



## Levin V. Czubaroff

Partner

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Levin represents various wireless infrastructure companies and government agencies in a wide range of telecommunication matters.

His experience extends to:

- Negotiating Asset Purchase Agreements, Purchase and Sale Agreements and collateral agreements for various small and large tower portfolio transactions
- Performing real estate due diligence (e.g., including title and survey reviews and title insurance matters) in connection with various small and large tower portfolio transactions
- Negotiating master leaseback agreements
- Negotiating perpetual (and limited duration) easement agreements in connection with small and large tower portfolio transactions and ground lease buy-out transactions
- Negotiating marketing and right to lease agreements with property owners (including REIT entities) to allow for the installation of wired and wireless communications equipment
- Negotiating master lease agreements with the four largest wireless carriers in the nation, as well as other wireless communication providers, for macro towers (including broadcast towers), rooftop sites, billboard sites and small cell co-locations
- Negotiating master lease agreements with Internet of Things (IoT) providers
- Negotiating small and large scale build-to-suit tower arrangements
- Preparing and negotiating design professional and construction contracts relating to tower modifications, including a complex project involving in excess of \$500,000 of structural modifications to a public broadcast tower in New Jersey\*
- Preparing and negotiating ground leases and co-location lease agreements for numerous tower sites in connection with three large-scale and two small-scale mission critical communications systems for public safety agencies
- Preparing and negotiating the legal and business aspects of commercial co-location leases for several public safety agencies that own towers
- Handling various additional real estate matters in the telecommunications industry including landlord estoppels, tenant estoppels, non-disturbance and attornment agreements, subordination non-disturbance and attornment agreements, memos of leases, etc.
- Advising clients on various regulatory matters relating to the development of raw land tower sites, including obtaining NEPA/SHPO approvals and advising clients on legal issues relating to the Federal Aviation Administration and Federal Communications Commission

Over the years, Levin has served as the lead attorney while negotiating five communication system agreements for the design and construction of public safety radio systems to provide in-building and on street coverage for police, fire and EMS personnel in Pennsylvania and North Carolina. Several of these communication system agreements were in excess of \$40 million, and each included leases at 20 or more sites.\* In addition, Levin has experience in obtaining zoning/land development approvals for tower sites in connection with these public safety radio projects.

Levin also advises developers, owners, design professionals, contractors and subcontractors on a wide array of construction and real estate matters involving public and private development projects. He has assisted with negotiating and preparing construction and design professional contracts (AIA, AGC and customized construction and design contracts), development agreements, agreements of sale, commercial leases, subleases, easements, access agreements and right-of-way agreements. In addition, Levin advises clients on commercial lease renewals, lease amendments, lease disputes, deed research, and real estate title conflicts.

Levin served as Pennsylvania outside general counsel for a bi-state transportation agency on a wide variety of transportation infrastructure, real estate, construction and commercial litigation matters. Those included:

- Preparing and negotiating construction contracts with intellectual property implications (e.g., contracts with E-ZPass electronic toll collection and electronic security and surveillance technology vendors)
- Preparing requests for qualifications, requests for proposals and other procurement related contracts and negotiating these contracts
- Managing the bi-state agency's construction and business disputes by negotiating with opposing counsel, participating in mediations and assisting with determining litigation strategy
- Researching, advising and issuing legal opinions to the senior staff and the board of commissioners for the bi-state agency on various transactional and litigation matters while taking into consideration risks, liability, legal compliance, financial impacts, alternatives and agency objectives

He also maintains a general corporate practice. He advises corporations, partnerships and limited liability companies on mergers and acquisitions, formation, choice of entity and the drafting of shareholders' agreements, partnership agreements, and limited liability company operating agreements.

*\*Results may vary depending on your particular facts and legal circumstances.*

## Services

- Corporate
- Mergers & Acquisitions
- Real Estate
- Construction

## Before Fox Rothschild

Levin served as an intern for the U.S. Department of Labor, Regional Office of Solicitor in Philadelphia, where he conducted research, wrote summaries regarding the admissibility of specific evidence, drafted pleadings and participated in trial preparation strategy meetings.

At Indiana University School of Law, Bloomington, Levin was a member of the editorial staff of the *Federal Communications Law Journal* and was inducted into the Order of the Coif honor society. As an undergraduate at Bowdoin College, he was a James Bowdoin Scholar and participated in the American University Economic Policy Study Away Program, authoring a research paper titled, "A Case Analysis of the Federal Open Market Committee Decision Making Process."

## Beyond Fox Rothschild

Levin graduated from the Chester County Leadership Connection program in 2005.

## Bar Admissions

- Pennsylvania

- New Jersey

## Education

- Indiana University School of Law (J.D., *magna cum laude*/Order of the Coif honor society)
- Bowdoin College (A.B., *cum laude*)

## Memberships

- Pennsylvania Wireless Association
- New Jersey Wireless Association
- American Bar Association
- Pennsylvania Bar Association
- Chester County Bar Association

## Honors & Awards

- **Selected to the "Super Lawyers - Rising Stars" list for Business/Corporate Law in Pennsylvania (2007, 2008)**  
*This award is conferred by Thomson Reuters. A description of the selection methodology is [available here](#). No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*
- **Recipient of the "2010 Service Award" by the Chester County Bar Association**