

The logo for Higgs Fletcher Mack is displayed in white, uppercase, sans-serif font. The words 'HIGGS', 'FLETCHER', and 'MACK' are separated by vertical bars. The background of the logo is a blue-tinted image of a classical building with columns and arches.

HIGGS | FLETCHER | MACK

TRUSTED LEGAL EXPERTISE

Real Estate Law

HFM represents clients in every segment of real estate law and has earned a reputation for the highest level of professionalism among the escrow and title companies serving Southern California.

TRANSACTIONAL

In HFM's transactional practice, attorneys handle acquisitions, development, leasing, financing, compliance, entitlements, public finance, project finance and disposition. The firm has considerable experience representing public entities, developers, landlords and tenants, mobile home parks, lenders, borrowers, and investors. Our attorneys are also well versed in transactions involving ground leases as an alternative to ownership, including drafting, reviewing, and negotiating terms.

LEASING

Our attorneys have experience handling commercial and ground lease transactions for owner, tenants, lenders and borrowers in a wide variety of industries, including retail, restaurant, medical and industrial/warehouse.

LITIGATION

HFM attorney frequently represent clients in disputes regarding purchase and sale contracts, escrow agreements, lender issues, title and boundary disputes, title insurance, quiet title, adverse possession, easements, construction defects, homeowner association disputes, foreclosures, receivers, bankruptcies, tax appeals, land use, shopping center, and environmental litigation. The Firm also represents

clients in disputes between property owners and with brokers, contractors, developers, and other professionals.

PROJECT FINANCE

We have significant experience and expertise in documenting and negotiating favorable terms for both lenders and borrowers surrounding the purchase, refinance of property, and project finance transactions, including solar and wind energy projects, hotels, and low-income housing. We also are highly skilled in negotiating and drafting terms that ensure our clients' assets are generating the maximum value possible.

LAND USE

HFM's Real Estate Law Group attorneys are also land use experts, with experience in representing developers in entitling residential, commercial, and mixed-use projects. We help clients navigate the increasingly complex local land use approval process and advocate for them at administrative hearings and appeals on development projects. Our representation includes compliance with the California Environmental Quality Act (CEQA), to ensure that projects remain on track and obtain timely approvals.

EMINENT DOMAIN

The Firm's eminent domain practice involves representation of property owners, businesses, and public agencies in all matters involving the acquisition of private property for public use. This includes eminent domain court proceedings, relocation assistance, and administrative hearings. We provide a full range of eminent domain services tailored to each client's individual situation from the initial public agency contact, acquisition offers, trials, and appeals on issues affecting just compensation for property, loss of goodwill, severance damages to remaining property, as well as inverse condemnation to compensate for a public agency's actions which constitute a taking of property through physical or regulatory actions.

Real Estate Law



MARIANA ACEDO



ANNA BURNETT



MICHAEL BURNS



MITCHELL B. DUBICK



MARCO F. GARAVAGLIA



MICHAEL R. GIBSON



ANNEELISE P. GOETZ



KENNETH C. JONES



S. DOUGLAS KERNER

Real Estate Law



STEPHANIE PFAFF



F. GREGORY PYKE



PHILLIP C. SAMOURIS



MARK K. STENDER



KIRSTEN A. WORLEY