

LARRY "ALLEN" WHEELER

WORK ADDRESS Faegre Drinker Biddle &
Reath LLP
2200 Wells Fargo Center
90 South Seventh Street
Minneapolis, MN 55402

HOME ADDRESS 3422 Flag Avenue N.
New Hope, MN 55427

DESCRIPTION OF CURRENT PRACTICE

Partner practicing in the real estate group focusing on purchases and sales (20%), financing (10%), leasing (30%), joint ventures (30%) and environmental (10%). Significant transactions include:

- Currently representing buyer of 830,000 square foot suburban Class A office project in Chicago.
- Represented life company in \$130,000,000 sale/leaseback of 250,000 square foot corporate headquarters.
- Represented national grocer in \$300,000,000 sale/leaseback of 8 distribution centers.
- Represented international real estate company in \$125,000,000 sale/leaseback of four building Class A office project in Minneapolis.
- Representing national health club in creating a real estate subsidiary to develop branded multi-family apartment projects adjacent to related health clubs. This includes ground up development, financing and joint ventures with local and national developers. Recent developments in Massachusetts, Texas, Connecticut, North Carolina and Arizona. Loan values for developments between \$150,000,000-200,000,000 each.
- Represented City of St. Petersburg, Florida in connection with development and lease of land to Tampa Bay Rays (for new stadium) and related ancillary development around the stadium.
- Represented buyer in acquisition and development of 800 acre site in Alabama for new \$130,000,000 manufacturing and distribution center.
- Represented national health provider in joint venture development of 252 room Hilton hotel in Jacksonville, Florida.
- Represented national investment firm in negotiating 110,000 square foot headquarters office lease in Minneapolis.
- Represented media company in negotiating 140,000 square foot headquarters office lease in Minneapolis.
- Represented national retailer in lease of 1,200,000 square foot distribution center lease in California.
- Represented national manufacturer in 800,000 square foot warehouse lease in Minnesota.
- Represented numerous landlords of Class A buildings in the consummation of dozens of landlord-side leases totaling over 1,500,000 square feet of space in the past five years.

- Represented numerous developers in acquiring, financing, joint venturing, constructing and operating many mixed-use multi-family projects (including commercial, student, housing and other residential) totaling in excess of 20 projects and \$500,000,000 of loans.
- Regularly complete real estate and environmental portions of mergers and acquisitions.

EDUCATIONAL BACKGROUND

- Juris Doctorate, *Cum Laude*, William Mitchell College of Law, June, 2005
 - National Moot Court Competition Semi-Finalist, Region XIV – Fall 2004
 - Best Oral Advocate Award over more than 30 other participants
 - Rosalie Wahl Moot Court Competition Semi-Finalist, Spring 2004
 - Highest brief score on arguing side (second best score overall)
 - CALI Award of Excellence Recipient (Property II) – Fall 2003
- Master of Arts, Organizational Management, Univ. of Phoenix, 2000
- Bachelor of Science, Liberal Arts, Regents College, 1998

MILITARY EDUCATION

- Warrant Officer Candidate School, 1991
- Initial Entry Rotary Wing Aviator Course, 1992
- Nuclear, Biological, Chemical Defense Course, Distinguished Graduate, 1993
- Fixed-Wing Multiengine Qualification Course, 1995
- Special Electronics Mission Aircraft Course, 1996

BAR MEMBERSHIPS AND DATES

- Minnesota State Bar Association, 2005-2017
- Hennepin County Bar Association, 2005-2017

EMPLOYMENT HISTORY

- Partner, Faegre Drinker Biddle & Reath LLP (formerly Faegre Baker Daniels LLP, formerly Faegre and Benson, LLP), 2015-Present
- Associate, Faegre Drinker Biddle & Reath LLP, 2007-2014
- Associate, Maslon Edelman Borman & Brand LLP, 2005-2007
- Property Manager, Hines, 1999-2005
- Pilot, American Eagle Airlines, 1999
- Pilot, U.S. Army, 1991-1999

SPEAKING ENGAGEMENTS

- Avoiding Environmental Liability in Real Estate Transactions, Presenter, Minnesota CLE, 2024, 1 hour presenting, 10 hours preparation
- The Business of Real Estate, Panelist, Minnesota Real Estate Institute, 2023, 2 hours presenting, 2 hours preparation. [Last minute course arranged the morning of as originally scheduled presenter cancelled]

- Joint Ventures, Part 2, Presenter, CLE training for client’s in-house attorneys, 2023, 2 hours presenting, 10 hours preparation
- Joint Ventures, Part 1, Presenter, CLE training for client’s in-house attorneys, 2023, 2 hours presenting, 10 hours preparation
- Issues in Property Management Agreements, Co-Presenter, Minnesota Real Estate Institute, 2022, 90 minutes presenting, 15 hours preparation*
- Avoiding Environmental Liability in Real Estate Transactions, Presenter, Minnesota CLE, 2022, 1 hour presenting, 10 hours preparation
- A Dozen Leasing Tips, Co-Presenter, Association of Corporate Counsel, 2021, 90 minutes presenting, 5 hours preparation
- Current Issues in Leasing, Co-Presenter, Minnesota Real Estate Institute, 2019, 2 hours presenting, 20 hours preparation
- Over 40 speaking engagements for Minneapolis and St. Paul Building Owners and Managers Association on various topics, including teaching a monthly “Property Management and the Law” series to the BOMA Young Professionals group
- Numerous “Lunch and Learns” to various clients on topics including COVID issues, purchases and sales, easements, leasing, bankruptcy issues for real estate lawyers and others
- Create and manage Faegre’s real estate associate training program

LEGAL PUBLICATIONS

- Commercial Real Estate Brokerage Laws and Customs: Minnesota, Practice Law Institute, Co-Author, 2014 to present*
- Real Estate Leasing: Minnesota, Practice Law Institute, Co-Author, 2014 to present*
- Real Estate Ownership: Minnesota, Practice Law Institute, Co-Author, 2021 to present*
- “Environmental Law” chapter of Minnesota Purchase and Sale Deskbook, Co-Author*

PROFESSIONAL RATINGS

- Chambers USA — Minnesota, Real Estate, 2019; 2024
- Best Lawyers — Real Estate Law, 2023-25
- Minnesota Monthly — Top Lawyers, 2024

COMMUNITY SERVICE AND PRO BONO ACTIVITIES

- Hennepin County Housing Court Project, Volunteer, 2007-2017, 200 hours. Provides free walk-in legal advice for low-income tenants and landlords
- Faegre Pro-Bono program, 250 hours. Numerous retail and office leases for low-income tenants

OTHER MEMBERSHIPS

- Building Owners and Managers Association, 1999-Present
- National Association of Industrial and Office Properties,

ATTACHMENTS

PERSONAL

*** WRITTEN MATERIALS**

- 2007-Present
- International Council of Shopping Centers, 2007-2018
- Faegre biography attached
- DOB: April 11, 1969
- Hobbies: golf, travel, hiking, skiing
- Commercial Real Estate Brokerage Laws and Customs: Minnesota, Practice Law Institute, Co-Author, 2014 to present
- Real Estate Leasing: Minnesota, Practice Law Institute, Co-Author, 2014 to present
- Real Estate Ownership: Minnesota, Practice Law Institute, Co-Author, 2021 to present
- “Environmental Law” chapter of Minnesota Purchase and Sale Deskbook, Co-Author
- Written materials for Issues in Property Management Agreements, Co-Author, Minnesota Real Estate Institute