

## Cameron Todd Ware

Partner

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I enjoy managing multiple issues and time pressures and getting the job done for my clients, with the client not knowing or having to worry about the crisis and chaos I was able to prevent on their behalf. They hire me to see the big picture, anticipate the future and efficiently handle every problem that has the potential of derailing their project plans. I identify risks and advance creative solutions that don't cost a lot of time and money, while sincerely caring about the success of my clients' deals as much as they do.

Cameron "Todd" Ware is hired by start-up and established companies across the U.S. and globally to advise and assist on **real estate** and natural resource development opportunities in the southeastern United States. For visionary developers who see opportunity in creative redevelopment of existing or abandoned properties, Todd has the experience to help them not only achieve their end goals, but identify, structure and monetize interim opportunities. Todd brings knowledge, efficiencies and economies to hungry entrepreneurs and growing companies. The first time they encounter a unique issue – something they haven't seen before – is the time to call Todd. Clients include natural resource developers, homebuilders, residential subdivision developers, large commercial retail/office/mixed use developers, entrepreneurial investors and developers, family-owned businesses, and property/hoa associations. He is also experienced in telecom and cell tower location and regulation and understands how to navigate the related morass of local, state

### Practices

Real Estate Advisory Services  
Environmental  
Business Transactions  
Condemnation Rezoning & Land Use

### Industries

Financial Services  
Energy  
Real Estate, Hospitality & Construction  
Retail

### Bar Admissions

North Carolina

### Education

University of North Carolina School of Law (JD, , 2000)  
University of North Carolina at Charlotte (BA, *cum laude*, 1997)

### Associations

#### Professional

- **American Bar Association**
- **North Carolina Bar Association**
- **Mecklenburg County Bar**

#### Community

- Charlotte Chamber of Commerce, Leadership School (Fall 2003)

and federal law. He has advised large, as well as junior exploration, international mining companies with their exploration of lithium and gold/precious metal deposits in the southeast, helping them establish their local business connections, acquire the real estate rights needed to start exploration, and ensure that federal, state and local permits – soil erosion, mining, zoning and water quality permits – are in order. Todd is committed to client responsiveness and accessibility, enjoys striving for the success of his clients and building lasting partnerships and friendships.

### Representative Experience

- Represents international natural resource developers, both majors and juniors, on business organization, land package acquisition and permitting and entitlement for natural resource (lithium, gold, other precious metals) exploration and mining projects in the southeastern United States
- Represents national homebuilder with growing presence in North and South Carolina focused on development of 55 and older communities, assisting on all aspects of title and land acquisition and financing for growing portfolio.
- Represents several active commercial real estate developers in all aspects of acquisition, financing and development and disposition of office, retail and mixed-use projects, with a focus towards redevelopment, including preparation and negotiation of site acquisition documents, review and negotiation of financing documents (both traditional commercial lending and conduit/securitized financing), negotiation of office and retail leases and ground leases with national, regional and local tenants, preparation of land use and management documents (easements, declarations, POA's, etc.), and advising on environmental and land use and entitlement issues.
- Represented developer of high-rise residential condominium project from inception to completion, including all aspects of site acquisition and financing, construction, regulatory compliance and permitting, condominium management documents, disposition, and buyer dispute management.

- **Leadership Cabarrus Chamber of Commerce** (Class of 2015)

### Community

[About Our Firm](#)

[Recognition](#)

- Represented largest developer of national drugstore chain in Southeastern United States on fast-track negotiation of 25+ leases.
- Managed successful client response to Notice of Violation from environmental enforcement agency regarding storage, disposal and clean-up of solid waste materials on proposed thirty acre retail shopping center site.
- Managed process for securing approval from local historic preservation commission for the relocation of historic structures.

#### **Honors**

- ***The Best Lawyers in America***© – Real Estate Law (2019-2025)
- ***Super Lawyers***® North Carolina – Rising Star (2010-2011)
- Clerk to the Honorable Judge Hugh B. Campbell, Jr., North Carolina Court of Appeals (2001-2002)
- Clerk to the Honorable Judge Albert Thomas, North Carolina Court of Appeals (2002)