

Snell & Wilmer



Jonathan E. Frank

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Main Bio

Jon Frank is co-chair of Snell & Wilmer's Real Estate Practice Group. Jon's practice involves all aspects of real estate transactions, including acquisitions and dispositions, real estate development and commercial leasing of all types. Jon regularly represents buyers and sellers in connection with purchase, sale and development transactions involving hotels and resorts, income producing property, multifamily, mixed use, retail, residential, REO, and other real estate assets of all sizes. Jon regularly handles complex lease transactions, including build to suit ground leases, high rise office leases, retail leasing for national restaurant chains and financial institutions, hospitals, health care providers, agricultural, mining, manufacturing, pharmaceutical, wireless companies and other uses.

Representative Matters

Representative Engagements

- Lead counsel for buyer on acquisition of historic oceanfront hotel, and subsequent lot split and disposition of portions of property for multifamily use
- Lead counsel for publicly traded car manufacturer on sale of its corporate headquarters
- Regularly represent national lending institution in connection with acquisition of new bank branch sites, including purchase and sale transactions, ground leases, shopping center leases, and redevelopment of existing locations consisting of lease back arrangements, construction agreements and preparation of CC&Rs
- Lead counsel for publicly traded pharmaceutical company in connection with acquisition of 450-acre site and subsequent sale, ground lease and development of new distribution facility
- Lead counsel for buyer on acquisition of ground lease and 308-room hotel
- Lease counsel for acquisition, development and disposition of 20-story high rise hotel
- Lead counsel for acquisition of resort hotel and joint venture transaction for redevelopment into multifamily and mixed-use project
- Acquisition and subsequent sale and joint venture agreement with national franchisor for development of new hotel
- Regularly represent multifamily investors and developers in connection with the acquisition of disposition of apartment complexes, including preparation and negotiation of purchase agreements, joint venture agreements and financing instruments
- Lead counsel for tenants on build-to-suit headquarters leases for several major companies and

organizations, including pharmaceutical company, hospital, non-profit organizations, skin care company, law firms, sand & gravel company, college football organization, vitamin company, and other clients

- Regularly represent separate AM LAW 100 law firm in connection with its real estate portfolio
- Primary counsel for leading fast-food restaurant franchisee on all acquisition, leasing, development, real estate and general matters
- Lead counsel for seller on \$60 million disposition of 546,877 square foot office complex portfolio consisting of long-term ground leasehold interests on 10 separate multi story buildings on Native American community land
- Lead counsel for buyer on \$315 million resort hotel acquisition
- Lead counsel for seller on sale of \$80 million luxury ski resort
- Representation of Fortune 1000 sand and gravel mining company on multiple acquisition, leasing, zoning and land use matters
- Counsel for Snell & Wilmer on high rise office leasing matters
- Counsel for leading overnight package delivery company on all leasing and real estate matters
- Advised luxury resort hotel on a variety of real estate matters including sale of resort.
- Regularly represent multiple leading lending institutions on disposition and acquisition of REO properties and commercial finance matters
- Represented major international car manufacturer in connection with zoning, land use and real estate issues concerning its proving grounds in Arizona
- Advised leading sports concessions company in procurement of liquor licenses for MLB stadium and NBA arena
- Lead counsel for major college football bowl organization on acquisition of headquarters and development of museum
- Assisted Arizona Indian Tribe with drafting of alcohol and beverage ordinance
- Representation of multiple clients in the acquisition and sale of major flag hotels and motels
- Representation of multiple clients in the acquisition and sale of apartment complexes
- Representation of multiple hospitals on leasing and acquisition matters
- Representation of multiple commercial and residential real estate development companies on acquisition and development matters, including preparation and development of governing documents, CC&Rs, easements and sales materials
- Representation of multiple farmers in connection with leasing, acquisition and state land matters
- Advised solar company in connection with leasing, acquisition, entitlement and permitting.
- Routinely represent individuals, small businesses and large companies in connection with a wide range of real estate and commercial finance matters
- Regularly work with attorneys in Snell & Wilmer's Los Cabos, Mexico office in connection with cross border real estate transactions

Education

- University of Kansas (J.D., 1999)

- Kansas Journal of Law & Public Policy
- Emporia State University (B.S., English Literature, 1994)

Professional Memberships & Activities

- American Bar Association
- Snell & Wilmer Real Estate Practice Group, Co-Chair
- Snell & Wilmer Hiring Committee
- Arizona-Mexico Commission
- NAIOP, Southern California Chapter, Member

Professional Recognition & Awards

- Best Law Firms, Tier 1 - Real Estate Law, Team Member (2014-2018)
- Forty-Under-40, Phoenix Business Journal (2008)
- Honorary Lifetime Membership, Boys & Girls Clubs of America

Community Involvement

- Magical Builders non-profit organization, Founder - Magical Builders initiatives include:
 - Partner annually with Los Angeles Angels of Anaheim Baseball Club in pajama drive benefitting local children's charities
 - Renovation of youth ballfields, Boys & Girls Club and student veterans center in Cleveland, OH with Cleveland Indians and Major League Baseball
 - Renovation of USO-Metro All Star Depot, Boys & Girls Club, Bryce Harper Complex, and So Others Might Eat in connection with MLB All Star game in Washington DC
 - Renovation of youth ballfields, Boys & Girls Club and community makeover projects in Cincinnati, OH with Cincinnati Reds and MLB
 - Renovation of Monarch School, Boys & Girls teen center, and youth ballfields with San Diego Padres and MLB
 - Renovation of Boys & Girls Club of Metro Queens, NY with NY Mets and Major League Baseball
 - Renovation of FirstStepNYC in Brownsville, Brooklyn, NY with Mets and MLB
 - Renovation of Boys & Girls Club of Independence, MO with Kansas City Royals and Major League Baseball
 - Renovation of Operation Breakthrough with KC Royals and MLB
 - Renovation of Mulkey Field and Satchel Paige Field with KC Royals and MLB
 - Renovation of MLB/Arizona Diamondbacks Branch Boys & Girls Club in Phoenix, Arizona
 - Renovation of Foundation for Blind Children facility in Phoenix, Arizona
 - Construction of MLB & Angels All Star Complex at Pioneer Park in Anaheim, CA (includes Miracle League baseball/softball field)
 - Renovation of Santa Ana Boys & Girls Club with Los Angeles Angels of Anaheim and Major League Baseball

- Construction of Youth Softball Field with the Los Angeles Angels of Anaheim
- Renovation of Willie Mays Boys & Girls Club in San Francisco with Major League Baseball
- Renovation of Phoenix Children's Hospital Family Living Center
- Renovation of Detroit, Michigan Boys & Girls Club with Major League Baseball
- Renovation of Westbank Boys & Girls Club in New Orleans, LA with MLB.com
- Renovation of Shadyside Boys & Girls Club in Pittsburgh, PA with Major League Baseball
- Boys & Girls Club of Central Orange Coast, Board of Directors
- Orange County Business Council
 - Board Member and Co-Chair of Legal Affairs Committee (2011-2018)
- Fiesta Bowl Committee, Life Member

Bar Admissions

- California
- Arizona

Court Admissions

- Supreme Court of California
- Supreme Court of Arizona
- United States District Court, District of Arizona