



HOG FENTON
Hoge Fenton Jones & Appel
Attorneys at Law | Founded in 1952

Byron F. Mellberg
LEED AP, Commercial Leasing

Practice Overview

Byron has written, reviewed and negotiated thousands of leases for retail, office, and R&D premises. He has structured, negotiated and documented hundreds of purchase and sale transactions including major shopping centers, major subdivisions, office buildings and other commercial properties. He is highly experienced in the complexities and planning requirements of ground leases.

Byron handles the lender and borrower side of real estate secured loans. He serves as special California counsel for borrowers and guarantors, and helps them cope with the demands and protections of California's unique anti-deficiency laws and practices. He has worked extensively with seller financing arrangements, including complex subordination agreements.

Byron rounds out his practice with significant experience in easements, licenses, common ownership agreements, lot line adjustments, variances, conditional use permits, construction contracts, mechanics liens, special problems in residential resales, and similar matters.

Personal and Professional Activities

Byron grew up in Palo Alto, has lived, studied, and worked in the Bay Area since 1950, and enjoys a variety of associations relating to his deep roots in the community. He has a history of support for legal services to low income individuals and non-profit entities that began with his enrollment after law school in the Volunteers in Service to America (VISTA) program, and he was recently honored as an Outstanding Volunteer with the San Francisco Bar Association Volunteer Legal Services Program. Byron stays active outside of his real estate interests with tennis, golf, playing saxophone, and music appreciation. He is a card-carrying member of CORSA, the national association of Corvair owners.

Recent Articles

- "Green Office Leasing Strategies for the Next Decade," *BOMA Byline* (August 2008)
- "Who Pays the Costs of Green Building Laws?" *California Real Property Law Journal* (Vol. 27, No. 2, July 2009)



Education

J.D., University of California,
Hastings

B.A., International Relations,
Stanford University

Admissions

California

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