



## Matthew W. Ellis

### Partner

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#### Practice Areas

Corporate Finance | Energy | Energy Project Development | Financial  
Institutions | Infrastructure | Mergers & Acquisitions | Real Estate

Matt Ellis is a skilled transactional attorney who assists clients with sophisticated legal matters and complex real estate transactions.

Matt represents landlords, tenants, developers, and lenders in a broad range of real estate transactions. He also represents business owners in connection with general corporate matters, including asset purchases, asset dispositions, entity formation, and joint venture agreements.

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## Intro Text/Excerpt

Matt Ellis is a skilled transactional attorney who assists clients with sophisticated legal matters and complex real estate transactions.

## Professional Community Involvement

- Association of Commercial Real Estate
- Urban Land Institute (ULI)
- NAIOP, San Francisco Bay Area Chapter
- Sacramento County Bar Association, Real Property Law Section
- California Lawyers Association, Real Property Law Section
- State Bar of California, Agribusiness Law Committee, Former Member
- Certified Public Accountant (Inactive)

## Honors & Rankings

- Best Lawyers in America®, Commercial Finance Law, Corporate Law, Mergers and Acquisitions Law, Real Estate Law, 2021-2026
- *Super Lawyers*, Northern California Super Lawyers, Real Estate, 2022-2025
- *SacTown Magazine* (formerly *Sacramento Magazine*), Top Lawyer, Real Estate, Business/Corporate, Banking & Financial Service, Securities & Corporate Finance, 2018-2024
- *Sacramento Business Journal*, Best of the Bar, 2017-2019

## Experience

### Representative Real Estate Experience

- Negotiated numerous commercial and industrial leases, including retail and office leases in excess of 30,000 square feet and industrial leases in excess of 100,000 square feet.
- Represents regional grocery chain in connection with its acquisition, disposition and leasing of real property.
- Represented a property owner in the sale of a 240 unit apartment complex and subsequent purchase of an office complex in Orange County, California.
- Successfully represented landlords in connection with the negotiation of leases with numerous retail tenants, including Walmart, Walgreens, TJ Maxx, In-N-Out Burger, Petco, Staples and Starbucks.
- Represented a landowner with all title and real estate issues relating to the donation of approximately 9,600 acres of land to a land trust.
- Represented a wind turbine company in connection with the lease and acquisition of numerous wind turbine sites throughout California.
- Negotiated numerous agricultural leases throughout California for numerous crop types.
- Represented a landowner in one of the largest solar farm leases in the Sacramento Valley

(approximately 175 acres).

- Represents a homebuilder in connection with its real estate acquisition and dispositions.

## Representative Business Experience

- Represented a dairy owner in the sale of one of the largest dairies in California. The sale involved multiple purchasers and seller financing.
- Represented a fast food franchisee in connection with the acquisition of a new territory and all existing restaurants.
- Drafted a joint venture agreement in connection with the acquisition and future development of a 200 acre parcel of property in Lincoln, California.
- Has formed numerous companies and advised clients on entity formation issues.

## Representative Lending Experience

- Represents an insurance company with the documentation of agricultural loans.
- Has negotiated many conventional, conduit, and construction loans secured by both real and personal property.
- Has represented several lenders in connection with all real estate aspects of financings secured by solar and wind generation projects in California.
- Has negotiated numerous legal opinions in connection with loan financings.

Up Close

Matt is a self-proclaimed “deal junkie.” He enjoys assisting his clients with putting deals together and negotiating the documentation relating to them. He negotiates every deal as though it is his own and ensures his clients get the best possible resolution given the situation.

Education

Degree	Honors	Major 1	Major 2	School	Distinctions	Year	Law School
J.D.				Santa Clara University School of Law		2002	Yes
B.S.	with distinction			University of California at Berkeley		1996	No

Bar & Court Admissions

Degree	Honors	Major 1	Major 2	School	Distinctions	Year	Law School
J.D.				Santa Clara University School of Law		2002	Yes

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Year	State	Jurisdiction	District	Status
2002	California			
2005	Nevada			

Alternate Bio

Array

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## Speaking Engagements / Events

- *Real Estate Lease Escalations in California*, Lorman Education Services, Presenter, 2008

## Publications

- *2009 Legislative Review*, Real Property Journal, May 2010

## Legal Alerts

- *Your Purchase Agreement May be an Unenforceable Option*, May 2010