

HARMON SIEFF

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1. Baseball Law

Generally a team is not responsible to a spectator struck by a batted ball, but here, such a victim won the right to a trial because the team could not show that there was no reasonable action it could have taken to minimize the risk of injury from foul balls.

2. Tenants' Rights

Tenant relocation fees imposed by some cities are not unconstitutional, but are allowable as a reasonable state regulation of the landlord-tenant relationship.

3. Deeds

Having been physically delivered to the transferee, a deed took effect at once and was valid even without the satisfaction of certain oral conditions.

4. Lease Enforcement

Whenever feasible, a right of first refusal contained in a lease to purchase the rented property must be interpreted as effective if the terms can be carried out without violating the intention of the parties.

5. Escrow Law

Where a landowner tried to back out of a contract to sell land, the buyer is entitled to specific performance as well as damages because the seller unreasonably delayed the release of the buyer's escrow deposit.

6. Successor in Interest

A land developer contracted with a county to pay certain fees for the right to build a subdivision. After the owner sold the property to another developer, the buyer refused to pay the fees,

but the court ruled it had to because the seller's contract was a "lien" against the property which bound the successor.

7. Environmental Law

In deciding whether to require an environmental impact report in advance of approving a land-use modification, a court can consider factual statements of members of the public as substantial evidence.

8. Current Cases

This month our office is representing a commercial landlord with a mold problem; defending multiple Superior Court lawsuits; reorganizing an interstate law practice; counseling corporations with compliance with statutory regulations; documenting a services agreement; and representing other commercial and individual clients.

This practice serves as a "lawyer of first resort", or "primary care attorney," advocating for small businesses and individuals with transactions and disputes, including accident victims by referral only. We specialize in personalized client service. If we can be of any assistance with your legal issues, consider contacting us as soon as a question is identified. Your recent referrals have been greatly appreciated.

Remember: Preventative lawyering is the most effective kind.

Sincerely,



HARMON SIEFF