

Loans, Joint Ventures, Workouts, and Enforcement Actions

Our attorneys regularly represent both lenders and borrowers in all aspects of real estate financing transactions, including permanent, bridge, construction, and shared-appreciation loans, CMBS and capital market debt, repurchase and other leveraged finance facilities, and structured finance transactions (including mezzanine, preferred, and participating financing).

We also represent both capital providers, developers and owners of real estate in structuring, documenting and negotiating joint ventures for the development, ownership and operation of real estate, including office buildings, shopping centers, R&D and industrial developments, hotels and resorts, and multifamily projects.

We have represented lenders, including Wells Fargo Bank, US Bank and Citibank, in multiple financing transactions, including complex multistate loans. We represent Metropolitan Life Insurance Company and UBS Global Asset Management in loans across the country on hotels, shopping centers, multifamily developments, office buildings and mixed-use developments. We additionally represent real estate finance companies in financing origination and acquisition of mortgage loans through repurchase transactions and other leveraged financings.

During economic downturns, our attorneys have been deeply involved in loan workouts and restructures, foreclosures and receiverships, and in joint venture workouts, acting on behalf of lenders, borrowers and equity investors. We have, on behalf of lenders, been responsible for the foreclosure and workout of loans, on an individual basis, in the hundreds of millions of dollars, including handling the two largest commercial real property foreclosures in the history of the State of California. We additionally represent mezzanine lenders in the enforcement of their rights in respect of pledged collateral under the Uniform Commercial Code

Representative Matters

Represent lead lender in the syndicated construction financing of class A office buildings in San Diego and Sacramento.

Represent institutional debt fund in the permanent and construction financing of multiple office buildings, retail developments, multifamily projects and hotels in California, Washington, Oregon, Colorado and Arizona.

Represent lead lender in the \$210,000,000 syndicated construction financing of retail development in Hawaii.

Represent insurance company lender in construction and permanent loans on hotels, shopping centers, office buildings and mixed-used projects throughout the United States.

Represent lender in the restructuring and foreclosure of \$230,000,000 mortgage loan secured by class A office building in San Francisco.

Represent private equity firm in the acquisition and foreclosure of \$300,000,000 mortgage loan secured by luxury resort in Southern California.

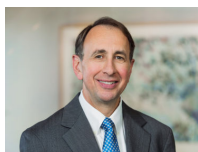
Represent CMBS special servicer in the foreclosure of \$220,000,000 mortgage loan secured by hotel and golf course resort in Hawaii.

Represent real estate finance company in a \$200 million repurchase facility related to a mortgage loan portfolio.

Represented institutional asset manager in a \$200 million repurchase facility related to entitlement and development of vacant land.

Represent real estate investment trust in the restructuring and refinancing of a resort hotel asset in Florida.

Attorneys



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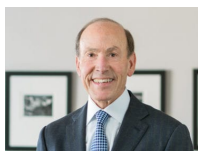
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