



JOSHUA ROSENSTEIN

Shareholder

Phone: 425.454.3374

Fax: 425.454.0087

Email: jrosenstein@hansonbaker.com



HANSON BAKER

PRACTICE EMPHASIS

- **General Business**
Entity Selection, Formation and Maintenance

Mergers, Acquisitions and corporate transactions

Contracts, Licenses and Agreements
- **Real Estate**
Real Estate Development (Commercial and Residential)

Real Property Finance

Commercial and Residential Purchases and Sales Leasing

Condominium Development

Condominium and Homeowners Associations

Josh's practice focuses on corporate formations, real property development, and real estate and business transactions. Typical projects include negotiating real estate purchases and sales, advising clients on corporate structures, negotiating purchases and sales of businesses, forming LLCs and corporations, preparing the formation and disclosure documents for condominium developments, representing condominium and homeowners associations and drafting CC&Rs, easements and general business agreements.

REPRESENTATIVE MATTERS

- Represented landlord in lease of 70,000 square feet of office/warehouse space with Fortune 500 Company.
- Sold largest remaining piece of vacant land in the City of Seattle.
- Represented borrower in \$17,000,000 real property financing transaction, including single-purpose entity formation, loan document review and negotiation, coordination with Delaware corporate counsel and opinion letters.
- Phased conversion of multi-building apartment complex into condominiums.

ARTICLES AND PRESENTATIONS

- Presenter: "Easements and CCRs", Law Seminars International Seminar, September 2012
- Presenter: "Condominium Developer Risk Management", Law Seminars International Seminar, April 2007
- Presenter: "Creating 'Lots': Plats vs. Airspace Condominiums", WSBA Seminar, April 2006
- Presenter: "Buy/Sell Provisions of LLC Operating Agreements," National Business Institute Seminar, 2002

EDUCATION

J.D., Seattle University School of Law, *magna cum laude*, 1995

Associate Editor, *Seattle University Law Review*

Merit Scholarship

M.B.A., University of Washington, 1989

B.A., Claremont McKenna College, 1985

HONORS / AWARDS / UNIQUE RECOGNITION

Josh is "AV" rated by Martindale-Hubbell*, the highest rating obtainable by members of the legal community.

PROFESSIONAL AND CIVIC INVOLVEMENT

Washington State Bar Association, Member

Real Property, Probate and Trust Section, Business Law Section

King County Bar Association, Member

East King County Bar Association, Member

WA Common Interest Ownership Act Drafting Committee, Member

Master Builders Association of King and Snohomish Counties

Community Associations Institute, Member

Washington Land Title Association

Mercer Island Center for the Arts, Vice President

PERSONAL

Josh enjoys backpacking great hikes of North America, cycling to Portland and Vancouver and has recently started fly fishing. He's hoping the Mariners do better this year.