

Counseling Services

- Litigation Support: Bankruptcy, Condemnation, Fraud, Estates, Ad Valorem
- Environmental: Soil Contamination, Asbestos, Groundwater (Superfund)
- Highest and Best Use: Feasibility, Trade Area Analysis, Market Studies, Impact Studies
- Landlord/Tenant: Leaseholds, Leased Fees, Lease Renewal, Sale/Leasebacks, Rent Analysis
- Site Selection: Demographics, Competition

When appropriate, we encourage clients to consider a multi-disciplined team approach involving attorneys, accountants, contractors, land planners, environmental specialists, architects, transportation consultants, and other related specialists.

APS Power Line Siting



Mr. Zaddack provided counseling services for a major land developer in connection with the alignment of a proposed high voltage power line. Counseling services included the analysis of alternative alignments, impacts on land use and testimony before the Arizona Corporation Commission Siting Committee.

Disposition Strategies



Mr. Zaddack provided counseling services to the Flood Control District of Maricopa County in connection with excess land owned by the agency. Specific counseling services included providing analysis and recommendations as to entitlement efforts as well as recommendations regarding when the properties should be brought to market.

Ground Lease Analysis

Mr. Zaddack provided counseling services in connection with the acquisition of the leased fee interest in a ground lease. The site was improved with a mid-rise office building. Counseling services included an analysis of the terms of the ground lease, prior appraisals of the property, mediation strategy and participation in a successful mediation of the case.

Landfill Privatization



Mr. Zaddack provided counseling services and recommendations related to the Maricopa County Board of Supervisors regarding evaluation of all county owned landfills in connection with a privatization of the landfill system. Counseling services included analysis of existing and future income streams, estimating necessary reserves for closure and post closure monitoring costs and disposition timing.