

BUYING/SELLING REAL ESTATE, PART 1 & PART 2

First Run Broadcast: June 26 & 27, 2012

1:00 p.m. E.T./12:00 p.m. C.T./11:00 a.m. M.T./10:00 a.m. P.T. **(60 minutes each day)**

The process of putting together a commercial real estate buy/sell agreement continues to become more difficult. Reps and warranties have become more extensive, laborious in detail, and difficult to negotiate. Financing contingencies have become lengthy and surprisingly complex in reflection of tight commercial credit. Due diligence has become lengthier, more invasive and costlier. At every stage of the process, buyers want additional information, protection and concessions, and sellers want closing certainty. This program, led by attorneys with several decades experience in commercial real estate, will discuss the major components of commercial real estate buy/sell agreements, negotiating the operative documents and ensuring a successful closing in a difficult market.

Day 1: June 26, 2012:

- Planning the process – letters of intent, negotiations, closing process
- Due diligence depending on the type of deal – title, environmental, entitlement work, tax and finance issues
- Understanding the minefield of seller's reps and warranties
- Buyer and seller's covenants in a volatile market
- Deposits of money

Day 2: June 27, 2012:

- Issues for income producing properties, multiple family properties, and distressed properties
- Finance issues in operative agreements, including finance contingencies, and working with commercial lenders
- Conditions to closing and reducing the risk of not closing
- Post-closing issues, baskets, escrow and contingencies
- Bankruptcy issues in operative agreements

Speakers:

John S. Hollyfield is of counsel and a former partner in the Houston office Fulbright & Jaworski, LLP, where he has more than 40 years' experience in real estate law practice. He formerly served as chair of the ABA Real Property, Probate and Trust Law Section, president of the American College of Real Estate Lawyers, and chair of the Anglo-American Real Property Institute. He is co-editor of *Modern Banking and Lending Forms* (4th Edition), published by Warren, Gorham & Lamont. He received his B.B.A. from the University of Texas and his LL.B. from the University of Texas School of Law.

Richard R. Goldberg was a partner and is now senior counsel in the Philadelphia office of Ballard Spahr, LLP, where he has an extensive real estate practice, including

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Buckwalter,1982 National Union Catalog ,1980 Includes entries for maps and atlases **Subject Catalog, 1979** Library
of Congress,1979 **Land Assembly in British Columbia: How to Sell to Developers** Geraldine Santiago, Developers in
British Columbia are snatching up properties and buying real estate in blocks to make way for high rise mid rise apartment
buildings row townhouses and multi dwelling homes But what exactly is land assembly and what are developers looking for
when they look for a site Many cities and neighbourhoods throughout British Columbia in trying to address population
growth sustainability and housing affordability have allowed rezoning for redevelopment In the past most land assemblies
occured on major transportation corridors however they are now also frequent in adjacent neighbouring arteries stemming
from public transportation routes Land assembly is not a new occurrence but it is now more frequent throughout British
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In a digital era where connections and knowledge reign supreme, the enchanting power of language has been apparent than ever. Its power to stir emotions, provoke thought, and instigate transformation is really remarkable. This extraordinary book, aptly titled "**Real Estate Buyingselling Guide For British Columbia Selfcounsel Series**," compiled by a highly acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound affect on our existence. Throughout this critique, we will delve into the book's central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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