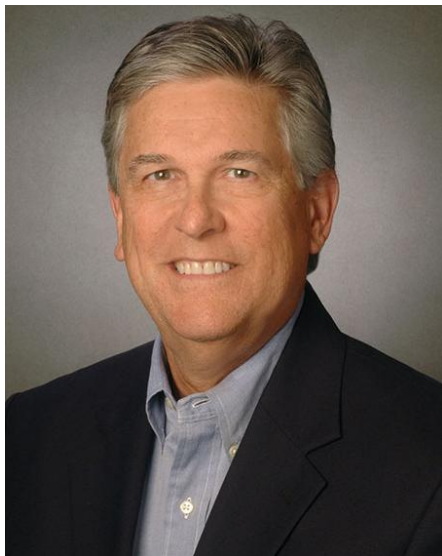




John P. Evans

SENIOR COUNSEL

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BIOGRAPHY

Mr. Evans has extensive experience in real estate transactional work and zoning and land use work. He previously served as the managing partner of the firm's Towson office, as head of the real estate section, and as a member of the Executive Committee. Mr. Evans is a member of the Bar Association of Baltimore City, the Maryland State Bar Association and the Compensation Committee, including its Real Property Section, and the American Bar Association. He received his J.D., with honor, in 1983 from the University of Maryland School of Law, his M.A. from The Johns Hopkins University School of Advanced International Studies in 1973 and his B.A. in 1971 from The Johns Hopkins University. Mr. Evans is admitted to practice in Maryland and lives in Annapolis, Maryland.

RECOGNITIONS

- Maryland State Bar Association, Pro Bono Service Award (2005)
- AV Preeminent[®]: Martindale-Hubbell[®] Peer Review Ratings[™]

PRACTICES & INDUSTRIES

[Real Estate](#)

[Commercial and Residential
Subdivision and Development](#)

[Complex Purchase and Sales
Agreements](#)

[Real Estate Finance](#)

[Commercial Leasing](#)

[Real Estate Assets in Distress](#)

[Complex Easement Agreements](#)

[Continuing Care Retirement
Communities, Long Term Care,
Assisted Living](#)

[Real Estate Taxation](#)

EDUCATION

University of Maryland School of Law, 1983, J.D., with honors

Johns Hopkins University School of Advanced International Studies, 1973, M.A.

Johns Hopkins University, 1971, B.A.

MEMBERSHIPS & ACTIVITIES

- Member: Board of Directors for Annapolis Life Care, Inc.
- Member: Board of Directors for Ginger Cove Foundation
- Past President: Londontowne Symphony Orchestra, Inc. (2020-2022); Vice President (2019-2020)
- Member: Board of Directors for the Pro Bono Resource Center of Maryland, 2006 - 2014
- Member: American Bar Association, Maryland State Bar Association, Bar Association of Baltimore City
- Facilitator: YWCA of Annapolis & Anne Arundel County, Domestic Violence Program (working with men accused or convicted of intimate partner violence), 2015 - present

COMMERCIAL AND RESIDENTIAL DEVELOPMENT

- Prepared complex reciprocal and access easements for joint venture developments
- Represent regional company in mezzanine financing for residential developments
- Represented major health care provider in acquisition, development and construction of medical office building

COMPLEX PURCHASE AND SALES AGREEMENTS

- Represent sellers and buyers in commercial and industrial property sales
- Represented owners in long-term sales/residential development agreement
- Represented office building owner in sale of facility
- In corporate mergers, provide representation for all phases of real estate-related issues

ZONING AND LAND USE

- Represented national telecommunications provider in acquisitions and zoning approvals for construction of wireless communications towers and installation of antennae

ADMISSIONS

Maryland

- Prepared all documentation necessary for minor and major subdivisions
- Professional Faculty, The Johns Hopkins University, Carey Business School, Edward St. John Real Estate Program
- Smart Growth and Sustainability (Land Use Regulation)
- Speaker and co-author:
- Current Issues in Subdivision Annexation and Zoning Law, 2002
- Major Land Use Laws in Maryland, 2001

REAL ESTATE FINANCE

- Represent lenders and borrowers in all aspects of acquisition development and construction lending throughout Mid-Atlantic region
- Represent mezzanine lender on residential development projects throughout Mid-Atlantic region
- Represented continuing care retirement communities (CCRCs) in refinancing bonds
- Represented purchasers in acquisition and financing of continuing care retirement communities (CCRCs) nationally
- Represented commercial lenders in acquisition and sale of REO
- Advised and represented hotel operator on financing and completion of purchase of property
- Speaker: Commercial Real Estate Financing, 2006

COMMERCIAL LEASING

- Represent national retail tenant in store leasing, both stand-alone and in shopping centers and malls
- Represent landlords and tenants in all phases of lease negotiation and documentation
- Represent landlord of retail centers in Mid-Atlantic region

REAL ESTATE ASSETS IN DISTRESS

- Represented national retailer in disposition of assets by sale or sublease throughout United States

- Prepared forbearance agreements for various lenders as part of workout programs
- Negotiated exit strategies on behalf of both lenders and borrowers
- Work with bankruptcy section in all phases of real estate workouts

AFFORDABLE HOUSING

- Provided *pro bono* representation of Sandtown Habitat for Humanity, Inc., in acquisition, rehabilitation/construction and sale of over 200 residences in Baltimore City

COMPLEX EASEMENT AGREEMENTS

- Prepared complex reciprocal easement agreements for joint commercial developments
- Negotiated ingress/egress easements for mixed use development
- Prepared conservation and forest buffer easements for residential developments

CONTINUING CARE RETIREMENT COMMUNITIES

- Represent national non-profit operator of continuing care retirement communities (CCRCs) in real estate-related matters

ALTERNATIVE DISPUTE RESOLUTION

- Trained mediator in Maryland