

Uncommon Wisdom  
Common Sense®

## ERICA M. DELAIN

ASSOCIATE

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Erica Delain is a member of the Real Estate practice, where she concentrates in the areas of banking and lending and all aspects of real estate.

She practices principally in the areas of:

- Commercial real estate transactions
- Common Interest Communities
- Construction contracts
- Green and Sustainable Building Initiatives and Incentives
- Real estate finance
- Defaulted loans and workouts
- Traditional commercial lending
- Creditors' rights and remedies
- Secured Transactions
- Banking law and regulation

Erica's transactional practice includes negotiating and documenting the acquisition and sale of real estate, resolving land use issues and negotiating real estate finance and construction documents. She has worked on transactions involving all types of properties, including residential, industrial, office space, mixed use and retail.

In her banking and lending practice, Erica offers lenders and other financial institutions practical advice on all aspects of structuring, documenting and enforcing secured transactions. Erica represents financial institutions and corporate lenders in connection with creditors' rights and remedies issues, including real estate foreclosures, enforcement and foreclosure of Article 9 security interest, mechanic's lien foreclosures and workouts.

### REPRESENTATIVE EXPERIENCE

- Represented DM&E Railroad and Canadian Pacific in the acquisition and assembly (via acquisition and condemnation) of hundreds of land parcels in South Dakota and Wyoming for the development of a 162-mile-long new railroad alignment.

### PUBLICATIONS AND PRESENTATIONS

- "CIC Disasters—10 ways for Developers and Associations to Avoid or Minimize Litigation Risks," Minnesota CLE Webinar, 2010; Minnesota Real Estate Institute, 2009



### CONTACT INFORMATION

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Minneapolis, MN 55402

### PRACTICE AREAS

Banking and Financial  
Services

Commercial Real Estate

Loan Workouts and  
Creditors' Remedies

Real Estate

Residential Development

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- “A201-2007—The Key Changes You Need to Know,” presentation to the Minnesota Housing Finance Agency, 2009
  - “State and Local Incentives, Grants and Initiatives—Building Green to Save Green,” presentation at the Amherst H. Wilder Foundation to architects, contractors, owners and attorneys, 2009
  - “Top Ten Traps for Developers and Common Interest Communities in a Down Market,” presentation to developers, contractors and owners, 2008
  - “Personal Property Security Interests: UCC—Articles 9 and 2A—Practice and Procedure,” presentation to the Minnesota Bankers Association, 2008

**ERICA M. DELAIN**

(612) 335-7338

## **PROFESSIONAL AND CIVIC ACTIVITIES**

- Member, Minnesota Commercial Real Estate Women (MNCREW)
- Member, Minnesota Shopping Center Association
- Member, International Council on Shopping Centers
- Member, Minnesota State Bar Association
- Member, Wisconsin State Bar Association

## **EDUCATION**

J.D., *cum laude*, University of Wisconsin Law School, 2007

B.A., *summa cum laude*, Sociology of Law, Criminology and Deviance,  
University of Minnesota, 2003

## **ADMISSIONS**

- State of Minnesota, 2007
- State of Wisconsin, 2007

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*A Professional Association*

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