

## **DALE DUNCAN**

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Dale Duncan is a Mediator, Attorney, and Consultant with over 30 years experience in structuring business, financial, and real estate ventures including complex debt restructuring and loan workouts. He has assisted in the acquisition, reorganization, development, and sale of extensive real estate assets and loan portfolios. He has assisted in acquiring properties from financial institutions and governmental regulatory agencies. He serves as an advisor and consultant in resolving issues between owners and governmental entities in the development of properties and obtaining entitlements.

Mr. Duncan has worked with the Federal Deposit Insurance Corporation (FDIC), Resolution Trust Corporation (RTC), and the Office of Thrift Supervision (OTS) in the acquisition and sale of distressed properties, loan portfolios, and financial institutions and the resolution of issues between owners and regulatory agencies.

Mr. Duncan was certified as a Mediator in 1989 and appointed to the American Arbitration Association Panel of Arbitrators. He has a long history in negotiating the resolution of issues and disputes in business, real estate, construction, banking, and financing. He has negotiated the resolution of disputes in the procurement of entitlements from City Planning Commissions, City Councils, County Board of Supervisors, Army Corps of Engineers, Regional Water Quality Control Boards, Water & Sewer Districts, and the Department of Fish & Game. He has successfully negotiated construction contracts, general and subcontractor disputes, home-owners association disputes, partnership disputes, disputes between real estate brokers and agents, employment contract disputes, defective construction disputes, governmental planning and regulatory agency conflicts, zoning and land use conflicts, real estate misrepresentation claims, and financing commitments and related disputes.

### **EDUCATION: Juris Doctor; Bachelor of Arts**

**AFFILIATIONS AND ORGANIZATIONS:** South Carolina Certified Circuit Court Mediator; United States Federal District Courts of South Carolina Certified Mediator; California Certified Mediator; Member of the Texas Bar; Member of the Colorado Bar; Member of the United States Supreme Court Bar; Member of the United States District Court Bar-District of Colorado; Coastal Carolina University Executives in Residence Program; Former Member of the Board of Advisors-University of Southern California Lusk Center for Real Estate.

### **DALE DUNCAN HAS SUBSTANTIVE EXPERIENCE IN THE FOLLOWING AREAS:**

Banking & Finance

Business

City, County, State & Federal Regulatory Issues

Construction

Contract Disputes

Employment

Financing Commitments & Disputes Relating to them

Home-Owners Associations

Governmental Planning and Regulatory Agency Issues

Partnerships

Probate

Real Estate

Zoning & Land Use Issues

Personal Injury