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## Sanders M. Chattman

Of Counsel

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Sanders Chattman has served as lead counsel for corporate headquarters site selection, acquisition and construction, including negotiation and completion of owner-architect agreement, owner-construction manager agreement, and acquisition documents, including documents for formation and governance of owners' associations.

He has been lead counsel of a multi-state environmental due diligence team to evaluate potential liabilities and operational compliance of more than ten industrial sites. He has represented hundreds of clients regarding applicability of, and compliance with, Environmental Cleanup Responsibility Act (ECRA), now known as the Industrial Site Recovery Act (ISRA).

Sanders has represented the affiliate of a construction/permanent lender purchasing joint venture interest in hotel/office building development. He has evaluated all permits and approvals necessary to own and operate co-generation facilities, and transferability of same.

- Counsel clients regarding environmental compliance responsibilities, liabilities, and risks in the context of selling, purchasing and developing real estate, business sales and purchases, financing and work-out transactions, and land use planning
- Structuring and negotiation of joint venture transactions, including real estate joint ventures, product development joint ventures, and joint ventures involving insurance agencies and engineering companies
- Single and multi-site real estate due diligence evaluations, including environmental, land use, title, and permits
- Borrowing, lending and work-out transactions, including real estate financing, asset based lending and unsecured loans
- Purchases and sales of industrial, commercial, and multi-family real estate, including tax-free exchanges
- Structuring and formation of new business enterprises, including management issues, buy-sell arrangements and exit strategies



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- Zoning and land use, including site plans, variances, subdivisions and developers' agreements

### **Representative Experience**

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### **Practice Areas**

- Corporate
- Real Estate

### **Education**

- Rutgers Law School, J.D., 1973
- Tufts University, B.A., 1969

### **Admission**

- New Jersey, 1973