

# Elinor Eizdi

Associate | Los Angeles

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Elinor Eizdi specializes in real estate transactional law. She represents real estate developers, government agencies and independent oil and gas companies in all phases of real estate acquisitions and dispositions. She assists them with myriad issues pertaining to real property, right-of-way, oil and gas assets and mineral rights.

Elinor handles all aspects of real estate negotiations. She drafts purchase and sale agreements, temporary construction easements, access agreements, deeds and related documents and performs due diligence and extensive title review. She also advises on unusual real estate issues as they arise, including utility and well relocations, and researches and analyzes environmental constraints and impacts on future development.

Prior to graduating from law school in 2012, Elinor was a law clerk at a Los Angeles-based law firm and served as a judicial extern to the Honorable Ellen Carroll.

## EXPERIENCE

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**Alameda Corridor Transportation Authority (ACTA).** Leader of the Nossaman legal team, assisting ACTA with multiple right of way acquisitions and utility relocations. Work includes leading negotiations and drafting multiple deeds and agreements with public agencies and private parties.

**Orange County Transportation Corridor Agencies.** Assisted in negotiations and drafting of complex agreements for the acquisition of large tracts of land for toll road purposes from numerous entities. Work also included research and analysis of environmental constraints and impacts on future development.

**Port of Long Beach.** Currently serving as the lead member of the Nossaman legal team assisting the Port with acquisition of property interests in connection with the Gerald Desmond Replacement Bridge Project. Work includes drafting purchase and sale agreements, temporary construction easements, access agreements, demolition and relocation of dewatering wells agreement, deeds and related documents, performing due diligence and extensive title review. Also assisted with the acquisition and disposition of the Port's interim administrative offices. Work consisted of performing due diligence, analysis of underlying documents and drafting agreements and closing documents.

**Downtown Properties.** Assisted in the acquisition of commercial properties in California. Work included drafting purchase and sale agreements and related documents, performing title review, lease review, other due diligence and successfully leading the transactions through closing. Also advised with respect to loans secured by real property.

**Naftex Development LLC.** Provided legal assistance leading to the acquisition of oil and gas leases as part of a bankruptcy auction. Work also included drafting of oil and gas leases and operating agreements.

**Vaquero Energy Inc.** Represented the buyer in the acquisition of real property in Santa Barbara County. Work included performing due diligence, drafting the purchase and sale agreement and closing agreements.

## INSIGHTS

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### SPEAKING ENGAGEMENTS

Moderator, "The Impact of COVID-19 on Your Contracts," UCLA Real Estate Alumni Group Virtual Webinar Series, 04.22.2020

Speaker, "Due Diligence in Public Real Estate Transactions," Lorman Education Services Webinar, 10.16.2018

### PUBLICATIONS

Co-Author, "Get Ready to Pay More for Recording a Document in California," *Nossaman eAlert*, 03.07.2018

Co-Author, "A Rare Taxpayer Win in California Step Transaction Case," *Law360*, 05.04.2015

Co-Author, "The Secret Is Out: The Documentary Transfer Tax Will Now Be Part of Public Record," *Nossaman eAlert*, 11.13.2014

Co-Author, "What Every California LLC Needs To Know About California's New Revised Uniform Limited Liability Company Act," *Nossaman eAlert*, 03.17.2014

## COMMUNITY & PROFESSIONAL

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American Bar Association, Member of Real Property Section

California State and Los Angeles Bar Association, Member of Real Estate Sections

UCLA Real Estate Alumni Group, Board Member

California Independent Petroleum Association

Urban Land Institute

## PRACTICES

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Real Estate

## INDUSTRIES

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Energy & Utilities

Real Property

## EDUCATION

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University of California, Los Angeles School of Law, J.D., 2012

UCLA Anderson, School of Management, M.B.A., 2012

University of California, Los Angeles, B.A., 2008, *summa cum laude*; Phi Beta Kappa

## ADMISSIONS

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California