

Hanson Bridgett

Health/Senior Care Real Estate

REPRESENTATIVE TRANSACTIONS

Development

- Development of a \$168,000,000, 250,000 square foot San Francisco medical office building under an airspace lease, construction of an underground parking garage and pedestrian tunnel and creation of associated reciprocal easements.
- Development of a new, state-of-the-art, \$284,000,000 hospital in the North Bay and ground lease for an 80,000 square foot medical office building.
- Development of a 19-acre hospital campus in the East Bay and an 80,000 square foot medical office building under a ground lease and construction of an underground parking garage.

Leasing

- Sale and leaseback/exchange of \$56,000,000 in real property assets on the San Francisco Peninsula.
- Ground leasing and leaseback of multi-story medical office buildings in Tracy and Roseville, construction of associated parking structures and preparation of reciprocal parking arrangements.
- Numerous leasing transactions involving hospital systems, medical foundations and physician groups.

Design and Construction

- Preparation of bid document, project management agreements and design build agreements for multiple design build public hospitals.
- Assisted public hospital with preparation of bid documents, construction management agreement and lump sum and GMP trade contracts for \$1,000,000,000 public hospital using CM multi-prime delivery method.
- Preparation of template contracts for design and construction of several skill nursing facilities throughout California.
- Created custom standard forms for master IPD agreement and project work agreements as well as master agreements with project work agreements for traditional delivery methods

incorporating BIM and LEAN processes and procedures for use by healthcare provider in Illinois on a variety of capital improvement projects.

- Transitioned parties from the former executed integrated form of agreement (IFOA) for two major hospitals to a new custom tri-party IFOA, and negotiated certain terms and conditions that differ based on the new form. Assisted client's broker in developing integrated project insurance program that provided wrap coverage for all design and construction on the project.
- Created over 45 custom forms to support major California healthcare providers with design, construction and maintenance of its existing facilities, including IPD, design-build and traditional delivery models.
- Worked with project teams to develop, structure and negotiate over 40 healthcare IPD projects throughout the United States and in foreign jurisdiction using Hanson Bridgett's proprietary forms. Provided project insurance advice and led project team kick-offs.
- Developed strategy for master IPD agreement to be used by major national healthcare provider throughout the United States. The agreement has been executed by over 80 separate vendors.
- Assisted healthcare client with development of template IPD contract for development of several healthcare clinics in California.
- Assisted developer client with drafting and negotiating design and construction contracts for fertility clinics and other healthcare clinics.

Environmental

- Advised senior care facility in Orange County regarding environmental indemnity agreement required as a loan condition.
- Advised multiple senior care communities in California regarding fuel spills from emergency generators.

Acquisitions, Dispositions and Finance

- Acquired six skilled nursing facilities in Texas and California for a total purchase price of \$100,000,000.
- Acquired 10 property portfolio of assisted living communities located in Illinois for a total purchase price of \$54,000,000.
- Acquired four property portfolio of residential care facilities for the elderly ("RCFEs") located in California for a total purchase price of \$30,000,000.
- Acquired seven property portfolio of senior care communities located in Ohio and Tennessee for a total purchase price of \$63,000,000.
- Acquired three property portfolio of senior care communities located in Georgia for a total

purchase price of \$9,000,000.

- Acquired seven property portfolio of senior care communities located in Oklahoma and Nebraska for a total purchase price of \$36,000,000.
- Acquired two property portfolio of senior care communities (CCRC's) located in California for a total purchase price of \$105,000,000.
- 32 property sale and operational leaseback transaction for a total purchase price of \$238,000,000.
- \$144,000,000 loan restructuring transaction involving 31 properties nationwide and HUD approval of the purchase and subsequent sale of four senior care communities.
- Disposition of a \$225,000,000, 65-acre parcel in Silicon Valley, consisting of 966,087 square feet of healthcare-related assets.

Development and Construction Loans

- Joint venture agreement for the development of 10 senior care communities in the Southeastern United States.
- \$160,000,000 construction loan for high rise mixed-use condominium project in San Jose.
- \$140,000,000 construction loan for a two tower high-rise office building project in the Bay Area; worked with developer client to obtain all entitlements for the project.
- \$8,000,000 construction loan for the development of a senior care community located in Sterling, Illinois.
- \$7,000,000 construction loan for the development of a senior care community located in Pekin, Illinois.

Equity Financing

- \$40,000,000 mezzanine financing.
- Regulation D offerings for senior care community development funds.

Litigation

- Enforcement of leases to regain possession of premises and recover money from physicians and/or vendors.
- Defend breach of lease claims involving all type of obligations, including payments of amounts due, common area disputes, use rights and delivery of possession.
- Litigate claims pertaining to purchase and sale agreements, including disputes regarding amounts

due and property ownership.

- Defend \$10,000,000 fraudulent conveyance/voidable transfer claim related to the purchase of land for a health care facility.
- Successfully resolved \$14,000,000 delay and impact claims for public hospital campus owner involving design and construction of emergency room, catheterization lab and radiology facilities through mediation.
- Defend senior care community in Southern California in criminal action regarding alleged environmental reporting violation.
- Represent health care providers as creditors in bankruptcy cases.
- Successfully resolved claims for owner of psychiatric hospital facility regarding design errors and omissions and delay and impact claims.
- Counsel for general contractor on \$100,000,000 litigation with owner and surety on a major hospital in Santa Monica.
- Successfully litigated matter for owner of senior living facility, including residential, skilled nursing and acute care arising from OSHPD issue regarding design error of differing fire rated assemblies.
- Lead counsel on steel contractor's \$10,000,000 claim on a major San Francisco hospital.
- Successfully resolved claims for owner of psychiatric hospital facility regarding design errors and omissions and delay and impact claims.
- Resolved claims against designer related to structural inadequacies in imaging and clinic spaces.
- Currently undertaking a comprehensive review of design errors in anticipation of prosecuting a negligence claim against design architect for cost overruns and operational inefficiencies.
- Successfully resolved complex design and construction claims for hospital renovation.