of Texas
- Represented a California tenancy in common sponsor in the acquisition, financing and syndication of several multi-tenant apartment complexes in California, Washington, Oregon, New Mexico and Arizona
- Represented various parties in the preparation of substantive nonconsolidation legal opinions required in connection with acquisition financing and refinancing of commercial and multi-tenant residential properties
- Represented landlords in lease negotiations with major tenants such as Union Bank of California and Panda Express

Land Use Experience

- Represented an industrial use in a dispute with a municipality as to its nonconforming status under the zoning code and alleged zoning code violations

- Represented the owner of a Brentwood shopping complex in connection with securing approvals under the California Environmental Quality Act and settling disputes with neighboring residential owners in connection with an application to serve alcoholic beverages
- Represented a homeowner in a lot line adjustment and parcel map waiver with Ventura County including securing lender approval from the mortgagor and successfully resolving related disputes with the neighboring land owner and the residential developer
- Represented a local private school in submitting public comments and obtaining mitigation measures in connection with the Draft Environmental Impact Report for Phase II of the Exposition Light Rail under the California Environmental Quality Act
- Represented a commercial landowner in the submission of a Petition for Review to the California Regional Water Quality Control Board, Los Angeles Region, regarding environmental issues on a former landfill site
- Represented a Topanga Canyon homeowner with the Los Angeles County Department of Public Works in vacating a slope easement that severely restricted the buildable area of the lot

Media

June 6, 2019

12 Greenberg Glusker Attorneys Selected for Super Lawyers Rising Stars

June 7, 2018

14 Greenberg Glusker Attorneys Named Super Lawyers Rising Stars

December 15, 2013

Greenberg Glusker Announces Five New Partners in Los Angeles

Greenberg Glusker Press Release

March 31, 2011

Will Your Tenant Go Up in Smoke? The Risks of Leasing to a Medical Marijuana Dispensary in Los Angeles

AIR Waves Newsletter

October 26, 2010

Seeing the Greenbacks in a Green Retrofit: Key Issues for Securing Financing for a Green Retrofit

Greenberg Glusker Environmental Law Blog

October 1, 2008

Tainted Real Estate Transactions on the Rise

National Real Estate Investor

September 1, 2008

Transactions In A Post 9/11 World

Real Estate Southern California

January 1, 2008

To Fish or Cut Bait?: Steps for Evaluating Whether to Provide a Distressed Tenant with Rent Concessions Needed to Weather the Economic Downturn

Office & Commercial Magazine, Issue 4

June 1, 2006

New California Law Affects Subcontractor Indemnity Clauses

California Construction