

# Real Estate, Environmental Law & Land Use

From the most routine acquisition of property and leases to the most complex multi-party, mixed-use developments, Gray Plant Mooty's Real Estate team helps you complete real estate transactions successfully and achieve your goals.

Our clients include developers, government agencies, lenders, public and private corporations, builders, contractors, and investors with legal needs of all types, in both commercial and residential real estate.

For example, some recent activities include:

- Assisting lenders and borrowers with loans involving both undeveloped and developed properties
- Conducting real estate tax protests on behalf of the owners of numerous hotel, shopping center, office, warehouse, and multiple residential buildings
- Obtaining financing and remediation of environmentally contaminated property on behalf of the owner
- Representing 27 affiliated companies in the simultaneous refinancing of approximately 125 properties in seven states
- Representing developers of significant suburban retail, office, industrial, and residential developments

Our lawyers have years of experience in real estate matters, including:

- Acquisitions and sales
- Analysis and advice on tax consequences
- Condemnation/eminent domain
- Condominium development
- Design and architectural agreements
- Construction contracts
- Development/redevelopment projects
- Easements
- Environmental matters
- Land use, zoning, and related matters
- Lease negotiations
- Like-kind exchanges
- Mineral/mining law
- Options
- Project financing
- Property tax protests
- Real estate litigation
- Risk assessment
- Sale-leaseback transactions
- Syndications
- Title matters
- Workouts, mortgage foreclosure, and contract-for-deed cancellations

## Experience

### Representative Clients

- ABRA Auto Body and Glass LLC
- AgStar Financial Services ACA
- First American Title Insurance Company
- International Dairy Queen
- Lakes Entertainment, Inc.
- TE Miller Development, LLC
- Teacher Federal Credit Union
- The Luther Company
- University of Minnesota
- Wells Fargo Bank, National Association
- Ziegler Inc.

### Representative Matters

- Development of \$20 million and \$30 million office and light industrial projects in Minnesota and Iowa
- Negotiate the acquisition agreement for 5,000 acres in northern Minnesota for private hunting preserve
- Negotiate the Financing of \$1 billion for ethanol and bio-diesel plants throughout the United States
- Development of self-storage facilities throughout Minnesota