



PATRICIA B. BECKERLE

ASSOCIATE

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Patricia Beckerle is an associate in the firm's Financial and Real Estate Services practice group. She represents developers, investors, financial institutions, utilities, governmental bodies and other public and private entities in all aspects of real estate transactions, including the acquisition, sale, leasing, financing, development and construction of real property.

Patricia represents local, regional and national property management companies, property owners, manufacturers and other private entities with respect to office, industrial and retail commercial real estate, including the drafting and negotiation of commercial leases, sale agreements, sale-leaseback transactions and easement agreements.

Patricia assists clients in negotiations with government and administrative agencies in matters including ad valorem tax valuation, and planning and zoning approvals. She counsels municipalities, developers and corporations with respect to development and financing incentives, redevelopment and special purpose districts in administrative procedures at both the municipal and administrative appeal level.

Patricia represents commercial lenders and services in a variety of transactions, including the drafting and negotiating of custom loan documentation and guaranty agreements, closing loan transactions and evaluating regulatory compliance. Patricia also represents clients in matters involving debtor and creditor rights, loan restructuring and workouts, commercial foreclosures and bankruptcy law.

EDUCATION

- Saint Louis University School of Law (J.D., *magna cum laude*, 2017)
 - Order of the Woolsack
 - Dean's Scholar
- Washington University in St. Louis (B.A., *cum laude*, 2011)
 - Architecture and American Culture Studies
 - William H. Danforth Scholar

PROFESSIONAL ACTIVITIES

- The Missouri Bar
- Illinois State Bar Association

SERVICES AND INDUSTRIES

Real Estate

Public Finance

Bankruptcy and Financial
Restructuring

Financial Services and Banking

ADMISSIONS

Missouri

Illinois

Colorado

U.S. District Court, Eastern

District of Missouri

U.S. District Court, Western

District of Missouri

- Commercial Real Estate Women (CREW) - St. Louis

ACCOLADES

- Selected as a pupil of the Theodore McMillian American Inn of Court (2015-2016)

BACKGROUND

Patricia was a summer associate prior to joining Armstrong Teasdale full time. Before that, she served as a project leader at a public affairs firm where she managed a number of community engagement, marketing and business development initiatives. Patricia is a graduate of the 2011-2012 St. Louis Coro Fellows Program in Public Affairs.

EXPERIENCE

\$10 Million Mining Operation, Real Estate Acquisition

Served as real estate counsel in approximately \$10 million acquisition of mining operations and associated real estate in southwest Missouri, including negotiation of the purchase and sale agreement; drafting and negotiation of several new easement agreements for cross access, utilities and rights of way; negotiation of new mineral leases; and extensive title and survey review of approximately 880 fee-owned acres and approximately 1,000 leased acres of real estate.

Acquisition, Sale, Leaseback of Properties in Illinois, Tennessee

Conducted extensive diligence of title, survey, environmental and property condition issues for a national manufacturing client with respect to a 200,000-square-foot industrial/office facility in Illinois and a 50,000-square-foot industrial/office facility in Tennessee. This included drafting, negotiating and closing acquisition of land and facility; and negotiating, drafting and closing sale and leaseback of land and facility to a national private equity firm.

Acquisition of Transmission Line Easements for Energy Client

Assisted client in securing transmission line easements by negotiation and condemnation.

Borrower's Counsel on \$46 Million Real Estate Loan

Served as borrower's counsel on a \$46 million real estate loan secured by a 312-unit multifamily residential development.

\$55 Million Sale of Advertising Company

\$55 million sale of advertising company to public company. The asset sale transaction involved the sale of rights in over 400 locations in four states, the transfer of over 1,000 advertising contracts, and the sale of two commercial buildings. The team helped the client navigate various corporate governance issues and achieve its goal of selling the business.

Acquisition of Electrical Contracting Firm

Counsel to buyer in the acquisition of an electrical contracting firm, largely owned by an ESOP and subject to a multi-employer pension plan. Combination with mechanical contracting business of the buyer resulted in a combined business with approximately \$100 million in annual revenues.

Approval of Special Tax District

Secured tentative approval for a special tax district for redevelopment project being developed by client company. The district would levy a 1 percent sales tax on goods sold in the 22-acre district. It would expire at the end of 2043 or once it reached a limit of \$4.5 million.

Reduction in Appraised Value of Property for Client

Prevailed on a tax appeal before the St. Louis County Board of Equalization. The client, an operator of a composting and mulching facility, was challenging the appraised value of the land being used for the facility. We received a reduction of more than 50 percent in the appraised value of the property, which will save the client in excess of \$75,000 in real estate taxes over the next three years.

Review of 480 Leases for Grocery Store Chain

Conducted a lease review for a national grocery store chain, consisting of approximately 480 leases across the country with a wide range of landlords and terms. This involved flagging construction and improvement rights, maintenance and repair responsibilities, approaching renewals and incomplete files.

Regulatory Analysis for New Product Offering

Conducted analysis of state regulations applicable to a new product offering by a national real estate brokerage. This included analyzing state real estate agency disclosures and obligations, and preparing and revising state disclosures and marketing materials.