

FINANCIAL INSTITUTION OTHER REAL ESTATE OWNED



Recent Assignments

Cobb/Paulding County Retail – Performed due diligence for sale of a 10 acre commercial development abandoned at approximately 85% completion. Recovered key documents aided in sale.

Fulton County Townhomes
Researched site with ambiguous zoning history, partially completed infrastructure, damaged retention facilities, failing retaining wall and multiple code violations.

Hall County Master Planned Community – Negotiated local assurances, secured key documents, and facilitated acquisition

Resolved State Environmental Protection Division Stream Buffer Violation.

Compiled exhibits of multiple ownerships.

Developed engineers estimate of probable cost to complete phased infrastructure.

Gwinnett County Car Wash – Secured independent assessment of failing retaining wall on property constructed above non-permitted landfill.



The economic downturn and bank merger activity has resulted in many financial institutions having multiple foreclosed properties, facing major decisions on whether to foreclose, or owning projects in which their role and full understanding of project history had previously been limited. This presents challenges to the lenders and the communities where these projects exist. Rochester & Associates assists lender attorneys, senior credit and OREO officers with understanding and minimizing liability concerns with acquiring, holding and disposing of challenging projects.

The firm has experience with the federal, state and local requirements and strong relationships with local government permitting officials in Georgia. This allows us to quickly and confidentially secure key documents needed to properly understand site issues and work effectively with local governments to protect lender interests. A key example is compliance with Georgia's stringent erosion control standards under the NPDES program. The firm can field review effectiveness of existing measures and prioritize remedial efforts to minimize lender exposure and simultaneously gain local support. The firm files required documents (e.g, NOIs, ESCPs, and NOTs) and monitors contractor compliance, of particular concern in areas with Federally-listed Section 303 and 305 impaired streams. We can help; just call.



Contact:
Brian Rochester
678-450-5163

GAINESVILLE

FAYETTEVILLE



www.rochester-assoc.com