



Attorneys in our Real Estate Practice Group provide advice and counsel to clients on the acquisition, development, financing, leasing, and sale of real property and improvements and the various related issues. The legal services we provide include negotiating, drafting, and reviewing purchase and sale contracts for buyers and sellers; examining the real estate title records and advising our clients on how the various easements, declarations, restrictions, and other title exceptions may impact the use and value of the property and the client's plans for the property; representing buyers and sellers in real estate purchase and sale transactions and preparing the various documents associated with such transactions; preparing leases and advising landlords and tenants on lease issues; preparing development documentation, and advising clients regarding subdivision and land use matters associated with the development process; preparing and reviewing construction contracts for owners and contractors; and negotiating and reviewing loan documents for lenders and borrowers.

Attorneys in the Real Estate Practice Group regularly appear before governmental bodies to represent clients on a variety of government related issues, including subdivision of property, zoning amendment applications, land use permits, environmental issues, and property taxes. Our knowledge of the various regulations affecting those matters coupled with our years of experience working in these areas give us a unique ability to advise and assist our clients in governmental matters.

Recognizing that many issues affect the acquisition, financing, development, ownership, and use of real property, we believe that a team approach is critical to providing our clients the best representation. Attorneys in the Real Estate Practice Group work closely with attorneys in the Business, Environmental, Litigation, Tax, and Trusts and Estates Practice Groups of the Firm. Additionally, attorneys in the Real Estate Practice Group often work with attorneys in our Community Associations Practice Group to provide assistance and services to developers of subdivisions, townhouses, and condominiums, and to the various associations responsible for operating and overseeing subdivision, townhouse, and condominium facilities. Attorneys in the Real Estate Practice Group also routinely work with the attorneys in the Financial Transactions and Regulations Practice Group on matters related to commercial loans.

When the client's transaction involves property located outside of North Carolina, whether inside or outside of the United States, we have the ability to associate counsel in the geographical area involved and to work with the local attorney to ensure the client receives proper representation in that jurisdiction and in the transaction.

The attorneys in our Real Estate Practice Group have a broad range of experience. Two have chaired the Real Property Section of the North Carolina Bar Association and one has served as a research assistant to Associate Justice (later Chief Justice) Susie Sharpe of the North Carolina Supreme Court. Several have been lecturers and panelists in continuing education seminars sponsored by the North Carolina Bar Association and other professional organizations and at programs sponsored by private and civic groups. Several attorneys in the Real Estate Practice Group have extensive experience with the Federal Interstate Land Sales Full Disclosure Act, the North Carolina Condominium Act, and the North Carolina Planned Community Act. In support of our goal to be involved in emerging issues in the real property field, our attorneys are active in various real

property-oriented organizations including the Real Property Section of the North Carolina Bar Association and the North Carolina Land Title Association.