

CONTACT

jkrebs@vnf.com
206.802.3863

PRACTICES

Real Estate

EDUCATION

Pepperdine University School of
Law
California State University, Fresno

BAR AND COURT ADMISSIONS

California State Bar
Washington State Bar

JOSHUA D. KREBS

PARTNER



Professional Background

Josh handles a range of transactional matters for purchasers, sellers, developers, landlords, tenants and lenders. He negotiates purchase and sale agreements, leases, and numerous other agreements related to the development, ownership, and use of real property. He also counsels clients in the evaluation, financing, acquisition, development, sale, and leasing of both residential and commercial real property, as well as business entity formation and maintenance.

In addition to his transactional practice, Josh assists in the representation of clients involved in complex disputes, as he previously worked in the litigation practice group of a major international law firm and has a broad range of complex litigation experience involving real estate, commercial, environmental, and consumer product regulation issues.

Representative Experience

- Represents both purchasers and sellers in sophisticated real property purchase and sale transactions, including 1031 exchanges involving multi-family and retail properties
- Represents a broad range of clients including franchisees, medical professionals, manufacturers and consultants in asset purchase and sale transactions
- Represents clients in business entity formation and maintenance matters
- Represented major national insurance companies and financial institutions in complex title disputes
- Represented homeowners and condominium owners associations, advising on a wide variety of management and property issues including owner/association rights and obligations under Washington law and federal regulations, amending association documents, addressing delinquencies, and resolving disputes involving owners and boards of directors
- Represented a multi-location franchisee in dispute with national franchisor over territorial restrictions
- Represented real property purchasers in disputes with sellers over terms of purchase and sale agreements
- Represented business management consultant tenant in dispute with landlord over lease terms
- As lead trial associate, represented multiple defendants in a multi-million dollar real property dispute involving claims of fraud, breach of contract and rescission
- Represented multiple product manufacturers in disputes arising from alleged violations of state product regulations
- Represented a sovereign guarantor of a foreign bank in complex fraud and breach of contract claims in excess of \$1 billion

Government Service

U.S. District Court for the Eastern District of California

Judicial Extern, Hon. Oliver W. Wanger, 2008

Awards and Honors

"Washington Super Lawyers Magazine"

Rising Star, 2016, 2017

Chambers USA

Real Estate - Washington State: 2024-2025

2013 ACLU Community Service Pro Bono Award

Participation in an investigative report on curbing excessive force in Los Angeles county jails.

Articles and Presentations

- [Title Law: A to Z](#), National Business Institute, Seattle WA, 12/18/2017
- The Rating Agencies: Where We Have Been and Where Do We Go From Here, Pepperdine Journal of Business, Entrepreneurships & the Law, Vol. III Issue I, 10/01/2009