



**Hahn Loeser & Parks LLP**

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**PRIMARY PRACTICES**

Real Estate

Construction

Eminent Domain

As a Partner in Hahn Loeser's real estate, construction and eminent domain practices, Tara J. Rose assists clients with real estate transaction work, leasing, acquisition and disposition, construction contracts, easements, and real estate and construction litigation, including construction defects, tax appeals, land use and zoning, and breach of purchase/sales agreements.

Tara's eminent domain experience includes representing landowners, tenants, and lenders relative to temporary, partial and total seizures from a multitude of scenarios ranging from roadway projects to regulatory takings to ensure just compensation is received.

Tara's clients benefit from her proactive and responsive approach to client service, as she views every client as a priority. As a result of her strong legal foundation, Tara always takes the time to understand a client's needs, advocate and obtain results.

**REPRESENTATIVE EXPERIENCE**

- Land acquisition, zoning and land use entitlement, and related public and private infrastructure improvements in connection with the development of a \$100M(+) water filtration plant.
- Handled the real estate aspects of a multi-million-dollar transaction involving the sale of five client's locations. Three of the facilities involved conditional-use zoning conditions and one included a tax abatement agreement, each of which needed to be resolved for the buyer to lease the properties.
- Represented a real estate development group in connection with its \$24 million acquisition of several existing apartment buildings. The client continues to acquire apartment complexes including in Oklahoma, Connecticut, and Ohio. Each transaction has featured complex financing structures (eg., syndication/traditional purchase loan plus Seller carry in exchange for Seller ownership stake and subsequent construction loan; tenancy in common to accommodate investor 1031 exchange funds and other challenges).
- Served as outside counsel for a major commercial real estate services and investment firm, helping negotiate leases across the US and overseeing complex suite buildouts.
- Assisted client in obtaining \$5.5M industrial property.

**BAR ADMISSIONS**

- State of Ohio, 2014
- U.S. District Courts for the Northern and Southern Districts of Ohio

**EDUCATION**

- Florida International University College of Law, J.D., 2014
- Dean's List, CALI Award for Excellence Recipient in Legal Skills and Values II, ACLU – Secretary
- University of Akron, B.A., International Business, 2010
- Dean's List, International Business Association Member, Alpha Delta Pi Sorority Member; Intramural Chair 2007-2010

#### AWARDS & HONORS

- Ones to Watch, Best Lawyers®, Construction Law, 2021-25; Eminent Domain and Condemnation Law, 2021-25; Land Use and Zoning Law, 2021-25; Litigation – Construction, 2023-25; Litigation – Real Estate, 2023-25; Real Estate Law, 2021-25
- Ohio Super Lawyers® Rising Star, Land Use & Zoning, 2019-21, Construction Litigation, 2022-25

#### PUBLICATIONS & SPEAKING ENGAGEMENTS

- Are Real Estate Taxes Going to Wreck Your Investment?
- Construction Law: Advanced Issues and Answers (National Business Institute)
- Potential Changes on the Horizon to Ohio Lien Law
- Construction Contracts 101
- Office Leasing (Cleveland Metropolitan Bar Association)
- Correcting the Past and Securing Your Future: What Title Insurance Endorsements Can Do for You (Properties Magazine)
- The Grand Slam of Project Success (Ohio Contractors Association)
- Legal Contracting Basics (University of Akron)

#### COMMUNITY INVOLVEMENT

- Cleveland Metropolitan Bar Association, Leadership Academy Class of 2020, Candidate
- Cleveland Metropolitan Bar Association, Member, Women in Law Section, Social Justice Committee, 2015- present, Co-Chair, 2022-present
- Stonebrook Montessori, Board Member and Secretary, 2016-present
- NAWIC, Member, 2018- present
- CREW Network, Member, 2018- present
- Special Olympics of Northeastern Ohio, Volunteer, 2015- present

#### PROFESSIONAL HISTORY

- Partner, Hahn Loeser & Parks LLP, 2023-present
- Associate, Hahn Loeser & Parks LLP, 2020-2022
- Associate, Buckingham, Doolittle & Burroughs, LLC, 2015-2020
- Associate, Tayfel & Associates, LLC, 2014-2015
- Case Manager/Legal Assistant, Ku & Mussman, P.A., 2011-2015