

Melanie R. Clark

LEGAL EXPERIENCE

Stoel Rives LLP, Salt Lake City, UT

Partner (Real Estate Department), 2017–Present

Practice currently focuses on acquisitions, including due diligence review, timesharing, office and industrial leasing, and real estate backed lending.

Representative Matters:

- Negotiated and documented sale of 1,460 acres of raw land.
- Negotiated and documented leases for more than thirty properties including industrial, warehousing, solar, and office leases.
- Negotiated and drafted purchase agreements for multiple residential and industrial properties.
- Conducted due diligence for acquisitions of land for large solar projects.
- Conducted due diligence for acquisition of ski resort.
- Negotiated and drafted numerous easement agreements.
- Prepared consent resolutions, affiliation agreements, bylaws, and articles for multiple owners associations.
- Prepared declarations of conditions, covenants, and restrictions for multiple mixed-use developments.
- Negotiated and documented real estate backed loans to local small businesses.

Ballard Spahr LLP, Salt Lake City, UT

Associate (Real Estate Department), 2007–2017

Practice focused on resort development, mixed-use condominiums, timesharing, condominium hotels, retail leasing, zoning and entitlements, and real estate licensing.

Representative Matters:

- Prepared closing documents for large acquisitions and performed related due diligence including review of title commitments and exception documents.
- Drafted and negotiated lease documents for multiple retail and industrial mixed-use projects.
- Researched real estate licensing laws in all 50 states and advised on best practices.
- Drafted declarations of covenants, conditions and restrictions for condominium hotel projects.
- Drafted form purchase contracts for sale of units in condominium hotels.
- Drafted project and sales documents for fractional interest projects and registered projects with state real estate departments.
- Researched regulatory structure, requirements, and penalties in all 50 states for timeshares, exchange companies, and short-term vacation products.
- Drafted and negotiated easement and encroachment agreements for residential and commercial properties.
- Applied for extension of zoning approvals for large retailer and coordinated applications for site plan approval and conditional use permits.

EDUCATION

University of Utah, S.J. Quinney College of Law, Salt Lake City, UT
Juris Doctorate, 2007

- Graduated Order of the Coif, with Highest Honors
- Received faculty award for 2nd highest GPA in class
- Executive Editor of Utah Law Review
- Teaching assistant for legal writing class

Utah State University, Logan, UT
B.S. Political Science, *cum laude*, 1999.

- Recipient of Merrill Scholarship
- Vice President of Pi Sigma Alpha, Political Science Honor Society
- Teaching assistant and supplemental instruction leader, Political Science Department

PRE-LAW EXPERIENCE

State of Oregon, Salem, OR
Analyst, 2001–2004

- Monitored and analyzed data to identify discrepancies and trends
- Developed research methodology, procedures and surveys for data collection
- Developed standardized and specialized reporting mechanisms

PaL-Tech, Inc., Arlington, VA
Supervisor of Administrative Services, 2000–2001

- Oversaw daily running of the office
- Supervised, hired, and evaluated receptionist and interns