



DEVENCORE



OUR LEGAL EXPERTISE ON YOUR SIDE

Beyond the transaction



Experience
the difference

LEGAL SERVICES

SPECIALIZED SKILLSET

Our Experience On Your Side

We offer legal advice and transactional representation to Devencore clients related to commercial and corporate real estate transactions, including acquisitions and dispositions, financing, development and leasing across Canada.

More specifically, we provide assistance to our clients with a variety of their real estate requirements, ranging from counsel and advice to structuring, drafting, reviewing, negotiating and implementing legal documentation.

Our clients seek our services throughout the transaction process. In conjunction with the brokerage team, we typically accompany our clients from the offer to transact all the way to closing and signing of the transaction agreement.

During this process, we represent and counsel our clients in drafting and negotiating intent letters, offers and agreements of transaction, and we assist them in conducting, or responding to various due diligence investigations and in developing strategies based upon such investigations.

We also counsel our clients with respect to their various transaction rights and options over the course of their agreements and we represent them in exercising such rights and options.

Finally, we counsel our clients on various agreement exit strategies and represent them in negotiating exit agreements and concluding their relationships.

"... WE COUNSEL OUR CLIENTS WITH RESPECT TO THEIR VARIOUS TRANSACTION RIGHTS AND OPTIONS..."

Devencore's Legal Services Advantage

The advantage of Devencore is that we are involved from the inception of the deal, and therefore we have a unique and precise grasp of the legal and business concerns and complexities which allows us to deliver effective advice and services.

Characteristics

We counsel and serve a diverse clientele composed of small and medium enterprises, financial institutions and large corporations, which operate in various domains.

Real Estate Focus

Closely aligned with Devencore's brokerage and consultancy, our team of legal professionals has comprehensive knowledge and experience of the various markets in which our clients conduct transactions. We are aware of the markets' realities and trends. We understand the thought process of the various real estate professionals, such as owners, managers, developers, designers, architects, engineers, etc. This enables us to provide our clients with unrivalled expertise. Indeed, our unique market insight, which we share with our clients, allows us to ensure that our clients' legal concerns are properly addressed in light of the specific context of their transaction.

<p>All types of real estate, including office, retail, hotel, industrial, multi-occupancy residential, recreational and development properties</p>	<p>Specialized Legal Counsel, Advice and Opinions</p> <ul style="list-style-type: none"> Drafting, representation and negotiation Letters of intent, offers and agreements 	<p>Leases</p> <ul style="list-style-type: none"> Exercise of rights and options Lease registration and notices Lease review Lease exit strategies 	<p>Purchase and Sale of Real Estate and of Businesses of Which Real Estate Is a Substantial Asset</p> <ul style="list-style-type: none"> Due diligence investigations Property titles examinations and off-title verifications Assessment of legal risks Estoppel certificates 	<p>Complex Real Estate Ownership Structures</p> <ul style="list-style-type: none"> Joint ventures, partnership and shareholder arrangements Business incorporations Build-to-suit leases Construction agreements Sale-leasebacks Emphyteutic leases / ground leases Usufruct Superficial rights Servitudes
<p>Financing and loans</p>	<p>Hypothecs and other security interests</p>	<p>Litigation process and coordination</p>		

"... OUR UNIQUE MARKET INSIGHT ALLOWS US TO ENSURE THAT OUR CLIENTS' LEGAL CONCERNS ARE PROPERLY ADDRESSED..."

ABOUT DEVENCORE

Who We Are

Founded in 1972, with national coverage, Devencore is the largest privately-owned corporate real estate brokerage and advisory firm in Canada. We offer comprehensive services that are specifically designed to ensure that all real estate decisions are supported by effective real estate strategies and professional execution.

Devencore's strength lies in its ability to understand its clients' objectives, react quickly to the client's needs, yet providing creative and effective solutions that address any particular situation. Each and every professional of Devencore systematically applies the principles upon which the company's philosophy is based, namely to fully use every available resource to best serve clients and satisfy their needs.

Devencore has an office in Montréal, as well as affiliated offices in Toronto, Vancouver, Calgary, Edmonton, Moncton, Halifax, Québec City and Victoria.

*DEVENCORE'S LEGAL SERVICES
IS CLOSELY ALIGNED WITH AND
COMPLEMENTS THE WHOLE RANGE
OF DEVENCORE'S EXTENSIVE
REAL ESTATE SERVICE OFFERING
AND ADVISORY SOLUTIONS*

**YOUR REAL ESTATE
PARTNER IN YOUR
CORPORATE
TRANSFORMATION**





DEVENCORE

For more information:

Alexandre McCormack, Lawyer
Manager, Legal Services
Real Estate Broker
Tel. : 514-392-9465
amccormack@devencore.com

Marie-France Desrochers, Lawyer
Vice-President, Corporate Services
Chartered Real Estate Broker
Tel. : 514-392-9478
mfdesrochers@devencore.com

Devencore Legal Services Ltd.

800 René-Lévesque Blvd. West, Suite 900
Montréal, Québec H3B 1X9

**Devencore's Legal Services are rendered by corporations affiliated to Devencore.
For legal and regulatory reasons, Devencore's Legal Services may vary amongst those corporations.**

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