



Saul Breskal
PARTNER

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EDUCATION

University of Oxford, United Kingdom - Law Degree
University of Cape Town, South Africa - B.S. Honors

PRACTICE AREAS

Real Estate

- Leasing
- Purchases/Sales
- Secured Lending, Workouts and Restructuring

BIOGRAPHY

Saul Breskal is a partner at the Firm and is noted for negotiating and finessing complex, high-dollar real estate and construction transactions, including the purchase, sale, financing and development of commercial, industrial and residential real properties. While Mr. Breskal applies his expertise across a range of industries, he has particular proficiency in real estate as it relates to entertainment, gaming and hospitality. In recent years, he has successfully represented clients in transactions totaling more than \$8 billion dollars.

Mr. Breskal was recently lead counsel responsible for negotiating and drafting more than 100 challenging construction-related contracts totaling over \$6 billion for the country's largest privately funded construction project-Las Vegas CityCenter-and integrally involved in the project since its inception in 2005.

Mr. Breskal's list of representative transactions and clients includes Hollywood film studios, publically traded gaming and hospitality companies, the nation's largest title insurance company, regional and national developers of residential and commercial real properties, and celebrity and high-net worth individuals in connection with their real estate and general business needs.

Mr. Breskal received his Bachelor of Business Science with honors from the University of Cape Town, South Africa, and his law degree from the University of Oxford, United Kingdom.

The Daily Journal, one of California's top legal publications, ranked Mr. Breskal among "The Top 20 Under 40" attorneys in Southern California in 2010. He has also been recognized as a Super Lawyers Rising Star.

REPRESENTATIVE MATTERS

Real Estate Acquisitions and Sales

- Representing MGM MIRAGE in connection with transactions for the purchase of vacant land on the "Las Vegas Strip" for an aggregate purchase price of \$575 million.
- Representing a national developer of condominiums, in connection with the acquisition of real property in West Hollywood, California.
- Representing a private equity firm in connection with the sale of an independent Hollywood film studio.
- Representing Sunset Gower Studios in connection with the negotiation and drafting of a 100,000 square feet build-to-suit lease for an office building to be constructed on the studio lot.
- Representing owners of a privately owned film studio in connection with selling the studio to a real estate investment trust and in reinvesting the proceeds from the sale in commercial properties through Section 1031 tax deferred exchanges.
- Representing of real estate developer in connection with the restructuring of a \$1.8 billion credit facility and construction financing.
- Representing the nation's largest title insurance company in connection with the settlement or workout of major claims in several states across the country.
- Representing a real estate investment trust in connection with multiple transactions involving the purchase and sale of office buildings throughout Southern California.
- Representing a Los Angeles based developer in connection with the sale of shopping centers in Southern California.
- Successfully concluded the largest charitable land donation under the California Natural Heritage Preservation Tax Credit Act of 2000.
- Representing multiple billionaire individuals and celebrities in connection with personal matters including their respective investments in California real property.
- Representing Vistamar School in El Segundo, California in connection with the purchase of land for the expansion of the school premises.
- Representing Crossroads School in Santa Monica, California in connection with the purchase of real property for the expansion of the school premises.

Construction

- Lead counsel responsible for negotiating and drafting more than 100 challenging construction-related contracts totaling over \$6 billion for the country's largest privately funded construction project-Las Vegas CityCenter. He has been integrally involved in the project since its inception in 2005.
- Lead counsel responsible for negotiating and drafting all construction-related contracts for the reconstruction of the Beau Rivage Resort & Casino in Biloxi, Mississippi, which was severely damaged by Hurricane Katrina in 2005.
- Lead counsel representing Sunset Gower Studios in matters related to the construction of Hollywood's first new office building in over two decades, including negotiating leasing and construction contracts, and supervising the entitlement process, including negotiating settlements with neighboring landowners and community interest groups.
- Representing MGM MIRAGE in connection with negotiating and drafting construction contracts for a casino resort in Macau, China.
- Representing the Skirball Cultural Center in connection with negotiating and drafting a construction contract for the expansion of its existing facility.