



Jeanne A. Pearson

PARTNER

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Practice Areas

- Commercial Real Estate
- Commercial Real Estate Development
- Commercial Real Estate Financing
- Land Use and Mixed-Use/Planned Development
- Creditors Rights Litigation

Representative Work

- Represent commercial real estate developers in connection with all aspects of negotiation, acquisition, development and financing matters including but not limited to negotiating and drafting sales and acquisition contracts, easement agreements, restrictive covenants, and condominium declarations and related documents, and owners' association documents.
- Represent local and national builders in connection with the negotiation and acquisition of lots from developers for the construction of residential homes.
- Represented regional healthcare provider in sale/ leaseback of five multi-story medical office buildings comprised of 650,000 square feet with an overall transaction value of \$125+ million.
- Represented regional healthcare provider in a credit lease financing transaction involving the sale and leaseback of 22 medical office buildings located in North and South Carolina to investors in five property groups with an overall transaction value of \$120+ million.
- Represented investor in connection with the restructuring and recapitalization of a joint venture and modification of related financing involving a mixed use development consisting of 24 properties owned by four related entities with a value after recapitalization of \$24+ million
- Represent lenders in connection with:
 - Suits on notes, leases, guarantees or other financial instruments;
 - Claim and delivery proceedings;
 - Receiverships; and
 - Foreclosures.

Education

- Clemson University, B.A., History, 1993
- University of Tulsa, J.D., 1996
- Tulsa Law Journal, Production Editor

Professional Organization

- North Carolina Bar Association
- South Carolina Bar Association
- Mecklenburg County, NC Bar Association
- York County, SC Bar Association

Jurisdictions Licensed

- South Carolina (admitted in 1996)
- North Carolina (admitted in 2003)
- United States District Court, District of South Carolina (admitted May 25, 2001)

Community Involvement

- City of Rock Hill Zoning Board of Appeals (Board Member, 2001-2009; Chair 2003-2007)
- Member of Historic Charlotte, Inc.'s Board of Directors (2008-present; Secretary beginning July 2011)

Personal

- Born in Athens, Georgia 1970