

# Elinor Eizdi

Partner | Los Angeles

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Elinor Eizdi specializes in real estate transactional law. She has extensive experience representing real estate developers, government agencies and independent oil and gas companies in all phases of real estate acquisitions and dispositions as well as construction, leasing and financing. She assists them with myriad issues pertaining to real property, right-of-way, the Surplus Land Act, oil and gas assets and mineral rights.

Elinor handles all aspects of real estate negotiations. She drafts and negotiates purchase and sale agreements, leases, deeds, easements, access agreements, and related documents. She performs due diligence and extensive title review. She also advises on unusual real estate issues as they arise, including utility relocations, wells, and she 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, advising 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. Also advised ACTA regarding the transfer to the California Department of Transportation (Caltrans) of fee property and easements necessary to access the Pacific Coast Highway.

**Orange County Transportation Corridor Agencies (TCA).** Negotiated and drafted complex agreements for the acquisition of large tracts of land for toll road purposes from numerous entities. Also advised on disposition of excess properties. Researched and analyzed environmental constraints and impacts on future development.

**Port of Long Beach.** Advised the Port on its transfer of real property easements to Caltrans, which was necessary to complete the Gerald Desmond Replacement Bridge Project. Drafted a right of way agreement and multiple easement deeds. Currently advising on the negotiation of an operation and maintenance agreement with Caltrans. Led multiple meetings with Caltrans and the title company to address complex title issues, and managed the escrow process. Key member of the legal team that acquired property interests for construction of the bridge, with work including drafting multiple 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 advised on the acquisition and disposition of the Port's interim administrative offices, including performing due diligence, analysis of underlying documents and drafting agreements and closing documents.

**Downtown Properties.** Provided counsel in the acquisition of commercial properties in California. Drafted purchase and sale agreements and related documents, performed title review, lease review, other due diligence and successfully led the transactions through closing. Also advised with respect to loans secured by real property.

**Naftex Development LLC.** Advised on the acquisition of oil and gas leases as part of a bankruptcy auction. Drafted oil and gas leases and operating agreements.

**Vaquero Energy Inc.** Advised on the acquisition of real property in Santa Barbara County. Performed due diligence and drafted the purchase and sale agreement and closing documents.

## 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, Member

Urban Land Institute, Member

## PRACTICES

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Real Estate

Construction Law, Claims & Litigation

Leasing

Oil & Gas

Property Acquisitions & Dispositions

Real Estate Financing

Project & Right-of-Way Acquisitions

## INDUSTRIES

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Energy & Utilities

Real Property

Transportation

## 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