



Brian T. Seltzer

Chief Executive Officer,
Chairman of the Board & Shareholder



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Mr. Seltzer is Chief Executive Officer, Chairman of the Board and a Shareholder of the firm whose practice encompasses real property, business law, and commercial financing, with a particular emphasis in real property transactions.

Practice Groups

- Administrative, Land Use, & Environmental Law
- Banking & Finance
- Construction Law & Construction Litigation
- Finance/Corporate & Securities
- Real Property Development & Litigation
- Real Property

Education

Mr. Seltzer received his B.A., *cum laude*, from California State University, San Diego. He earned his law degree from the University of San Diego School of Law.

Representative Matters

Mr. Seltzer has represented parties in the active structuring, negotiation and preparation of documentation for transactions of the following types:

- The financing of apartments, commercial buildings, hotels, mobile home parks, land tracts and historic buildings
- The purchase and sale of apartments, commercial buildings, hotels, mobile home parks, land tracts and historic buildings
- The acquisition of secured debt pursuant to discounted transactions
- Deed in lieu transactions and loan modifications and settlements
- Commercial leases and financeable ground leases
- Mezzanine debt
- The formation of multiple entities, with various tiered structures and institutional investments
- The purchase and sale of businesses, including distributors, subcontractors, automotive dealerships and high-tech manufacturers
- Governmental disposition and development agreements and exclusive negotiating agreements
- The development of urban, mixed-used mid-rise and high-rise projects, including the preparation of multi-tier project (condominium) documents
- The acquisition, entitlement and financing of assisted living facility sites
- Operational and ownership issues for hotels, a multi-state wholesale distribution company and high-tech manufacturers
- The conveyance and development of a military base subject to closure and reuse
- The contested acquisition of the leasehold interest in a high-rise office building
- Legislation to limit rent control
- Legislation relating to transient occupancy taxes

Professional Affiliations & Admissions

- State Bar of California
- U.S. District Court, Southern District of California
- San Diego County Bar Association

Community Affiliations

- University of San Diego School of Law Board of Visitors (Member)
- Greater San Diego Chamber of Commerce (Past Chairman)
- San Diego Convention Center Corporation (Past Chairman)
- University of San Diego School of Law Alumni Association (Past Director)
- Burnham Moores Real Estate Institute, University of San Diego (Former Member of Policy Advisory Board)
- University Club (Member of Board of Governors)
- San Diego United Service Organizations (USO) (Past Director)
- Museum of Photographic Arts (Past Director)
- Mercy Hospital and Medical Center (Past Member of Planned Giving Committee)
- San Diego Jewish Academy (Former Officer and Director)

Publications & Speaking Engagements

- Lecturer for the University of California Continuing Education of the Bar in timeshare financing, commercial leasing and real property purchase and sale transactions

Professional Awards & Honors

- Recognized as one of the best real estate law attorneys in the country in *The Best Lawyers in America* (2007-present)
- Recognized in *San Diego Super Lawyers* for Real Estate law (2007-present)
- Named one of San Diego's Top Attorney's by the *San Diego Daily Transcript* in the Real Estate/Construction Transactional Law areas
- Martindale-Hubbell Peer Review Rating of AV Preeminent