



SEGEV LLP

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## Construction and Real Estate Team Profile

Segev LLP provides insights, analyses, access, and strategy services to some of the world's best and nimblest interactive entertainment, gaming, betting and related technology companies – all underpinned by out-of-the-box thinking and high quality legal work.

Business Law • Technology and IP Law • Real Estate Law • Corporate Finance, Venture Finance and Secured Lending • Estate Planning and Wealth Preservation • Non-Profits, Charities and Social Ventures • Online Gaming, Social, Mobile and Video Gaming Law / Gambling Law • Business Immigration • Commercial Dispute Settlement





SEGEV LLP



## About

**Our core mission is simple: to add value to your business.**

We do this in many ways – whether it's on the strategy side, by helping you explore unique or challenging opportunities; the drafting side, by constructing and negotiating, agreements that reflect the commercial realities of your business; or the personal side, by leveraging our networks to offer you more than traditional legal services. Whether you need well qualified guidance on a specific matter or a specialized, experienced firm to be your "outside" in-house counsel, Segev LLP provides practical, actionable, ROI-focused legal services and strategy.

Segev LLP employs a strong real estate team with development, construction, conveyance, general contracting, land-use and rezoning, risk management, insurance, regulatory, environmental and corporate experience. And if you are considering doing business in the U.S.A., we have U.S.-licensed lawyers ready to assist and provide guidance.

### SERVICES WE OFFER || HOW WE CAN HELP YOU

- Construction and Materials Supply Contract Drafting, Review and Negotiation
- Builder's Lien Matters
- Real Estate Conveyance, Development Agreements, Strata Corporations and By-Laws
- Company Formation and Structuring for Real Estate Projects
- Insurance Policy Review and Program Recommendations
- Bank Financing and Private Financing for Acquisition and Development of Real Estate Projects
- Commercial Lease Negotiations and Lease Preparations
- Mediation, Arbitration and Litigation of Construction Defect Claims and Engagement of Experts
- Resolving Landlord and Tenant Disputes
- WorkSafeBC Rating and Claim Matters, Risk Management Assessments
- Commercial Dispute Resolution
- Advertising and Marketing Law
- International Corporate Organization Structuring
- Regulatory Compliance and Government Licensing, Land-use and Zoning Issues
- Real Estate Development Environmental Issues
- Negotiating Covenants, Easements and Rights of Way with Local Governments, Utilities and Stakeholders
- Subdivisions and Land Consolidation



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### ALON SEGEV

Alon's practice focuses on real estate transactions, corporate, commercial and technology law including banking and lending transactions. Alon has extensive experience negotiating and preparing all manner of construction contracts and lease agreements, and advising clients on their legal needs in the context of their business, such as:

- Negotiating and drafting commercial leases, construction contracts, underpinning agreements, easements and rights of way agreements
- Negotiating and structuring real estate purchase and sale contracts
- Advising on corporate structures and partnerships and raising capital
- Liaising with regulatory bodies, municipal and governments and commissions and compliance organizations
- Assisting clients with implementing best practices to mitigate risks
- Assisting clients with subdivisions and land consolidations
- Resolution and settling of all manner of disputes



### MARIUS ADOMNICA

Marius grew up in Vancouver and obtained his J.D. from the University of British Columbia, graduating with the Business Law Concentration and winning the Stuart Clyne Prize in Labour Law. He was called to the bar in B.C. in 2012.

His practice focuses on general corporate and commercial work and technology law, with an emphasis on advising start-ups and emerging technology companies. Marius also has experience in commercial litigation and business immigration matters, and is able to provide his clients with advice on a wide range of issues, including commercial transactions, regulatory matters, and commercial disputes



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### SHEILA EVANI

Sheila assists private businesses, individuals, non-profits, and social ventures in making pragmatic legal decisions that align with their personal and organizational values. She works on a variety of business and real estate matters, and assists her clients in their estate and wealth preservation planning. Sheila understands the tax considerations that are crucial to an effective financial strategy in her various areas of practice, and applies these insights to guide her clients in their business and personal decision-making.

Sheila acts for both residential and commercial developers, as well as for individuals purchasing their own home. She advises on lending and secured transactions, commercial agreements and leases, strata and subdivision projects, and co-housing developments. She also acts for financial institutions and private lenders in the preparation and registration of loan and security documents.



### SID KOSHUL

Sid is a business and real estate lawyer whose practice includes assisting clients with both residential conveyancing and commercial real estate matters. Sid also provides notary and Commissioner of Oaths services.

Prior to joining Segev LLP, Sid articulated at a full-service law firm where he gained experience working with litigators and solicitors.

Sid obtained his J.D. from the University of Manitoba's Robson Hall where he obtained 4th Highest Standing in his final year. Sid was a Dean's Honour List, Faculty of Law, recipient of the Law Society of Manitoba Prize for Fourth Highest Standing in Third Year Law, recipient of the George Thomas Chapman, Q.C. Prize for Highest Standing in Municipal and Planning Law, recipient of the Robert J.M.

Adkins Prize for Highest Standing in Municipal and Planning Law and was on the Dean's Honour List, Student of Highest Distinction, University of Winnipeg.

Sid currently serves on the Board of Directors for the Gastown Business Improvement Society.



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### ERIC STEIN

Mr. Stein is a 20+ year practicing attorney with extensive construction, real estate and business law experience. Mr. Stein was previously General Counsel for the Ute Mountain Ute Tribe in Southwest Colorado for 7 years, and was heavily involved in all aspects of the Tribe's successful construction company, including negotiating federal contracts for large-scale public works projects such as dams, roads, and bridges, as well as construction of the Tribe's casino. An important part of this work involved lobbying efforts at Federal, state and local government levels as well as coordination with other Federally recognized tribes in Colorado. During his tenure at the Tribe, he also worked on environmental compliance matters, oil and gas development and coal extraction agreements.

Mr. Stein then served as Assistant General Counsel for Vail Resort, Inc. (NYSE: MTN), where he was heavily involved with the Company's real estate division, both on the owner/developer side and in commercial leasing. This work involved procuring construction "wrap" insurance programs from RFP to executive approval and implementation (including drug testing programs). In addition, Eric was central to the successful resolution of a multi-million dollar construction defect claim at Vail Mountain's signature on mountain restaurant, Two Elk Lodge.

Eric was then recruited by Intrawest to be its Vice President of Risk Management and Insurance, and moved to Vancouver in 2007. While with Intrawest, Mr. Stein developed and implemented a company-wide workplace safety initiative driving down premiums and claims, managed defense of 5 construction defect class action matters and oversaw insurance procurement.

Just prior to joining Segev LLP, Eric worked with the in-house legal team at Ledcor. Imbedded with their telecommunications division, he implemented a contract review and approval process which ensured comprehensive risk management analysis was completed for each project. While with Ledcor, Eric championed an effort to protect Ledcor from financial and project execution risks related to builder's liens, both contractually and by establishing strong documentation requirements for both A/R and A/P functions within the finance department.