



## 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 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 REAL ESTATE 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 world. Finch, Thornton & Baird real estate attorneys understand these deficiencies and loopholes, and regularly draft (or review) purchase and lease 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.

### THE SECURITY OF SECURED TRANSACTIONS EXPERIENCE.

As parties close in on completing a deal, attention shifts to the specifics of secured deal financing. 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.

### WE'VE GOT YOUR BACK WHEN THINGS GET STICKY, TOO.

Even the best relationships between landlords and tenants are susceptible to occasional disagreements. Resolving such disputes amicably and efficiently is well advised, so as to sustain goodwill and minimize expense. When landlord and tenant

#### OTHER PRACTICES

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

#### 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

Finch, Thornton & Baird, LLP  
4747 Executive Drive, Suite 700  
San Diego, CA 92121

e concierge@ftblaw.com  
p 858-737-3100  
f 858-737-3101

relations become adversarial and contentious, however, strong negotiating skills and litigation experience are invaluable assets to have on your side. Not surprisingly, our real estate attorneys excel in both areas.

## SERVICES

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

### For Real Estate Dispute Matters

- Boundary disputes
- Purchase and sale agreement disputes
- Joint ownership disputes (i.e., co-tenants, LLCs, partnerships)
- Quiet title litigation
- Easement disputes
- Lien disputes
- Landlord/tenant disputes
- Commercial and residential lease disputes
- Unlawful detainer