



REAL ESTATE TRANSACTIONS

Luce Forward lawyers represent developers, owners and lenders in major commercial and residential real estate developments throughout California and across the nation. Our real estate lawyers have earned a reputation for timely, cost-efficient representation on real estate projects and transactions that have included:

- acquisition, sale, leasing, financing and construction of major office, hotel, industrial buildings and retail shopping centers.
- developing master-planned residential communities.
- processing and protecting development entitlements, environmental impact reports and governmental approvals of projects.
- acquisition and development of various hospitality industry projects, including luxury hotels, flagship locations and portfolios of motels.
- permitting of projects affecting sensitive or endangered species and wetlands
- innovative solutions to environmental mitigation.
- requirements involving hazardous materials.
- construction- and permanent-secured financings, workouts and foreclosures.
- documenting and processing commercial and residential condominiums and other planned-unit developments.
- joint ventures, partnerships, limited-liability companies, REITs and REMICs.
- residential and commercial redevelopment properties.
- affordable housing, bond financing and low-income housing tax-credit projects.
- public infrastructure bond financings (assessment district, Mello-Roos and redevelopment).

Our work has included commercial, residential, industrial, retail, office, hotel, resort, golf course and mixed-use projects, as well as municipal facilities such as courthouses, roads, schools, stadiums, airport expansion, water reservoirs and the financing of major public projects.

> REPRESENTATIVE MATTERS

Major Urban Mixed-Use Project (with Luxury Hotels).

Luce Forward was selected to create the governance structure for “LA Live,” a major high-rise project involving luxury residences and two hotels located at the new sports and entertainment complex located at the Staples Center in Los Angeles. Luce Forward has advised the developer on how to create its vertical parcels and is preparing the various levels of CC&Rs establishing multiple associations to govern the project, along with all of the various easements and cost-sharing agreements.

The Omni Hotel and Metropolitan Condominium Project.

This mixed-use project is located in downtown San Diego and consists of the Omni Hotel and luxury condominiums, which are located over the hotel. This project is located in the redevelopment area of the City of San Diego.

Mixed-Use Hotel and Residential Project.

Luce Forward is working on a mixed-use hotel and residential project located in the City of San Diego. This project involves the refurbishment of a historical hotel with an overlay of affordability requirements.

› REPRESENTATIVE MATTERS *CONTINUED*

Motel Portfolios.

We represent a national hospitality company in its acquisition, ownership and syndication of various motel portfolios.

Acquisition of a Major San Diego Hotel & Office Building Complex.

We represented an investor group in the negotiation, preparation of documentation and closing of the acquisition of a downtown hotel and office complex. This multi-use project includes a 436-room hotel, 375,000 square feet of office space and 24,000 square feet of retail space.

Shopping Center Development.

We represent several owners of major shopping centers in all aspects of development, including land use entitlements, redevelopment agreements, leasing of space, and sales of parcels to national retailers.

National Owner and Operator of Commercial, Retail and Industrial Properties.

We represent one of the largest national commercial developers and have handled multiple transactions including the acquisition, ownership and sale of various commercial, retail and industrial properties throughout California.

Acquisition and Operation of Institutional Properties.

We represent an institutional owner of real estate assets throughout the country in the negotiation, acquisition and operation of a variety of properties, including a major office building in the San Francisco financial district, and a suburban office complex.

› RESIDENTIAL DEVELOPMENT

Residential Master-Planned Development.

We have represented developers of masterplanned communities in Los Angeles, Orange, Sacramento, Riverside, San Diego and Solano counties in California, among other locations. Our work has included all land use and other regulatory matters, sales of merchant-builder parcels and preparation and approval of master CC&Rs. We have represented local, state and national residential developers, including Lennar Homes, Pulte Homes, D.R. Horton, Barratt American, Donald L. Bren Co., Brehm Communities, California Pacific Homes, California Traditions and Continental Homes.

Affordable Housing Projects.

We have represented developers and sponsors in Kern, Orange and San Diego counties in connection with affordable housing transactions and tax-credit syndications.

› **OTHER NATIONAL REPRESENTATIONS**

Tenant in Common Syndications.

We represent numerous sponsors in the acquisition, financing and securities-based syndication of various commercial properties, including large regional shopping centers, smaller retail centers, high-rise and midsize office buildings, flagship hotels, limited service hotel portfolios, apartment complexes, and golf courses and other hospitality properties.

Purchase of a Franchise Motel Operation.

We represented the purchaser of a national motel chain, including the coordination of title-insurance issues and policies and closings in 39 states.

Multistate Asset Acquisition.

We represented a national grocery store chain in acquiring a grocery chain with stores in 14 states, including transferring manufacturing plants and later sale of the Texas, Oklahoma and Kansas divisions.