



Los Angeles (main)

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## Richard S. Volpert

### Partner

Richard S. Volpert's law practice is focused primarily on the planning and development of large-scale real estate projects, including major office buildings, shopping centers and planned communities. Mr. Volpert, a partner in Glaser Weil's Real Estate Department, plays a critical role in Los Angeles' landscape, often taking part in many of the area's most prominent real estate projects. These include Los Angeles County Metropolitan Transportation Authority transit projects, including its purchase of Union Station, the Walt Disney Concert Hall and the proposed Grand Avenue Project — a \$3 billion hotel, multi-family residential, retail and office development project in downtown Los Angeles.

Mr. Volpert's clients have included Pacific Enterprises, Southern California Gas Co., CBS and Olympia & York. He has represented the County of Los Angeles, the Metropolitan Water District of Southern California, the MTA and the City of Santa Monica in a series of public-private projects for the development of office buildings, hotels, apartment buildings and other real estate facilities. His work has included negotiation and documentation of numerous ground leases and lease/equity transactions involving tenancies from 100,000 to more than 600,000 square feet of office space. His practice also includes the purchase and sale of major office buildings, shopping centers and industrial facilities and land use planning for major metropolitan and suburban projects for office, commercial, hotel, residential and industrial developments.

Mr. Volpert gives back to the community he lives in by participating in a broad range of philanthropic activities. He has been president and chairman of the board of the Los Angeles County Museum of Natural History Foundation; chairman of the Board of Councilors of the USC Law Center; vice president of the Jewish Federation-Council of Los Angeles, as well as chairman of its Community Relations Committee; president of the Los Angeles Chapter and a national vice president of the American Jewish Committee; president of the Los Angeles Wholesale Produce Market Development Corp. and vice chairman of the National Jewish Community Relations Advisory Council.

He was the recipient of the "Outstanding Real Estate Lawyer" award by the Los Angeles County Bar Association in 2003 and the "Learned Hand Award" from the American Jewish Committee in 1999. He is the author of "Creation and Maintenance of Open Spaces in Subdivisions: Another Approach," 12 *UCLA Law Review* 830 and was the practice consultant for "California Real Estate Law and Practice", volumes 8 and 9: *Zoning and Land Use Control* by Matthew Bender. He is a former member of the Board of Governors of the American College of Real Estate Lawyers and an officer of the Anglo American Real Property Institute.

Mr. Volpert is a graduate of Amherst College and Columbia Law School, where he was a Harlan Fiske Stone Scholar. Mr. Volpert is a past chairman of the Real Property Section of the Los Angeles County Bar Association, editor and chairman of the *California State Bar Journal* and a trustee of the L.A. County Bar Association, among other bar activities. He has been a lecturer at real estate and planning and zoning courses given by the California Continuing Education of the Bar, the American College of Real Estate Lawyers and the American Law Institute/American Bar Association joint continuing education project.

### Practice Areas

Real Estate

Acquisitions, Sales & Leasing

Land Use & Entitlements

Government & Regulatory

### **Education**

Columbia University School of Law, LL.B., Harlan Fiske Stone Scholar

Amherst College, B.A.,

### **State Bar Admissions**

California

### **Representative Matters**

#### **Los Angeles County Metropolitan Transportation Authority**

- in its \$75 million purchase of Union Station.

- in various transit-oriented public-private joint ventures, including the Hollywood and Vine and Wilshire-Western projects.

#### **County of Los Angeles**

- in the development of the Walt Disney Concert Hall.

- in connection with the negotiation of long-term ground lease renewal transactions for the development of properties in Marina del Rey, Calif.

- in negotiation of the proposed Grand Avenue Project, a \$3 billion hotel, multi-family residential, retail and office development project in downtown Los Angeles.

### **Associations**

Los Angeles County Museum of Natural History Foundation, past president and current president of Board of Governors

Board of Councilors of the USC Law Center, past chair

American Jewish Committee, national honorary vice president

Jewish Federation-Council of Los Angeles, past vice president

Jewish Federation-Council of Los Angeles Community Relations Committee, past chair

Los Angeles Wholesale Produce Market Development Corp., past president

National Jewish Community Relations Advisory Council, past vice chair

Los Angeles County Bar Association Real Property Section, past chair

Los Angeles County Bar Association, past trustee

American College of Real Estate Lawyers Board of Governors, former member

Anglo American Real Property Institute, past officer

### **News**

"Twenty Glaser Weil Attorneys Included in 2016 *Southern California Super Lawyers List*"

"Eighteen Glaser Weil Attorneys Included in 2015 *Super Lawyers Business Edition List*"

"13 Glaser Weil Attorneys Named to 2016 Edition of Best Lawyers in America"

"Twenty Glaser Weil LLP Attorneys Included in 2015 *Southern California Super Lawyers List*"

"Fourteen Glaser Weil LLP Attorneys Included in 2014 *Super Lawyers Business Edition List*"

"As Seen In *Fortune & Bloomberg Businessweek*: A Full-Service Real Estate Powerhouse"

"11 Glaser Weil Partners Named to 2015 Edition of *Best Lawyers in America*"

"Sixteen Glaser Weil Attorneys Included on 2014 *Southern California Super Lawyers List*"

"Law 360: Glaser Weil Nabs Munger Tolles LA Real Estate Powerhouse"

### **Honors & Awards**

*Southern California Super Lawyers*, 2004-2015

Named "Outstanding Real Estate Lawyer" by the Los Angeles County Bar Association, 2003

Martindale-Hubbell AV Preeminent Peer Review Rated

*Best Lawyers in America*, 1983-2016

"Learned Hand Award" from the American Jewish Committee, 1999

### **Publications**

"Creation and Maintenance of Open Space in Subdivisions: Another Approach," 12 *UCLA Law Review* 830

Practice consultant, "California Real Estate Law and Practice," volumes 8 and 9: *Zoning Land use Control* by Matthew Bender



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## Peter J. Breckheimer II

### Partner

Peter Breckheimer, a partner in Glaser Weil's Real Estate Department, represents owners, developers, private-equity investors, lenders and other sophisticated clients in all aspects of their real estate-related transactions, including:

- The acquisition, disposition and development of major commercial real estate assets, encompassing retail, office, industrial and multi-family properties;
- Commercial leasing transactions representing both landlords and tenants;
- Real estate secured and mezzanine financings and loan workouts representing both lenders and borrowers;
- Joint ventures and operating agreements.

In particular, Mr. Breckheimer has successfully represented clients in the purchase, sale and financing of retail shopping centers nationwide, most recently having handled and closed more than \$1 billion of such deals in California, Washington, Idaho and Oregon, with asset values ranging from \$5 million to \$165 million.

Mr. Breckheimer enjoys working collaboratively with clients, colleagues and opposing counsel to ensure the finish line is crossed — no matter how straightforward or complex the process turns out to be. He recognizes that, to close any deal, each individual task along the way must be addressed and completed with both proficiency and efficiency.

Mr. Breckheimer received his law degree from the University of Southern California Gould School of Law, where he was a member of the Southern California Law Review. He earned a bachelor's degree in International Relations and French from USC, graduating magna cum laude, Phi Beta Kappa and Phi Kappa Phi.

Prior to joining the firm, Mr. Breckheimer began his legal career practicing law at the international law firms DLA Piper LLP and Cooley LLP.

Outside the firm, Mr. Breckheimer enjoys traveling, fine dining, golfing, photography and spending time outdoors with his wife and three children.

Mr. Breckheimer has been selected for inclusion in the 2015 and 2016 *Southern California Super Lawyers* lists.

### Practice Areas

Real Estate

Acquisitions, Sales & Leasing

Secured Lending/Finance Transactions

### Education

University of Southern California Gould School of Law, J.D.

University of Southern California, B.A., International Relations and French, *magna cum laude*, Phi Beta Kappa and Phi Kappa Phi

### State Bar Admissions

California

### Representative Matters

Represented private equity client in its acquisition of fee-owned and ground leased regional shopping centers in California, Oregon and Washington totaling more than \$600 million.

Represented private owner of retail gasoline stations in connection with the long-term lease of its portfolio of over 240 gas stations to a publicly-traded oil company.

Represented private equity client in connection with its acquisition, leasing and financing of more than 20 office buildings located throughout the U.S., including acquisition of a portfolio of 13 office buildings in Dallas, Texas which alone totaled over \$380 million.

Represented borrower in connection with its \$1.44 billion CMBS loan covering a portfolio of 29 Class A office properties.

Represented several institutional lenders in connection with deed-in-lieu of foreclosure transactions for office and retail properties.

Represented owners of several major office buildings in San Francisco, including the Transamerica Pyramid, in connection with all aspects of their leasing activity.

Represented numerous start-up and biotech companies their leasing transactions.

### Associations

USC Real Estate Law and Business Forum, Executive Board Member and Planning Committee Member

Law360 Real Estate Editorial Advisory Board, 2013 - Present

Hillsides, H100 Member

Building Owners and Managers Association International, former Governmental Affairs Board Member

Men's Guild, Children's Hospital Los Angeles, Member

California Bar Association, Real Property Section Member

Los Angeles County Bar Association, Real Property Section Member

### News

"Peter Breckheimer to Moderate Panel and Elisa Paster to Speak at the USC Gould School of Law 2016 Real Estate and Business Forum"

"Twenty Glaser Weil Attorneys Selected to the 2016 Southern California Super Lawyers List"

"Peter Breckheimer will be a panelist for the State Bar of California's upcoming Real Property Law Seminar"

"Eighteen Glaser Weil Attorneys Included in 2015 *Super Lawyers Business Edition* List"

"Peter Breckheimer Selected for Law360's 2015 Real Estate Editorial Advisory Board"

"Peter Breckheimer of Glaser Weil to moderate: "2015 Real Estate Law and Business Forum"

"Twenty Glaser Weil LLP Attorneys Included in 2015 *Southern California Super Lawyers List*"

"Glaser Weil Announces a New Partner and a New Of Counsel"

### Honors & Awards

*Super Lawyers* (2015, 2016)

**Speaker**

Moderator, "Avoiding Ethical or Fiduciary Traps: The Real Estate Transactional Attorney's Guide to Navigating the Ethical and Fiduciary Minefield," USC Gould School of Law's 2016 Real Estate Law and Business Forum, March 10, 2016

Panelist, State Bar of California Real Property Law Section seminar, "Subordination, Non-Disturbance and Attornment Agreements from the Lender, Borrower and Tenant Perspective," January 26, 2016

Moderator, "What Works (and Doesn't) in Real Property Contracts," USC Gould School of Law's 2015 Real Estate Law and Business Forum, March 12, 2015

Panelist, "The Art and Science of Operating Expenses," BOMA Westside Regional Council, September 2010

# Glaser Weil

Your Powerhouse™



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## Saul Breskal

### Partner

Any real estate deal worth negotiating is worth closing, and Saul Breskal, a partner in Glaser Weil's Real Estate Department, knows it takes more than just extensive knowledge and practice of the law to bring all sides together. Mr. Breskal has noted accomplishments in negotiating and finessing everything from complex, high-dollar entertainment, gaming, hospitality and construction projects to smaller commercial and residential properties. His success comes from the realization that developers require an advocate who listens to the needs of everyone involved and who can think creatively and strategically to bring about a mutually satisfying deal.

Mr. Breskal takes on the role of outside general counsel for his clients as he handles all aspects of the real estate transaction, including negotiating the purchase agreement, conducting due diligence, negotiating finance documents, advising on the formation of the entity to take title, negotiating joint ventures with potential partners and counseling on the corporate tax structure of the transaction. He oversees the escrow process and, ultimately, its close — but is often called upon to continue providing counsel for the client's general legal needs.

Mr. Breskal has also worked on billions of dollars worth of transactions for clients that include film studios, publicly traded gaming and hospitality companies, the nation's largest title insurance company, regional and national developers of residential and commercial real properties and celebrity and high-net worth individuals. He represents them in a diverse array of real estate and general business needs.

Mr. Breskal was lead counsel responsible for negotiating and drafting more than 100 challenging construction and design-related contracts, totaling more than \$6 billion, for the country's largest privately funded construction project — Las Vegas CityCenter — and integrally involved in the project from its inception in 2005.

Mr. Breskal received his bachelor's degree in business science, with honors, from the University of Cape Town, South Africa, and his law degree from the University of Oxford, United Kingdom.

The *Daily Journal*, one of California's top legal publications, ranked Mr. Breskal among "The Top 20 Under 40" attorneys in Southern California in 2010. He has also been recognized as a *Super Lawyers Rising Star*.

### Practice Areas

Real Estate

Acquisitions, Sales & Leasing

Secured Lending/Finance Transactions

### Education

University of Oxford, United Kingdom, BA in law

University of Cape Town, South Africa, BBusSci

### State Bar Admissions

California

## Representative Matters

### Real Estate Acquisitions and Sales

Represented MGM MIRAGE in connection with transactions for the purchase of vacant land on the Las Vegas Strip for an aggregate purchase price of \$575 million.

Represented a private equity firm in connection with the sale of an independent film studio.

Represent developers in connection with the acquisition and development of golf and ski resort communities in multiple states.

Represent private developer firm in connection with the acquisition, finance and sale of office buildings in California and Arizona.

Represented Sunset Gower Studios in connection with the negotiation and drafting of a 115,000 square ft. build-to-suit lease for an office building to be constructed on the studio lot.

Represented the owners of a privately owned film studio in connection with selling the studio to a real estate investment trust and in reinvesting the proceeds from the sale in commercial properties through Section 1031 tax deferred exchanges.

Represented publically traded hospitality company in connection with the restructuring of a \$1.8 billion credit facility.

Represented the nation's largest title insurance company in connection to the settlement or workout of major claims in several states across the country.

Successfully concluded the largest charitable land donation under the California Natural Heritage Preservation Tax Credit Act of 2000.

Represent multiple high net worth individuals and celebrities in connection with personal matters including their respective investments in California real property.

Represented Vistamar School in El Segundo, Calif., in connection to the purchase of land for the expansion of the school premises.

Represented Crossroads School in Santa Monica, Calif., in connection with the purchase of real property for the expansion of the school premises.

### Construction

Lead counsel responsible for negotiating and drafting more than 100 challenging construction and design-related contracts, totaling more than \$6 billion, for the country's largest privately funded construction project — Las Vegas CityCenter. Integrally involved in the project since its inception in 2005.

Lead counsel representing Sunset Gower Studios in matters related to the construction of Hollywood's first new office building in more than two decades, including negotiating leasing and construction contracts, and supervising the entitlement process, encompassing the negotiation of settlements with neighboring landowners and community interest groups.

Represented MGM MIRAGE in connection with negotiating and drafting construction contracts for a casino resort in Macau, China.

Represented the Skirball Cultural Center in connection with negotiating and drafting a construction contract for the expansion of its existing facility.

Representing developer in connection with the construction of a private resort in The Bahamas.

Represent multiple high net worth individuals and celebrities in connection with the construction of improvements on residential real property.

## News

"Top 20 Under 40," the *Daily Journal*

**Honors & Awards**

Top 20 Under 40 Attorneys in Southern California by the *Daily Journal*, 2010  
*Southern California Super Lawyers* Rising Star