

## Brian J. Page

Member

### Los Angeles

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### Areas Of Practice

Business Services  
Real Estate  
Real Estate Workouts  
Leasing & Property Management  
Land Use & Zoning  
Real Estate Tax Incentives & Economic Development  
Real Estate Finance  
Public Finance  
Energy Lending Transactions  
Environmental

### Industries

Financial Industry Group  
Representation of Financial Institutions in Bankruptcy & Workout Matters  
Energy Lending Transactions  
Insurance Industry Group  
Corporate Finance and Institutional Investments  
Real Estate Finance, Development and Facilities  
Commercial Mortgage-Backed Securities Special Servicer Group  
Construction Law

### Bar Admissions

Admitted in Michigan only. Not admitted in California.

### Education

University of Detroit, J.D., *magna cum laude*

Mr. Page's practice focuses on commercial real estate and finance transactions, with more recent emphasis on financings, acquisitions and dispositions, national real estate needs of manufacturing concerns, construction, commercial leasing (including build to suit and credit tenant leases), historic building preservation, workouts and restructurings, and project syndications. A Fellow of the American College of Real Estate Lawyers (where he serves as an officer of the Bankruptcy and Creditors Rights Committee), Mr. Page has also regularly been recognized by *Chambers USA*, *The Best Lawyers in America*, and *SuperLawyers*.

### Experience

- Real estate finance/commercial finance transactions
- Complex real estate, commercial and syndicated loan workout, restructuring and enforcement transactions
- Commercial real estate development, acquisition, divestiture, leasing and build-to-suit transactions
- Corporate facilities services for manufacturing and industrial business, including build to suit and credit tenant leases, and industrial facility construction
- Historic building preservation transactions
- Construction contract drafting and construction/construction lien disputes
- Title insurance policy claim defense and disputes
- Entity structuring and dissolution, and equity holder disputes
- Arranging and negotiating development entitlements and economic incentives
- Land use and zoning approvals, public hearings and disputes
- Business equity and asset acquisition and divestiture
- CMBS transactions/special servicer representation
- Joint ventures

- Justice Frank Murphy Honor Society
- Law Review, Associate Editor  
Michigan State University, B.A.
- Beta Gamma Sigma

## Representative Transactions

- Represented major public research university in development, financing and construction of medical school facility
- Represented private developer in a series of LLC membership interest and real estate asset acquisitions
- Represented private developers in various real estate joint venture and project syndication (private placement) transactions
- Represented private developer in structuring and implementing historic building preservation arrangements for multiple commercial properties in urban locations
- Represented special servicers and REMIC trustees in the restructuring, modification and enforcement of CMBS loans, including loans involving sponsored TIC program investments
- Represented public REITs in various leasing, build-to-suit, land acquisition and site development, sale/leaseback, joint venture, purchase, and disposition transactions, including UPREIT contribution transactions and transactions structured for capital market acceptance
- Represented private equity fund in portfolio company acquisitions and divestments
- Represented various publicly-owned multinational manufacturing and industrial companies in the corporate facilities area, including national leasing of sales, distribution and manufacturing facilities, closure and divestiture of surplus manufacturing facilities, divestiture of surplus land, land use planning and zoning, re-development of corporate-owned sites and facilities, negotiated donations of improved and unimproved surplus properties, and development and relocation incentive packages
- Represented private developer of waterfront condominium hotel project
- Represented national title insurance underwriter in defending and prosecuting complex title encumbrance and defect claims, including successful appellate opinion issued by 7th Circuit U.S. Court of Appeals interpreting Michigan's recording statute
- Represented general contractors in connection with construction, design-build and construction management project delivery structures with, among other project developers/owners, federally recognized Indian tribes, public school systems and universities, and governmental agencies
- Represented publicly-owned utility company in acquisition of nuclear power plant and subsequent syndicated spin-off financing transaction
- Represented various national, regional and community banks in all aspects of secured and unsecured commercial lending transactions, including real estate, construction, C & I, asset based, syndicated and agency loans, loan amendments and restructurings, and letter of credit backed tax exempt and taxable debt offerings
- Represented public and privately owned acquirers, developers and sellers of hospitality, lodging and conference facilities
- Represented international online travel services company in negotiation of call-center lease

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- Represented life science company in acquisition of real estate and equipment manufacturing assets from chapter 11 bankruptcy debtor free and clear of liens, claims and encumbrances under bankruptcy code Section 363(b)
- Represented purchasers of licensed nursing home and home for the aged facilities, including federally insured acquisition financing

## Seminars & Speeches

Real Estate Joint Ventures

Issues in Sustainable Building

Managing Construction Projects

Drafting Commercial Real Estate Documents

Michigan Construction Liens and Builders Trust Fund

Raising Capital—Private Placements

Advanced Real Estate Transaction Documents

Structuring, Negotiating and Financing Build to Suit Transactions

Lease and Land Contract Enforcement

Foreclosure and Repossession in Michigan

Cost-Plus Construction Contracts

## News

Vaughn and Page Consider M&A Survey's Optimistic Forecast in *MiBiz*  
October 28, 2018

Vaughn and Page Talk to *MiBiz* About Q1 2018 M&A Deal Flow  
April 29, 2018

Brian Page and Tom Vaughn Quoted in *MiBiz* Article about M&A Market Outlook in Michigan and Nationwide  
November 14, 2016

Kyle Hauberg and Brian Page Co-Author Article for CoreNet Magazine  
November 12, 2013

Fifty-Nine Dykema Lawyers Named to 2013 Michigan *SuperLawyers*  
September 5, 2013

Brian Page Elected Chairman of Michigan Land Title Standards Committee  
July 26, 2013

Dykema Attorneys Named Key ICLE Contributors in 2012  
December 28, 2012

Brian Page, Tom Vaughn Quoted in *MiBiz* Article on Dykema's M&A Outlook Survey  
December 18, 2012

Five Dykema Practice Areas, 19 Dykema Lawyers Achieve *Chambers USA* 2012 Ranking  
June 13, 2012

Dykema's Page and Vaughn Quoted in "Confidence and Capital Drive Surging M&A Market"  
February 7, 2012  
*MiBiz.com*

Dykema's M&A Survey Featured; Page and Vaughn Quoted in the *Grand Rapids Press*  
December 20, 2011

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### **Memberships & Involvement**

- Michigan Land Title Standards Committee, Former Chair; Style Committee Member; Partnership/LLC Subcommittee Chair; Bankruptcy Subcommittee Co-chair; Marketable Record Title Subcommittee, Member
- Council Member, Real Property Law Section of the State Bar of Michigan
- State Bar of Michigan
- American Bar Association
- Grand Rapids Bar Association

### **Community/Civic Activities**

- Long-time board member and officer (two-time former board Chair), Catholic Charities of West Michigan Directors Board, Chairman-Elect/Vice Chairman
- Community Land Trust Project initiated by Community Legal Resources, Volunteer participant
- Volunteer Youth Athletics Coach

### **Awards & Recognition**

American College of Real Estate Lawyers, Fellow

Recognized in *The Best Lawyers in America*® for Real Estate Law, Real Estate Litigation, and Corporate Law, 2008-Present.

Named a Michigan Leading Lawyer in the areas of Land Use, Zoning & Condemnation, Real Estate: Commercial and Real Estate: Finance Law by the *Leading Lawyers Network*, 2014-2017. Law Bulletin Publishing Company

Named a Leading Real Estate Lawyer by *Chambers USA*, 2011-2013

Recognized in *Michigan Super Lawyers*® for Real Estate: Business, Banking, and Business/Corporate, 2006 and 2010-Present

Recipient of AV® Preeminent™ Rating, *Martindale-Hubbell*

LEED Green Associate

State Bar of Michigan Foundation, Life Fellow