



Patrick Murray

Ottawa

613.691.6118

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education and year of call

- Called to the Ontario bar - 1995
- University of Ottawa, LLB - 1993
- University College Dublin, BCL (Hons.) - 1992
- McGill University, BA (Economics) - 1988

practice areas

business law

commercial real estate

franchising and distribution disputes

industries

commercial real estate

cannabis practice group

profile

Patrick practices in the business law and real estate groups concentrating in the areas of corporate law, financing, transactions and commercial real estate matters.

Patrick represents owners, investors and lenders in the small to medium local category as well as multinational companies operating in Canada and Ontario specifically. His experience in commercial real estate matters includes representation of owners, developers, bankers, investors and syndicators of commercial and residential buildings, retirement homes, hotels, public and private facilities and various other types of properties in the development, acquisition, ownership, leasing, management, financing (debt and/or equity) and disposition of such properties. He is proficient in the formation and funding of ownership entities, obtaining governmental approvals for development and drafting and negotiating construction and financing documents.

His practice includes providing advice on business organization, operation and management. He is experienced in providing services related to joint ownership agreements and in structuring and documenting syndications to investors, including the drafting and negotiating of shareholder, partnership and tenancy-in-common agreements. He provides practical and solution oriented advice concerning the financing of individual investors' interests, in addition to financing at the level of the property-owning entity.

His practice requires that he collaborates with accountants and other lawyers, including in-house counsel and members of other firms, who concentrate in ancillary areas such as securities, tax, environmental, human resources, bankruptcy, litigation and

intellectual property.

directorships and professional associations

- Nautical Lands Group (Director & Officer)
- iSite Technologies Inc. (Director)
- Natural Convergence Inc., (Corporate Secretary)
- Watermark Innovations Inc., Officer (Director & Officer)

representative matters

- Advising Nautical Lands Group sale of \$78 million of assets to and strategic partnership with BayBridge
- Advising National Leasing Group in securing multiple equipment leases in Ontario
- Advising Bank of Montreal in financing of \$23 million of retirement home in Hawkesbury
- Advising BONA Development in \$27 million credit facility with Royal Bank of Canada
- Advising Proven Line Properties in defeasance of \$19 million ABS
- Advising Nautical Lands Mortgage Investment Corporation in establishing \$30 million MIC
- Advising Nautical Lands Group sale of \$93 million of assets to Community Care
- Advising MasterPark in sale of business and assignment of leases to Vinci Parking
- Advising Avalon Works Corp. (TSX) in going-private transaction
- Advising Sakto Corporation in Ottawa leasing
- Advising Jones LaSalle investor group on Ottawa leasing
- Advising Royal Bank of Canada in financing of private aircraft
- Advising MM Venture Partners in multiple convertible debt financings
- Advising Royal Bank of Canada in financing of Quebecor's \$983 million acquisition of Sun Media
- Advising Investor and Owner in acquisition of Carp Airport from City of Ottawa
- Advising multiple investments, financings, acquisitions and dispositions of shares or assets of Ottawa-based small to medium sized enterprises

teaching engagements

- University of Ottawa Law School (Adjunct Professor -

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Commercial Law)

community involvement

- Ottawa Convention Centre (Director)
- Ireland Fund of Canada (National Director and Ottawa Chapter President)
- Ottawa-Carleton Coalition for Literacy, General Counsel
- Taxi Advisory Committee (City Of Ottawa)
- Committee of Adjustment (President - Rockcliffe Park)
- Sandy Hill Infant Centre (Director and Secretary)

media mentions

["Leasing commercial space? Get options"](#), *Ottawa Business Journal*, October 14, 2018

publications

March 2015

Certainty is on the Menu: Considerations for Lower Risk Service Contracts

Litigation Bulletin