LEECH | TISHMAN

John M. Haschak

Partner

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John M. Haschak focuses his practice on real estate law, land development and commercial leasing, real estate finance, and intellectual property. He represents clients ranging from individuals to Fortune 100® companies in a wide variety of business and real estate transactions. John serves as Co-Chair of the Real Estate Practice Group.

John advises clients in transactions involving the purchase, sale, and leasing of commercial real estate. He is well-versed on all aspects of the real estate transaction process, including the preparation and execution of an Agreement of Sale, complex due diligence matters, closings, and title insurance needs. John also routinely negotiates leases on behalf of retail, office, and industrial landlords and tenants for new and existing space.

John is highly experienced in land development matters and is familiar with the intricate technical requirements of various local, state, and federal laws concerning land development, environmental law, and zoning. He represents regional and national developers of commercial real estate projects, including single family residential developments; multifamily residential developments; shopping centers; single tenant and build-to-suit retail, student housing, mixed use developments and master planned communities; office complexes; industrial and warehouse facilities; and self-storage facilities.

John routinely represents owners, developers, and municipal authorities in the documentation and administration of loans and grants through various governmental programs, including:

- Pennsylvania's Redevelopment Assistance Capital Program (RACP)
- Pennsylvania Multimodal Transportation Fund (MTF)
- Pennsylvania Industrial Development Authority (PIDA)
- Pennsylvania Infrastructure Investment (PennVEST) grants and loans
- Pennsylvania Business in our Sites (BOS) grants and loans
- Pennsylvania Strategic Investment to Enhance Sites (PA SITES) grants and loans

John assists clients with the negotiation and documentation of various types of financing, including recourse and non-recourse debt, equity, and public sources of funding, both of a project and portfolio level. He also works closely with attorneys in the Corporate Practice Group in developing ownership structures to facilitate his clients' financing needs, with an emphasis on representing project sponsors.

John regularly advises family offices and ultra-high net worth individuals on legal issues related to investments in alternative assets, including real estate. He also routinely collaborates with M&A counsel on the real estate component of mergers, sales, financings, and acquisitions.

He also advises clients on intellectual property matters concerning patent, trademark, copyright law, and trade secrets.

Capabilities
Real Estate (Co-Chair)

Admissions
New York
Pennsylvania
U.S. Patent and Trademark Office
U.S. District Court, Western District of Pennsylvania
U.S. Bankruptcy Court, Western District of Pennsylvania

Academics
J.D., The University of Pittsburgh School of Law
B.S. in Biochemistry, University of Pittsburgh

Experience
Leventry, Haschak & Rodkey, LLC

Professional Memberships
Pennsylvania Bar Association (Member)
Cambria County Bar Association (Member)
New York Building Congress (Member)

Community Involvement
Alleghenies Unlimited Care Providers (AUCP)
Mount Aloysius College (Adjunct Professor, Business Law)

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Representative Matters

- Currently serves as local and/or Pennsylvania real estate counsel for regional and national retailers, convenience store chains, student housing developers, health systems, and medical office developers.
- Currently serves as fractional general counsel for a regional homebuilder and its affiliated development entities.
- Currently serves as fractional general counsel for a regional commercial general contractor.
- Represented the owner/developer in the land acquisition, financing, ground-up development, and leasing of grocer anchored shopping centers and outparcels throughout Pennsylvania.
- Represented a steel fabricator in the acquisition of a substantial portion of the Western Pennsylvania real property assets from the bankruptcy estate of an international Chapter 11 debtor.
- Represented commercial landlords throughout Pennsylvania and New York in retail, warehouse, and hospitality leasing and management transactions.
- Represented the developer of four assisted living and continuum of care facilities throughout Pennsylvania.
- Represented developer/owner in the development, sale, and leasing of an approximately 800-acre master planned community, including one million square feet of commercial space and 4800 residential units.
- Represented the developer/owner in the development and leasing of a mixed use development, including approximately 300,000 square feet of commercial space, approximately 400 residential units, and a hotel.
- Represented the owner/developer in the purchase, ground-up development, and recapitalization through a CMBS transaction of a portfolio of wholly owned, climate-controlled self-storage facilities throughout the mid-Atlantic region.
- Represented the owner/developer in the purchase, financing, ground-up development, and leasing of a $500MM portfolio of single-tenant, build-to-suit, retail properties consisting primarily of convenience stores, drug stores, banks and restaurants.
- Documented and closed the purchase and financing of a 900,000 sf enclosed shopping mall.
- Represented investors in the post-2008 acquisition, work-out, and ultimate sale of underlying real property assets of non-performing real estate loan portfolios, including loans secured by single family home developments, office, and multifamily properties.
- Represented the co-sponsor of a series of joint ventures and funds for the development of over $1BN of 5th generation self-storage facilities throughout the United States.
- Represented a food and beverage company in the acquisition, development, financing, and construction of a manufacturing facility and corporate headquarters.
- Represented a regional surgical practice in the financing and ground-up development of an ambulatory surgery center.
- Documented and closed the sale of an independently owned cancer treatment center to a large health system.