Van Ness Feldman LLP
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JOSHUA D. KREBS

PARTNER

CONTACT

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PRACTICES

Real Estate

EDUCATION

Pepperdine University School of Law
California State University, Fresno

BAR AND COURT ADMISSIONS

California State Bar
Washington State Bar

Professional Background

Josh is the head of the firm's real estate practice, advising clients across all phases of property acquisition, due diligence, development, financing, leasing, and disposition. He represents purchasers, sellers, developers, landlords, tenants, and lenders in a variety of real estate transactions, including negotiating purchase and sale agreements, leases, easements, and other key documents critical to property ownership, development, and use.

With a lifetime passion for real estate, Josh provides counsel on diverse projects spanning the energy, infrastructure, industrial, retail, public, and residential sectors. His experience includes energy projects such as solar, wind, hydropower, gas, battery storage, and transmission facilities; infrastructure projects including transit, utility, and port facilities; industrial projects including large distribution centers and warehouses; a wide variety of retail projects ranging from single sites to destination shopping centers; public projects involving housing and other civic facilities; and residential developments ranging from infill projects to master-planned communities.

As head of the VNF real estate team, Josh is dedicated to guiding clients through complex real estate matters with effective solution-oriented counsel.

Representative Experience

- Advises national renewable energy developers on real property transactions for solar, wind, pumped-storage hydro, battery energy storage, and transmission projects in multiple states. Notable projects include acquisition due diligence for 400 MW and 1,200 MW closed-loop energy storage facilities.
- Represents a national real estate investment manager as transactional counsel for industrial build-to-suit developments, guiding projects from acquisition and due diligence through completion and operations.
- Provides real estate counsel to a regional transit agency on light-rail and transportation infrastructure projects, including multiple public-private, transit-oriented developments. Negotiated and drafted a comprehensive rights package for the largest transit-oriented development in the nation—a 36-acre, environmentally sustainable, mixed-use urban neighborhood centered around a major transit station.
- Counsels private and publicly traded residential developers, including one of the nation's top 10 homebuilders, on statewide land acquisitions and development for large-scale residential communities across Washington.
- Represents a municipal water alliance in the acquisition and management of water supply and reservoir assets, including due diligence, transaction documentation, and ongoing easement, license, lease, and purchase and sale matters across multiple counties.
- Represents a national retailer with more than 500 locations in connection with site acquisitions nationwide, including title and survey due diligence, and the negotiation and drafting of ground leases, purchase and sale agreements, and ancillary real estate documentation.
- Advises one of the largest public utilities in the United States on securing complex real property rights for facilities located on contaminated properties to enable construction and operation of critical utility infrastructure.
- Represents a regional Port in a range of real estate transactions, including the sale of Port-owned

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parcels for high-profile industrial and retail developments with significant regional economic impact.

Government Service

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

Judicial Extern, Hon. Oliver W. Wanger, 2008

Awards and Honors

Chambers USA

Real Estate - Washington State: 2024-2026

Super Lawyers

Rising Star, 2016-2022

"Best Lawyers in America" by *Best Lawyers*

Real Estate Law, 2027

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