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S. Costley focuses principally on serving the broad-based transactional needs of business owners and executives, contractors and developers, tenants and landlords, and buyers and sellers of real property. Her practice includes reviewing and drafting of a broad range of real estate and commercial agreements and providing guidance on business formation, operation, and governance. Clients include real estate developers, general contractors, subcontractors, retail, office and industrial tenants, and a rich mix of both large and small business owners, and investors.

She has the perspective to see the big picture in deals, the wisdom to ask the right questions, and the lengthy experience to know attention to detail is crucial. With over 20 years of experience in real estate transactions, including as in-house counsel for developers and REITs, She is as comfortable facilitating real property transactions as she is adept at efficiently and cost-effectively resolving the stickiest business disputes along the way.

REAL ESTATE

Owners, tenants, landlords, sellers, and purchasers face a myriad of decisions as they strive to “close the deal.” Perhaps surprisingly, however, many have little knowledge about what are prevailing market and balanced terms. Enter S. Costley. From determining how best to structure a deal to negotiating optimal terms, She expertly drafts contract provisions that prevent disputes and address the most novel of issues. Client rights and business interests are protected. Real estate deals are closed with the assurance that the transactions will benefit clients’ long-term business objectives. Sound like a win-win? It is.

BUSINESS AND COMMERCIAL TRANSACTIONS

Variety is the spice of life. For S. Costley this means meeting the legal challenges presented by clients who vary from beer companies, to textile manufacturers, to closely-held companies. Despite their outward differences, however, most share common goals and objectives when it comes to choosing their legal and business →

PRACTICES

- Business & Commercial Transactions
- Real Estate (Leasing & Sales)
- Wealth Preservation
- Construction Law
 - *Prime Contracts & Subcontracts*
 - *Real Estate*
 - *Corporate*
 - *Wealth Preservation*

ADMISSIONS

- California: State Courts

EDUCATION

- University of California, Los Angeles School of Law, J.D.
- Duke University, B.S., Economics

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partners. They demand relationships that ensure their interests are aggressively and legally protected. They value one's ability to anticipate issues well in advance – and to respond with lawful, imaginative solutions. They aspire for their businesses to thrive and grow. Smart business owners and managers seek relationships with a savvy advisor like S. Costley.

BUSINESS FORMATION AND GOVERNANCE

S. Costley is experienced in business formation, operation, and governance. It is practical advice that small business owners at emerging companies or individual entrepreneurs starting their own business desperately need. Many do not know which business type or structure to use, nor do they understand the associated corporate laws and regulations. (It is also the kind of experience many owners and executives at large companies need, too.) She+

MEMBERSHIPS

- State Bar of California

EXPERIENCE

- Real estate development
- Real property sales and leasing transactions
- Commercial & Construction Agreements
- Business counseling and compliance assistance
- Business continuity, asset protection, and succession planning