

PRACTICES

Real Estate
Leasing
Finance
Real Estate Finance
Master Planned Communities

INDUSTRIES

Healthcare
Financial Institutions
Data Centers

EDUCATION

University of Utah School of Law, J.D., 1986

University of Utah, B.A., 1982
English
French
Phi Beta Kappa
Phi Kappa Phi

BAR ADMISSIONS

Utah

Carl Barton

Partner

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Carl's national real estate practice includes large and complex real estate transactions for developers, buyers, sellers, and various types of real estate lenders.

Drawing on more than 35 years of real estate experience, Carl has led significant transactions involving the development, sale, financing, and construction of master-planned communities; regional shopping centers and multi-use projects; hospitality and resort projects; business parks; office ventures; large ranch and farm acquisitions and sales; multi-family residential developments; traditional and renewable energy projects; and healthcare facilities.

In addition, Carl represents institutional real estate lenders in the financing and refinancing of all types of real estate projects and represents landlords and tenants alike in office, industrial, and retail leasing transactions.

EXPERIENCE

Real Estate/Master-Planned Communities

- Development and land use
- Purchase and sale transactions
- Commercial leasing

Real Estate Finance

- Term and construction loans
- Tenant in-common loans
- Energy project financing
- Sale/leaseback financing

Healthcare Transactions

- Purchase, sale, licensing, and financing of hospitals, assisted living facilities, and skilled nursing facilities

CLIENT RESULTS

Lead counsel for Rio Tinto/Kennecott in the sale of Daybreak, one of the largest master-planned communities in the United States and the single most significant real estate transaction in Utah history.

Represented buyer in 2016 in the purchase of over 500 retail sites for

more than $475 million for GameStop/Spring Mobile.

Lead counsel for Beaver Valley Hospital in the acquisition of more than 40 health care facilities from 2015-2017.

Lead counsel in the restructuring transaction of more than 100 commercial centers between 2 joint venture entities.

Lead team in negotiating and drafting more than 1,000 retail, office, and commercial leases in 2015-2022.

Lead counsel in acquiring office buildings for The Cicero Group and converting them to office and retail condominiums at the Gateway Mall in Salt Lake City, Utah.

Lead counsel in the sale of 24,000-acre Rose Ranch in Northern Utah in 2016.

Lead counsel to Dinsdale Brothers in purchase of Flying M Ranch in Nevada in 2015.

Lead counsel in joint venture development of Silver Creek Village in Park City, Utah in 2016.

Lead counsel for The Canyons, Nordic Valley, and other resorts around the U.S., and in over 12 golf courses and resorts, hospitality, and multi-family residential projects.

Lead counsel on development and financing of new convention center hotel in Salt Lake City, including approximately $400 million of state and local tax incentives, construction financing, equity investment, C-PACE financing, and related bond offering.

Lead counsel in representing Rio Tinto/Kennecott in the annexation and development of a new master-planned community in South Jordan, Utah.

Represented buyer in the purchase of over 2,500 retail sites for more than $475 million for a GameStop/Spring Mobile.

Lead counsel in the sale of Destination Homes' single-family residential and town home divisions.

Lead counsel for Beaver Valley Hospital in the acquisition of more than 40 health care facilities from 2015-2021.

PUBLICATIONS

"Utah Commercial Lending Law (First Edition)," *ABA Commercial Lending Law, a State by State Guide*, 2009

SPEAKING ENGAGEMENTS

"Real Estate joint Ventures, Structuring, and Strategy," *Holland & Hart 2024 CLE Program for In-House Counsel*, May 20, 2024

RECOGNITION

- *Chambers USA*, Real Estate, 2005-2026
- *The Best Lawyers in America*®, Real Estate Law, 2012-2016, 2018-2027
- The Legal 500, Real Estate and Construction, 2011
- Mountain States Super Lawyers®, Real Estate, 2007-2026
- *Utah Business Magazine*, Utah Legal Elite, 2005-2022, 2025-2026
- Martindale-Hubbell®, AV Preeminent® Rating

PROFESSIONAL AND CIVIC AFFILIATIONS

- Utah State Bar, Real Property Section, Member
- University of Utah Board of Undergraduate Academic Affairs, Board Chair, 2006-present
- Honorary French Consul for the State of Utah, 1990-2002