Farella Braun + Martel

Anthony D. Ratner

Partner

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Anthony "Tony" Ratner has more than 25 years of real estate industry experience, with a focus on assisting clients in negotiating, obtaining, and documenting the equity and debt financing required for their projects. Tony's experience includes acquisitions, dispositions, development, joint ventures, financing, and leasing.

He practices in an extensive range of real estate industries including office, industrial, mixed-use, multi-family, retail, and hospitality. Tony's acquisition and disposition work has included properties with special challenges, such as ground-leased properties, environmentally-impacted properties, and distressed debt. In his leasing practice, he represents both landlords and tenants with respect to office, industrial, and retail properties.

In the development process, Tony's work spans the full range of financial arrangements required over the several years required to envision, finance, construct, and lease a project. This includes counseling development clients on the negotiation and documentation of acquisition financing, equity financing, construction financing, mezzanine financing, and permanent financing.

For developers, he has also negotiated and drafted joint venture agreements, ground leases, construction agreements, and development and property management agreements. His work in secured financing has involved various complex transactions, including loan workouts, deed-in-lieu transactions, sale-leasebacks, the use of conduit financing in reverse exchange transactions, and the structuring of financing provided by affiliates of equity investors.

Tony's role in the complex, long-term, and high-stakes process of real property development is that of a pragmatic, highly experienced counselor whose objective is to help his clients successfully complete transactions. By understanding his clients' objectives, both from a legal and business perspective, he helps them achieve their goals, avoid unnecessary complications and delays, and ultimately, take their concepts vertical.

Distinctions

- *Best Lawyers of America*, Real Estate Law (2018-2024)
- Northern California *Super Lawyers* (2015-2020, 2023)

Experience

Pittsburg River Park Sale

Represented the seller, Johns Manville, in the sale of this former manufacturing site of asphalt and asbestos roofing materials, which was contaminated with asbestos, petroleum hydrocarbons and various volatile organic compounds. The sale to Pittsburg River Park, LLC, an affiliate of Renova Partners, involved the shifting of various environmental responsibilities and liabilities to the buyer, which obligations were secured and backed by deeds of trust and insurance programs.

Services

- Real Estate
- Family-Held Enterprises

Education

- University of California College of the Law, San Francisco (formerly UC Hastings) (J.D.)
  - *cum laude*, Senior Note Editor, *Hastings Law Journal*; Order of the Coif
- Harvard University (A.B.)
  - *cum laude*

Bar Admissions

- California

Piers 1½, 3, and 5, San Francisco

Represented San Francisco Waterfront Partners in its acquisition, entitlement, financing, leasing and management of Piers 1½, 3 & 5, an historic waterfront property in San Francisco, California. The revitalized Piers 1½, 3 and 5 on San Francisco's historic waterfront have been named among the 17 finalists nationwide for the Urban Land Institute's annual 2010 Award for Excellence, which were selected from a list of 170 entries from all over the Americas.

Los Angeles World Airports

Represent Los Angeles World Airports in connection with over $15 billion of new construction at LAX, the transfer of the Ontario International Airport to a joint powers authority comprising the City of Ontario and the County of San Bernardino, and in trial in Los Angeles Superior Court.

Miracle Mile Office Tower, Los Angeles

Represented The Swig Company in its $150 million joint venture purchase of 6300 Wilshire Blvd., a Class A office building in the Miracle Mile.

Sale of Historic Wakefield Building, Oakland

Represented The Swig Company and STARS Real Estate Investments in the $29.9 million sale of the historic Wakefield Building in Oakland, Calif. The 1920s building includes 56,666-square-feet of creative office space and is LEED Gold certified.

Office Building Purchase, Pasadena CA

We represented The Swig Company in its acquisition of an eight-story, 85,860-square foot office building in downtown Pasadena’s Playhouse District.

Levi Strauss Headquarters Lease

Represented Levi Strauss & Company in the negotiation of the renewal of its headquarters lease at Levi's Plaza in San Francisco, California, a transaction involving over 500,000 rentable square feet of office space. Levi Strauss & Co. is one of the world's largest branded apparel companies and the global leader in jeanswear, marketing its products in more than 110 countries worldwide.

Point Molate Tribal Resort and Casino

Represent Upstream Point Molate LLC, the developer of a billion-dollar Indian tribal resort development in the City of Richmond proposing to include hotels, casinos, performance facilities, a shopping center, residential development and tribal facilities on a former Naval Fuel Depot situated along San Francisco Bay. The Final Environmental Impact Report was certified by the City of Richmond in 2011.

Kaiser Center, Oakland

Represented The Swig Company in its acquisition of the Kaiser Center, a 900,000-plus square foot mixed-use complex, in Oakland, CA.

San Francisco SOMA Office Property Refinancing

Represented The Swig Company in its $75 million refinancing of an office property in San Francisco’s SOMA district.

Manufacturing and Distribution Facility Disposition

We have represented Levi Strauss & Co. in a variety of real estate transactions throughout the country, including the disposition of manufacturing and distribution facilities and the negotiation of office and industrial

leases.

Publications

9/19/2012
Guarantors May Be Liable for a Borrower's Insolvency Even if the Loan is "Non-Recourse"

Outside the Office

Tony lives in a household full of animals, including a dog, two cats and a rabbit. In addition to this menagerie, he enjoys travel (most recently to the Galapagos Islands), landscape and wildlife photography, hiking, biking and yoga.