



## CONSTRUCTION LAW

# Real Estate

Finch, Thornton & Baird, LLP real estate attorneys can handle every aspect of your commercial and residential property acquisition, ownership, development, and sales needs. Our unique ability to anticipate near- and long-term property usage, improvement, and tenant occupancy issues is shaped by twenty-plus years of everyday construction industry experience. From preparation of commercial leases to full-out litigation through trial and appeal, savvy real estate owners, brokers, and developers rely on our real estate law expertise to get the deal done right.

### STANDARD LEASING AGREEMENTS ARE ANYTHING BUT STANDARD TODAY.

Looking over the abundant real estate templates available online makes one thing clear: “standard” real estate agreements commonly fail to address the many non-standard issues that usually occur in the real estate world. Our real estate attorneys understand these deficiencies and loopholes, regularly draft (or review) commercial leasing agreements, and negotiate terms to ensure comprehensive protections for our clients. Always taking a “big picture” view, our real estate lawyers draw from decades of construction industry experience to ensure that your “next big deal” will secure your investment today and over time.

### MAKING SURE YOU GET THE PROPERTY YOU THINK YOU’RE GETTING.

Experience tells us that some real estate sales opportunities don’t always look as good on paper. Which is why our real estate legal team will work to ensure the property you seek to purchase comes with a clean title, free of encumbrances and liens, and includes the requisite protections to develop the property as envisioned. Ensuring compliance with local rules, regulations, and ordinances is hard work and requires attention to detail. However, we have saved more than one client from making the mistake of acquiring properties that were not what they appeared to be.

### LET’S TALK ENTITLEMENTS.

You have a vision – and your eyes on a property to help you achieve it. Now you must secure the necessary entitlements – zoning, land use, conditional use permits to name a few – to legally and properly develop the property. In most instances,

#### CONSTRUCTION LAW

- Claims & Disputes
- Local Agency, Municipal & State Contracts
- Federal Procurement & Claims
- Prime Contracts & Subcontracts
- Labor & Employment
- Workplace Safety & Health
- Project Counsel
- Corporate
- **Real Estate**
- Collections
- Insurance Defense
- Wealth Preservation

#### OTHER PRACTICES

- Labor & Employment
- Business & Commercial Litigation
- Business & Commercial Transactions
- Real Estate
- Liability Defense
- Wealth Preservation

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experience with local or district planning commissions and their permitting procedures and requirements will benefit the process. In other situations, such as the emerging cannabis industry, for example, the essential permitting issues are literally being developed as the industry matures. Whatever entitlements are needed, our real estate legal team can help.

#### **THE SECURITY OF SECURED TRANSACTIONS EXPERIENCE.**

As parties close in on completing a deal, attention shifts to the specifics of secured deal financing. Special consideration is given to installment payments, mechanic's liens, title insurance, and more – all important issues we handle on a daily basis. Given our lengthy experience in the industry, our attorneys understand construction loans and other financing especially well. Plus, we handle the voluminous documentation requirements typical for large commercial construction project loans (i.e., hundreds of millions of dollars), as well as permanent loans secured by a deed of trust on a home or business property. For security and peace of mind, call on the real estate law attorneys at Finch, Thornton & Baird.

#### **SERVICES**

- Drafting and negotiating real estate sale agreements
- Drafting and negotiating real estate lease agreements
- Zoning issues
- Land use issues
- Permits
- Conditional use permits
- Inverse condemnation
- Easements
- Financing
- Environmental
- Professional services agreements
- Quiet title
- Eminent domain
- Equitable servitudes
- Commercial unlawful detainer
- Escrow agreements
- Mining rights