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REAL ESTATE

Real estate is the most valuable asset of most individuals and many companies. Our attorneys have decades of experience in all facets of owning, managing, selling and buying real estate.

Purchase and Sale of Property

- Residential and Vacation Homes
- Condominium and Time Shares
- Vacant Land
- Commercial Buildings
- Sites for Future Development
- Transfer of Leasehold Interests
- Lease with Option to Purchase
- Review of Financing and Closing documents
- Assistance with Disclosure forms
- Due Diligence Matters

Landlord -Tenant Matters

- Residential Evictions
- Commercial Evictions
- Residential Lease Review and Drafting
- Shopping Mall and Other Commercial Leases
- Estoppel Certificates
- Assignment and Subletting
- Lease Negotiations
- Repair and Damage Issues
- Abandonment and Termination
- Familiar with HUD and FmHA/RD Properties

Construction and Development

- Construction Contracts
- Liens
- Title Issues
- Platting and Subdivision Matters
- Negotiating with Governmental Agencies
- Permitting
- Pre-submission Conferences

- Administrative Hearings, Processes and Appeals
- Construction Financing
- Annexation
- Zoning and Variance Issues
- Development Agreements

Access and Use Agreements/Easements

- Road Maintenance Agreements
- Access Easements
- Water Well Use and Maintenance Agreements
- View Easements
- Restrictive Covenants
- Utility Easements
- Septic System Easements and Agreements
- Cross Parking Agreements

Boundary Line Disputes

- Temporary Restraining Orders and Injunctions
- Quiet Title Lawsuits
- Adverse Possession Claims
- Agreed Boundary Line Adjustments
- Settlement Negotiations
- Trespass and Damage Claims
- Quit Claim Deeds

Foreclosure/Forfeiture Matters

- Work Out Agreements
- Deeds in Lieu of Foreclosure
- Negotiations with Debtors and Creditors
- Foreclosing Deeds of Trust
- Contract Forfeiture
- Rescission Agreements
- Foreclosure of Mortgages
- Enforcement of Judgments

Condominium and Homeowners' Associations

- Drafting of Project Documents
- Amending Existing Documents
- Advising Board Members and Officers
- Review of Covenants and Bylaws
- Maintenance of Non-profit Corporations
- Negotiations Between Association and Members
- Conduct of Annual Meetings
- Vendor and Employee Issues
- Compliance with Relevant Laws
- Expansion and Future Development Matters

Condemnation/Eminent Domain

- Valuation and Appraisal
- Negotiation with Governmental Agencies
- Obtaining Experts
- Drafting Agreements

Real Property Financing

- Drafting Financing Documents
- Due Diligence Investigations
- Recording Documents
- Title Investigations and Claims
- Opinion Letters
- UCC Issues

Litigation Regarding Real Property

- Breach of Contract/Misrepresentation Claims
- Quiet Title and Ejectment Lawsuits
- Unlawful Detainer (Eviction) Actions
- Actions to Enforce Agreements, Contracts or Covenants
- Lien Foreclosures
- Interpleader Actions
- Settlement Negotiations and Agreements

LAND USE

In an ever-changing landscape of state and local regulation of land, our attorneys have experience in successfully advocating for our clients' development projects and in solving complex land-use problems.

Environmental and Land Use Issues

- Permit Applications
- LUPA Appeals
- Administrative Appeals
- Assistance with Hazardous Materials Clean Up
- Responsible Party and Title Investigations
- Negotiations with Governmental Agencies
- Litigation and Settlement Agreements
- Water Rights

Dispute Resolution

- Mediation and Arbitration Representation
- Settlement Negotiation Support
- Settlement Agreements
- Litigation

BUSINESS

With over 45 years of experience representing local and regional businesses, our firm is among the most experienced in Washington.

New Business Formation

- Closely-held Corporations and Limited Liability Companies (LLCs)
- Limited and General Partnerships
- Support with State and Local Agency Licensing Requirements
- Secretary of State Filings
- Stock Transfer Agreements

Support of Business Operations

- Negotiation and Documentation of Real Estate Purchases and Sales
- Purchase and Sale of Businesses
- Documentation of Corporate Resolutions and Minutes
- Distributor Relationship Creation and Documentation
- Employee Contracts
- Sales Representative Agreements
- Interpretation of State and Local Laws and Regulations
- Negotiations with State and County Government Agencies
- Confidential Information Exchanges
- Intellectual Property and Trade Secret Protection
- Commercial Leases
- Letters of Intent
- Due Diligence Investigations

Business Financing

- Drafting Business Plans and Related Documents
- Negotiating with Lenders
- Negotiating with Loan Guarantors
- Working with Sources of Private Funds
- Drafting and Review of Financing Documents
- UCC Issues
- Opinion Letters

Business Transactions

- Sales of Stock
- Sales of Assets
- Mergers
- Reorganizations
- Due Diligence Investigations
- Franchising Agreements
- Compliance with Governmental Regulations
- Trademarks
- Trade Secrets
- Confidentiality Agreements
- Intellectual Property

Collections

- Enforcement of Promissory Notes and Judgments
- Supplemental Proceedings
- Execution on Real and Personal Property
- Coordinating with Sheriffs' Offices
- Garnishments
- Attachments

Termination and Winding up of Business

- Evaluating and Structuring Termination
- Withdrawal and Disassociation from LLC
- Winding Up of Partnership
- Dissolution of Corporation
- Stock Redemptions
- Assignment or Sale of Interests
- Negotiating Creditors' Claims

- Coordination with Bankruptcy Counsel
- Judicial Dissolution
- Fraud Investigations
- Owner Deadlock
- Termination of Business Following Sale
- Company Liquidations
- Buy-Sell Agreements

Dispute Resolution

- Mediation and Arbitration Representation
- Settlement Negotiation Support
- Settlement Agreements
- Litigation

EMPLOYMENT

BGW&P provides vigorous advocacy and experienced counsel in all facets of employment law.

Employment Matters

- Employment Agreements
- Hiring and Firing
- Wrongful Discharge and Discrimination
- Compliance with Governmental Regulations
- Employee Manuals
- Drug Testing
- General Legal Advice
- Negotiating Settlements of Claims

Dispute Resolution

- Mediation and Arbitration Representation
- Settlement Negotiation Support
- Settlement Agreements
- Litigation

HEALTH CARE

Our firm represents dozens of local and regional health-care providers. We have exceptional experience in navigating the dynamic legal world of the health-care industry.

PLLC Organization

- Formation
- Operating Agreements
- Employment Agreements
- General Business Services

Stark Law and Regulatory Compliance

- Ambulatory Surgical Centers
- Self-referral Concerns

BANKING

Our banking clients include large national lenders and respected local institutions.

Business Financing

- Document Review and Drafting
- Due Diligence Investigations
- Participation Agreements

Real Property Financing

- Judicial and Non-judicial Foreclosure
- Deeds in Lieu of Foreclosure
- Due Diligence Investigations

PERSONAL INJURY AND WRONGFUL DEATH

We help families recover from the many impacts of the injury or death of a family member.

Personal Injury

- Representing people injured in:
 - Auto Accidents
 - On-the-job Accidents
 - Motorcycle Accidents
 - Bicycle Accidents
 - Scuba Diving Accidents

Wrongful Death

- Representing families of those who die in:
 - Auto Accidents
 - Bicycle Accidents
 - Scuba Diving Accidents