



Attorney William H. Anger

Shareholder

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2800 North Central Avenue, Suite 1200, Phoenix, Arizona 85004

Practice

Business Formation and Transactions

Water Law

Loan Workouts

Commercial Landlord Tenant Law

Real Estate

Loan Documentation

Buying and Selling of Businesses

Information Technology

Education

DePaul University School of Law, J.D. 1981 and member of the DePaul Law Review

Denison University, B.A. with honors, Economics and Political Science 1978

Admissions

Arizona U.S. District Court District of Arizona

U.S. Court of Appeals 9th Circuit

Assisted By

Marie Kelly



William H. Anger provides his clients with the benefit of more than 37 years of experience in structuring loan, business, real estate, and water rights transactions, as well as in representing business and public clients as an advocate in litigation and appeals related to similar transactions. Bill's perspective is enhanced by his experience on both sides of deals, and he benefits clients by structuring transactions that stand up in the long run.

Focus

To assist clients in providing solutions to legal challenges that will withstand the test of time.

Clients

Cities, Commercial Real Estate Leasing and Management, Contractors and Construction Companies, Dental and Medical Practices, Engineering, Grocery Stores, Lenders, Borrowers and Investors, Marketing Companies, Medical Supply, Motor Vehicle Sales and Rentals, Packaging, Pest Control, Printing, Real Estate Development, Alarm Systems, Regional Wireless Network, Restaurants, Skin Care, Waste Disposal, Water Companies, Website and Internet Game Design

Industries

Banking, Commercial Real Estate, Construction, Environmental, Food Service, Franchising, Leasing, Manufacturing, Medical, Municipalities, Public and Private Utilities, Real Estate, Solar, Telecommunications

Professional

Arizona Association of Defense Counsel, President in 2005 and formerly serving on its Board as Amicus Chairman and in various leadership positions.

Recognition

Recognized in *The Best Lawyers in America*© in Phoenix, AZ, in the fields of Real Estate Law, since 2020; Banking and Finance Law, since 2021; and Water Law, since 2021

AV-Rated by Martindale Hubbell®

Best of Bar, Arizona Business Magazine, 2008 & 2011

Arizona Association of Defense Counsel; Exceptional Performance Citation, 2005-2006

Arizona Association of Defense Counsel; Distinguished Service Award, 1999

Arizona Finest Lawyers

Fellows of the American Bar Foundation





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Career Highlights

Ongoing representation and general counsel work for numerous businesses.

Representation of multiple clients in the acquisition and sale of businesses within the following industries: medical and dental practices, medical supply, real estate development, lending, manufacturing, packaging, retail grocery, waste disposal, motor vehicle sales and leasing, pest control, alarm security, commercial printing, restaurant, food storage, website design, internet games, water supply, health and fitness, engineering, construction, photography, landscaping and many others.

Representation of numerous lenders and borrowers in commercial finance matters, including drafting and negotiating loan and loan sale agreements, construction loans, security documents, promissory notes, loan workout agreements, short sale agreements, forbearance agreements and various other commercial finance documents.

Representation of lenders in the financing of solar systems, grants, leasing of solar equipment and the sale of electricity from such systems.

Ongoing representation of commercial clients regarding commercial real estate purchase and sale transactions, leasing and land use matters.

Representation of a developer client in the acquisition and development of a 40,000-acre real estate project, including drafting real estate purchase and sales contracts, handling water rights issues, and forming and licensing business entities relating to the development.

Representation of a major auto-rental company in the negotiation and purchase of its regional corporate office, including negotiating and drafting the purchase and sales contract, and handling zoning, signage and development agreement issues related to the transaction.

Representation of clients in a broad variety of telecommunications and information technology matters, including: (1) working closely with members of a consortium of local police, fire, information technology and finance departments regarding the development and general counsel representation of a regional wireless cooperative network and system; (2) drafting franchise and license contracts regarding major fiber optic and telecommunications systems; (3) representing a municipality regarding federally mandated reconfiguration of network frequencies; (4) drafting and negotiating numerous technology service contracts, computer software and hardware licensing agreements, and other information technology agreements; (5) representing a company regarding the legal aspects of the development, operation and maintenance of technology data centers; and (6) drafting contracts for planning, designing, implementing, and managing wireless communications and distributed antenna systems for a resort and casino.

Negotiated water service and other agreements for entities and landowners seeking to ensure access to sufficient water supplies and compliance with Groundwater Code.

During the past three decades, briefed and argued numerous water law issues before the Arizona Supreme Court and Arizona Court of Appeals for numerous Phoenix area municipalities.

Representation of several valley cities in the Gila River General Stream Adjudication, Indian water rights settlements, and ensuring proper allocation of Central Arizona Project water supplies.

Representation of a large Phoenix area homeowners' association in an appeal from conservation requirements imposed by the Arizona Department of Water Resources on several lakes owned by the association.



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Published Opinions

In re Gila River, 223 Ariz. 362 (2010)

In re Gila River, 201 Ariz. 307 (2001)

In re Gila River, 198 Ariz. 330, 9 P.3d 1069 (2000)

In re Gila River, 195 Ariz. 411 (1999)

San Carlos Apache Tribe v. Superior Court, 193 Ariz. 195 (1999)

In re Gila River, 175 Ariz. 382 (1993)

Arizona Public Service Co. et al v. Long, 160 Ariz. 429, 773 P.2d 988 (1989)

City of Phoenix, et al v. Long, 158 Ariz. 59, 761 P.2d 133 (App. 1988)

Long v. Salt River Valley Water Users Assn., 820 F.2d 284 (9th Cir. 1987)

Estate of P.K.L. v. J.K.S., Ariz. 943 P.2d 847 (App. 1997).

Significant unpublished appellate decision upholding sale of effluent to major power plant Arizona Water Company v. City of Casa Grande 1CA-CV 02-0671 and 1 CA-CV 02-0724 (Consolidated) – October 14, 2003.

Publications

Commercial Insight Magazine, Fall 2011 Article “Loan Sales Versus Foreclosure/Bank Owned Property Sales”

Co-authored the Federal Appellate Practice Guide – Ninth Circuit, 1999 and 2003 supplement published by West Group

The Structural Work Act, 29 DePaul Law Review 635 (1979).

Seminars

Presenter at Groundwater Wells, Rights & Uses at Groundwater Wells Seminar in Phoenix on February 3, 2010

Speaker at Groundwater Wells, Rights & Uses at Groundwater Wells Seminar in Scottsdale – February 3, 2009

Presenter regarding Shared Well Agreements at Groundwater Wells Seminar in Phoenix – February 28, 2008

Presenter at Groundwater Wells, Rights & Uses Seminar in Scottsdale – February 28, 2007

Speaker at seminar entitled The Arizona Water Settlements Act: Negotiation, Enactment, and Implementation, March 11, 2005

Presenter at Arizona Groundwork: Zoning and Land Use Planning seminar, June 25, 2003.

Community Service

Franciscan Renewal Center, Officer and Board Member 2011 to present

Valley Leadership, Graduate and former Board Member (1988-1992)

Served as an officer and Board Member of Valley Celebrity Sports raising money for the Arizona Spina Bifida Association (1986-1993)

Boys Commissioner of the St. Francis Little and Senior League (2000-2002)