

## Real Estate

Weintraub Genshlea Chediak represents clients in essentially every facet of complex real estate transactions and has played a relevant role in the growth and development of the Sacramento area. We handle some of the largest and most complex real estate transactions and related financing structures in the region. Our litigators handle many significant construction and real estate cases both in arbitration and in the State and Federal Courts. Our clients include developers of commercial, industrial and residential projects, investors, financial institutions, property managers, brokers, contractors, construction companies and public entities.

Our real estate team provides comprehensive legal services in the following areas:

### **Real Estate Development**

Our attorneys represent developers in the acquisition and development of land and real estate projects including design, construction and builder contracts, easement agreements, CC&Rs, environmental compliance agreements, construction and permanent financing and related development documentation.

### **Real Estate Acquisitions and Dispositions**

We assist clients with sales and acquisitions of land, office, residential, retail, hotel, industrial, mixed-use and other properties. We provide counsel on the drafting and negotiation of the purchase and sale agreement, due diligence in regard to title and environmental issues and guidance through the financing and escrow process.

### **Real Estate Litigation**

Our litigation attorneys represent owners, developers and contractors in connection with an array of disputes pertaining to real property, breach of real estate contracts, landlord-tenant disputes, foreclosure of liens and deeds of trust, unlawful detainer actions, condemnation proceedings, adverse possession disputes, partition suits, and construction litigation.

### **Leasing**

Our attorneys represent landlords and tenants in negotiating office, retail, industrial leases and subleases. We also advise clients on ground lease transactions and property management issues.

### **Secured Lending and Finance**

We advise lenders and developers in secured and unsecured credit transactions, asset based financing transactions, construction and real estate development lending, acquisition loans and complex banking transactions and compliance issues. We also assist clients with all aspects of structuring, negotiating, documenting, closing, administering, restructuring and working out loan, and other transactions.

### **Joint Ventures**

We offer a wide range of services to companies, including assistance in structuring development and investment entities, drafting business plans, and fundamental business formations. We have extensive experience with the considerable array of entity choices, including joint ventures, limited partnerships, limited liability companies and corporations. Each of these entities has many variations to manage distinct financial, operational and tax goals.

### **Restructures and Workouts**

Our team has extensive experience in both transactional and insolvency/restructuring matters, negotiation, pre-litigation counseling, as well as debtors' and creditors' rights and remedies. Our goal is to provide the best strategies for our clients while maintaining flexibility should litigation or insolvency prove necessary.

### **Environmental and Land Use**

We represent clients with regard to compliance with the vast array of state and federal regulations on issues such as soil and ground water contamination, cleanup and abatement orders and waste discharge requirements for landfills, transfer stations and recycling operations. We also have extensive experience advising owners and operators of sites regulated by the California Integrated Waste Management Board, California Department of Toxic Substances Control, Regional Water Quality Control Boards and other state, regional or local agencies regarding all aspects of site compliance and remediation, CERCLA, RCRA, and Hazardous Waste Control Act laws and regulations.

### **Construction**

We have a broad range of experience advising clients in the construction industry from enforcing simple local liens to complicated construction contract negotiation to construction dispute resolution matters. We represent developers, general contractors, subcontractors, design professionals and owners in many phases of the construction process, including contract review and negotiation, design issues, construction defects, lien preparation, and dispute resolution, including mediation, arbitration and litigation in state and federal courts.

## Attorneys

- [Louis Gonzalez, Jr.](#)
- [Shawn Kent](#)
- [Michael Kvarme](#)
- [Steven Mair](#)
- [Darrin Menezes](#)
- [Kenneth Sylva](#)

## News

- [Eight Weintraub Genshlea Chediak Attorneys Honored as 2007 Northern California Super Lawyers](#)
- [Local Law Firms Struggle to Improve Associate Retention](#)
- [Weintraub Genshlea Chediak Elects Three Shareholders](#)