

# Natalie Maples

Associate | Orange County

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Natalie Maples advises clients on real estate transactions and negotiations. She counsels clients on issues related to site acquisition and development, land use, commercial and residential lease agreements, title and survey matters, and a wide spectrum of real estate transactions. She has experience serving as real estate counsel in complex mergers and acquisitions transactions, acquisition and leasing of medical office buildings, hospitals, and national restaurant chains; ground leasing and site development for a national gas station and convenience store operator, and a car wash operator; as well as leasing and acquisitions for telecommunications providers and commercial and mixed-use projects.

Natalie has also handled business law and governmental relations matters, including historic tax credit and new market tax credit projects, contract disputes, regulatory compliance issues and commercial litigation. She is also experienced in title curative actions and addressing defaults, including evaluation and implementation of remedies.

## EXPERIENCE

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Provided analysis of pandemic-related issues with respect to leased real property for a variety of clients. This work included lease compliance matters, imposition of vaccination requirements for access to leased premises and negotiating workouts for retail clients.

Negotiated a new 7-year lease with a reduced footprint and construction contract for a U.S. tech company for its Canadian office. The new lease includes an option for our client to extend the lease for an additional five years, and provides that our client will not be required to pay rent on the 13th and 25th months of the lease. Additionally, the landlord will provide our client with a market rate improvement allowance per square foot and has agreed to provide a cap on their construction supervision fee. Financing for the landlord's construction project will be provided by its lender, who will provide our client with a subordination, non-disturbance and attornment agreement for the new lease promptly after the parties enter into the agreement.

Served as real estate counsel to a national restaurant chain in a financial merger. She worked on behalf of the seller to resolve all title curative, environmental, survey and zoning matters for approximately 300 fee-owned restaurant locations as well as provided lease review and compliance, notices and lease assignments for approximately 300 leased restaurant locations. Additionally, she provided analysis and advice for post-transaction sale-leaseback and lease compliance matters.

Represented a mining company and its affiliated entities in the acquisition of substantially all of the assets of two large-scale frac sand and aggregate mining facilities in Louisiana, including comprehensive title and survey review on behalf of the title company. She coordinated development of a metes and bounds survey and legal description for over a thousand acres of real property in Allen Parish, Louisiana that had never previously been surveyed.

## INSIGHTS

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### SPEAKING ENGAGEMENTS

Speaker, "Hot Topics in Real Estate and Land Use," Urban Land Institute Next Group, 02.08.2022

Speaker, "Impacts of COVID-19 on Litigation Economic Damages," Nossaman and GHJ Joint Webinar, 04.13.2021

### PUBLICATIONS

Co-Author, "Who's in Your Circle of Trust? Agents and Attorney-Client Privilege," *The Practical Real Estate Lawyer*, 01.04.2022

Author, "SB 939: Relief for Commercial Tenants Could Spell Disaster for Landlords," *Nossaman eAlert*, 06.10.2020

## HONORS & RECOGNITIONS

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Included in *Best Lawyers: Ones To Watch for Real Estate Law and Litigation - Real Estate*, 2021-2023

## COMMUNITY & PROFESSIONAL

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American Bar Association, Member

Louisiana Bar Association, Member

Urban Land Institute, Member

## PRACTICES

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Real Estate

Real Estate Litigation

Health Law

Corporate

## EDUCATION

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Tulane University Law School, J.D., 2012

University of California, Berkeley, B.A., 2008, *with honors*

## ADMISSIONS

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California

Louisiana

U.S. District Court, Eastern District of Louisiana