



Robert J. Krapf

Director

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Robert Krapf focuses his practice on a variety of transactional matters in the areas of real estate, commercial, and land use law. His clients include many of the regional and national developers, landlords, banks and other lenders, conservation organizations, institutions, businesses, and industries operating in and from Delaware.

Chambers USA reported that Mr. Krapf is considered an “extremely knowledgeable” attorney who is “exceedingly experienced” and “knows how to get deals done.” An active member of the bar and numerous other professional organizations, Mr. Krapf has held many local and national leadership positions. He is a frequent speaker on topics of real estate, land use, and business law, and has published educational materials and articles about real estate law and land use regulation. Mr. Krapf has served as a member and officer of the boards of many local, regional, and international business, charitable, and cultural organizations.

Experience

- International real estate development company: Through multi-tiered, ground leasing, financing and equity, development of first significant shopping center in the City of Wilmington in over a decade.
- Regional insurer: For client who needed to relocate its corporate headquarters, helped craft tax incentives for the client to maintain high-quality jobs for the community. The client was able to use these tax savings to balance the community’s higher rental costs and remain in its community.
- Multi-state developer: Created multiple condominium projects for master-planned resort community of over 1,000 units.
- Regional developer: Developed major regional retail center from acquisition, through rezoning, construction and leasing.
- Large regional bank: Mezzanine loan for the acquisition of one of Wilmington’s largest office buildings.
- International industry: Acquisition of only petroleum refinery located in Delaware.

Publications

- "Sufficiency of Collateral Description in U.C.C. Perfection by Filing Opinions: Incorporation by Reference," *Opinions Matters*, Spring 2020
- "Liquidated Damages in Delaware Real Estate Purchase and Sale Agreements," *The Practical Real Estate Lawyer*, September 2019
- "Changes to the Delaware Limited Liability Company Act Affecting Commercial Real Estate Lending," *The Abstract*, Spring 2019
- "Delaware Third-Party Legal Opinions On Remedies In Real Estate Financing Transactions: A Primer," *Delaware Law Review*, 2018
- "The Delaware Rapid Arbitration Act: Considerations for Commercial Real Estate Finance," *The Abstract*, Fall 2017
- "Office Tenant's Pre-Signing Checklist," *Practical Law*, 2017
- "Delaware Purchase and Sale Issues for Buyers," *The Practical Real Estate Lawyer*, November 2016
- "The Delaware Rapid Arbitration Act: Four Elements for a Better Arbitration," *ABA eReport*, May 2016
- "An Overview of the Real Estate Finance Opinion Report of 2012," *Delaware Law Review*, 2014
- "Critical Issues in Multistate Real Estate Finance," *Practical Law*, November 2014
- "Multistate Commercial Real Estate Finance: An Overview," *Practical Law*, 2014
- "Developers and the Interstate Land Sales Full Disclosure Act, E-Commerce Social Media," *Abstracts*, American College of Mortgage Attorneys, Fall 2013
- "Real Estate Finance Report of 2012," *Real Property, Trust and Estate Law Journal*, Vol. 47, No. 2, Fall 2012
- "Tenant's Pre-Signing Flowchart," *Practical Law*, June 2011
- "Voluntary Good Practices Guidance for Lawyers: Our Role in the Fight Against Crime and Terrorism," *Abstracts*, American College of Mortgage Attorneys, 2011
- "Delaware Construction and Design Law," in C. J. Circo, *et al.*, eds., *A State-by-State Guide to Construction & Design Law: Current Statutes and Practice*, American Bar Association, 2008

Awards

- American Bar Foundation Fellow, since 2010
- Exemplary Pro Bono Public Services Award, Delaware Supreme Court, 2006
- President's Citation, Delaware State Bar Association, 2000
- *Chambers USA*, since 2003

- *The Best Lawyers in America*, since 1993
- *Best Lawyers' Wilmington, DE Real Estate Lawyer of the Year*, 2015, 2011, 2009
- *Delaware Today Top Lawyer, Real Estate*, 2019, 2018, 2017, 2016, 2015, 2010, 2008, 2001, 1999, 1996
- *Lawdragon*, since 2006
- *Super Lawyers*, since 2007
- *Who's Who Legal*, since 2004

Leadership

- Delaware State Bar Association
 - Executive Committee, 2007-2009, 2010-2014
 - Committee on Judicial Compensation, 2004
 - Real and Personal Property Section, Chair, 1990-1992
 - Section 2118 Subcommittee (principal drafter of revisions to future advances priority legislation)
 - Condominium Act Subcommittee (a principal drafter of Delaware Uniform Common Interest Ownership Act)
 - Commercial Landlord-Tenant Subcommittee (participant in review and redraft of Landlord-Tenant Code of 1996)
 - Ad Hoc Committee on Attorney Accounts and Unauthorized Practice
 - Ad Hoc Committee on Delaware Uniform Common Interest Ownership Act
- American Bar Association
 - Real Property, Trust and Estate Law Section, Chair, 2015-2016
 - Real Property Trust and Estate Law Section, Chair-Elect, 2014-2015
 - Real Property Division Vice Chair, 2012-2014
 - Real Property Division Council, 2009-2012; Assistant Secretary, 2004-2005
 - Advisor to NCCUSL Drafting Committee on Amendments to Uniform Limited Liability Company Act, 2003-present
 - Committee on Groups and Committees, Past Co-Chair, 2005-2008
 - Real Property Division Special Investors Group, Past Chair
 - Land Use Regulation Committee, Past Chair
 - RP Division CLE Committee, Past Chair, 2003-2005
 - Partnerships and Limited Liability Companies Committee, Past Vice-Chair, 2002-2005
 - Planning Committee, 2008-present; Chair, 2014-2015
 - Corporate Sponsorship Committee, Co-Vice Chair, 2010-2012
 - State and Local Government Law Section Zoning Committee

- Business Law Section Partnerships Committee
- Construction Law Forum

- American College of Mortgage Attorneys
 - President, 2009-2010
 - President-Elect, 2008-2009
 - Treasurer, 2007-2008
 - Secretary, 2006-2007
 - Regent, 2000-2006
 - State Chairs Committee, Past Chair
 - Legislation Committee, Past Chair
 - Past Representative to Association Advisory Board of the Working Group on Legal Opinions
 - Liaison to Joint Editorial Board for Uniform Property Acts, NCCUSL, 2002-2005
 - Opinions Committee
 - Capital Markets Committee
 - Financial Restructuring and Remedies Committee

- American College of Real Estate Lawyers Fellow
 - Equity Investment Structures Committee, Member; Chair, 2011-2012
 - Land Use Committee
 - Opinions Committee

- Lex Mundi
 - Real Estate Practice Group, Chair Emeritus, 2007-2009
 - Real Estate Practice Group, Chair, 2005-2007
 - Real Estate Practice Group, Regional Vice Chair (North America), 2003-2005

- Other Professional Activities
 - The American University of Rome, Board of Trustees Chair, 2020; Trustee, 2003-present; Secretary, 2007-2017; Presidential Search Committee Chair, 2005-2006
 - *Delaware Law Review*, Editorial Board, 2005-2013
 - Practical Law Company, PLC Law Department Panel for Real Estate, 2009-present

- Community Activities

- Wilmington Leaders Alliance, Board Member, 2016-2018
- Delaware Business Roundtable, 2015-2016
- Delaware Art Museum, Trustee, 2010-2013
- Delaware Center for Horticulture, Board Member, 2003-2005
- Committee of 100, Board Member, 1998-2004
- Martin Luther Foundation, Wilmington, DE, Past Chair
- Lutheran Community Services, Inc., Wilmington, DE, Past President
- Delaware Center for the Contemporary Arts, President, 1996-2000, Board of Trustees, 1994-2000
- Council of Delaware Humanities Forum, Vice-Chair, 1996-1999
- Lincoln Club of Delaware, President, 1998
- Lutheran Senior Services Admission Board, 1997-1999
- Committee of 100, Land Use and the Environment Committee

Education

- J.D., *cum laude*, Widener University School of Law, 1983
- M.A., History, University of Delaware, 1975
- B.S.F.S., School of Foreign Service, Georgetown University, 1973

Admitted to Practice

- Delaware, 1983

Pro Bono Activities

- Eastside Rising: revitalization of distressed part of local community, 2014-present
- Court-appointed receiver for the law practice of a disbarred Delaware lawyer, 1999-present
- Lutheran Community Services, merger with Faith Center, 2008
- Delaware Center for the Contemporary Arts, acquisition and construction of new arts facility in Wilmington, 2000

Practices

- Real Estate Services
- Commercial Transactions