



> **LOCATION / CONTACT INFO**

Of Counsel in the San Diego Office

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Charles Black represents developers, land owners and businesses in the development, entitlement, financing and implementation of politically sensitive, public and private real estate projects. He has extensive experience as both a lawyer and executive from the conceptual stage to the completion, occupancy and commissioning of some of the largest and most complex public and private real estate projects in the region.

Mr. Black served as president and chief operating officer of the San Diego Padres and then executive vice president of JMI Realty from 2002 through 2005 where he led the PETCO Park development team on behalf of the Padres and the City of San Diego, guiding the development, financing and construction of PETCO Park and all non-lodging assets in the surrounding 26-block Ballpark District. He also led the master planning, development and entitlement of Ballpark Village and East Village Square, respectively 3.2- million and 700,000-square-foot mixed-use projects in Downtown San Diego.

In addition, from 2006 to 2007, Mr. Black was regional senior vice president of The Irvine Company where he represented all of the company's business interests in San Diego County including approximately seven million square feet of office inventory and management of the development process for new projects.

PRACTICES

- Real Estate Transactions
- Land Use / Zoning
- Real Estate Finance

INDUSTRIES

- Climate Change, Renewable Energy & Sustainable Technology
- Real Estate

BAR ADMISSIONS

- California

EDUCATION

- JD, UC Davis, 1978
Law Review
- BS, United States Air Force Academy, 1970

> **RECENT WORK / REPRESENTATIVE MATTERS**

Real Estate - Services include acquisitions, dispositions, due diligence, leasing, risk management and project integration. Clients benefit from significant experience in orchestrating complex, long-term projects that involve drafting documentation, negotiations with lead and resource agencies, community groups, and labor and navigating legal and regulatory issues.

Land Use - Expertise in all aspects of land use including permitting, development and construction of large-scale master-planned communities, sports/entertainment facilities, hotel/resort properties, office buildings and industrial complexes, infrastructure projects and redevelopment projects. Experience and expertise encompass advising businesses on environmental compliance issues and in developing successful strategies to minimize litigation risks arising from environmental impact reports, findings of no significant impact and negative declarations.

Finance and Restructuring - Experienced at handling and structuring virtually every type of real- and personal-property secured and unsecured financing transaction including specialized financial areas such as asset-based lending, equipment leasing, project finance and development.

Renewable Energy - Expertise in structuring renewable energy transactions and bringing innovative and sustainable products, services, and processes to the marketplace with the goal of facilitating the production and consumption of green power.

> **MEMBERSHIPS**

Board member, CB Richard Ellis Realty Trust (a public, non-traded REIT).

Member, State Bar of California.

Member, Urban Land Institute and Lambda Alpha International.

> **MILITARY**

United States Air Force, Captain, Contract Negotiator, Major Space Systems (1970-1975).

> **SPECIAL NOTES**

Mr. Black teaches urban planning and development law at UC San Diego, and is a sought-after speaker on real estate and development issues in conferences and seminars around the country.