

# Snell & Wilmer

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## David Crist

Attorney | Denver

David Crist or type unknown

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## Main Bio

David Crist focuses his practice in commercial real estate with extensive experience in leasing, property administration, real estate development and representation of commercial mortgage lenders. David has previous experience leading legal teams for all real estate aspects of a national chain of women's clothing stores as well as a general merchandise store. Earlier, he serves as assistant general counsel of a Fortune 500 financial services company.

## Representative Experience

- Drafted and negotiated leases and forms for national and local companies, including detailed construction agreements and fixture contracts
- Provided legal advice regarding property disputes
- Responded to requests for estoppels and SNDAs
- Negotiated disputes with landlords and supervised drafting of lease renewals and notice to landlords
- Developed commercial and residential subdivision properties including preparing restrictive covenants, conveyance of parcels, and negotiating entitlements with governmental authorities for commercial and residential projects including golf course communities in Naples, Florida and Lake Tillery, North Carolina
- Contracted for and supervision of buildout of tenant space
- Lead and provided legal services for disposition of closed stores, vacant land, office buildings and outparcels
- Drafted and negotiated purchase and sale agreements and closing documents
- Worked with financial consultant to sell and sublease other properties and terminate leases
- Managed common area maintenance (CAM) review and resolved CAM disputes for CAM budget of more than \$1 million dollars
- Oversaw CAM audits by outside auditor
- Responded to requests for estoppels, SNDAs, and easements
- Managed litigation for real estate related litigation such as CAM and maintenance disputes
- Drafted construction contracts for store remodeling including use of AIA forms
- Provided legal support for investment of life insurance company's funds in real estate loans including: loan documents for commercial, restructured and foreclosed loans
- Reviewed leasing documents including leases and subordination documents
- Managed real estate related litigation including foreclosures and lender liability claims

- Represented company in sale of real estate
- Negotiated and drafted contracts for construction and maintenance of home office
- Negotiated and drafted contracts for computer software and hardware

## **Education**

- University of Michigan Law School (J.D., 1985)
- Dartmouth College (B.A., Government, cum laude, 1982)

## **Bar Admissions**

- Colorado
- Wisconsin

## **Court Admissions**

- Supreme Court of Colorado
- Supreme Court of Wisconsin