

# Snell & Wilmer

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## **Stephen B. Yoken**

Of Counsel | Las Vegas

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### **Main Bio**

Steve Yoken has more than 30 years' experience in Nevada and California representing major national and international companies and financial institutions, as well as regional banks and other lenders and owners, buyers, and tenants. Steve's practice includes real estate finance, including construction lending; purchases, sales, leasing, and development issues; problem loan restructuring, creditors' rights issues and enforcement, and foreclosures; and other business and contract law matters. Steve holds an AV Preeminent<sup>®</sup> Peer Review Rating from Martindale-Hubbell<sup>®</sup>.

### **Representative Experience**

#### ***Real Estate and Real Estate Finance***

- Represented regional bank in \$180+ million credit facility refinancing nearly 100 properties in Nevada, Arizona, and California, many of which included ground leased properties
- Represented private equity investor in \$30,000,000 acquisition of mining claims and associated real property
- Represented technology company in connection with \$50,000,000 financing and acquisition of new corporate headquarters
- Represented regional bank in \$13,000,000 acquisition of Nevada headquarters building
- Represented entertainment company in connection with acquisition of long term lease for theatrical venue on Las Vegas Strip
- Represented national bank in connection with \$57,750,000 construction financing for retail center on Las Vegas Strip
- Represented national bank in connection with \$35,000,000 loan secured by multiple ground lease parcels
- Represented regional bank in connection with \$75,000,000 refinancing of Las Vegas hotel and casino
- Represented regional bank in connection with loans to affiliated borrowers in aggregate amount of \$74,023,000 for acquisition and construction of skilled nursing facilities and senior living centers located in Nevada, Arizona, and New Mexico
- Represented regional bank in connection with loans to affiliated borrowers in aggregate amount of \$30,000,000 for acquisition and construction of hotels located in Nevada, California, and Arizona
- Represented national bank in connection with \$30,000,000 revolving borrowing base facility for industrial development

## ***Loan Workouts and Creditor's Rights***

- Represented national bank as lead counsel in connection with restructuring of multiple loans in the aggregate amount of \$90,000,000 secured by industrial properties in Nevada, New Jersey, Pennsylvania, Oregon and Georgia
- Represented national bank in connection with workout and foreclosure on office building in Las Vegas, Nevada securing \$15,000,000 loan including related litigation, appeal to Nevada Supreme Court, and provided oversight for bankruptcy handled by Snell & Wilmer partners
- Represented special servicer as lead counsel in connection with workout and restructuring of \$345,000,000 loan secured by mixed use office and wholesale/retail complex in Las Vegas, Nevada
- Represented special servicer in connection with appointment of receiver and foreclosure on shopping center in Las Vegas, Nevada securing \$59,680,000 loan
- Represented private equity company in connection with enforcement of remedies on \$60,000,000 loan secured by land parcels in Nevada

## ***Commercial Financing***

- Represented national bank in connection with credit facility up to \$120,000,000 secured by securities portfolio
- Represented national bank in connection with \$45,000,000 real estate and equipment financing to industrial company with assets in Nevada and Arizona
- Represented national bank in connection with \$32,000,000 financing for acquisition of company by employee stock ownership plan
- Represented national bank in connection with \$13,400,000 asset based credit facility secured by borrowing base of inventory and receivables

## ***International***

- Represented Chinese company as lead Nevada counsel in acquisition of corporate group including more than 30 Nevada corporations with transaction price of US \$82,000,000
- Represented Hong Kong bank as lead Nevada counsel in connection with US \$180,000,000 financing to Chinese company as borrower with chief operating subsidiary organized in Nevada
- Represented Hong Kong bank (as agent) in connection with US \$212,000,000 financing and affiliated Chinese bank in connection with RMB 614,000,000 financing, as lead Nevada counsel, including a guaranty and stock pledge by affiliate organized in Nevada
- Represented EU private equity investor as lead Nevada counsel in connection with acquisition of loan portfolio including US \$35 million asset secured by Nevada real property

## ***Education***

- Yale University Law School (J.D.)
- Harvard University (B.A., *cum laude*)

## ***Professional Memberships & Activities***

- Clark County Bar Association

## ***Representative Presentations & Publications***

- "[Commercial Foreclosure \(NV\)](#)," Author, Practical Guidance®LexisNexis® (October 2020)
- "[Lenders and Leases: Important Legal Issues](#)," Author, Nevada Bankers Association Newsletter (January 2017)
- "[Straight Talk. Sound Counsel. Practical Solutions.](#)" Quoted, Attorney at Law Magazine Greater Las Vegas, Volume 2 Issue 3
- "[Nevada Amends Foreclosure and Deficiency Laws](#)," Co-Author, Pratt's Journal of Bankruptcy Law (September 2011)

## Professional Recognition & Awards

- Chambers USA: America's Leading Lawyers for Business®, Real Estate (2005-2023)
- The Best Lawyers in America®
  - Real Estate Law (1997-2024)
  - Construction Law (2015-2024)
- Top Lawyers: The Best of the Best in Southern Nevada, Business & Finance, VEGAS INC. (2013)
- Super Lawyers®, Real Estate - Business Edition (2011)
- Super Lawyers®, Real Estate - Corporate Counsel Edition (2009-2010)
- Mountain States Super Lawyers®, Real Estate (2009-2015)
- Nevada Super Lawyers®, Real Estate (2007-2008)

## Previous Professional Experience

- Gordon & Silver, Ltd., Shareholder, Las Vegas, Nevada (1994-2004)
  - Real Estate and Corporate Department, Chair (2002-2004)
- Bank of America, Senior Counsel, San Francisco, California (1984-1993)
- McCutchen Doyle Brown & Enersen, Associate, San Francisco, California (1981-1984)
- United States District Court, Law Clerk, Philadelphia, Pennsylvania (1979-1980)

## Bar Admissions

- California
- Nevada

## Court Admissions

- Supreme Court of California
- Supreme Court of Nevada