

## **GROUND LEASING – SELECTED RECENT AND PENDING TRANSACTIONS**

*Development Ground Lease.* Represent tenant/developer in negotiating ground lease for residential development of sensitive site on Upper West Side.

*Purchase of Hotel Ground Lease.* Advise purchaser of ground leased hotel in Midtown Manhattan.

*Municipal Ground Lease Negotiations.* Advise developer/tenant in negotiating development ground lease with a municipality for a residential project in New Jersey.

*Leasehold Receivership.* Appointment by New York Supreme Court as receiver to operate and sell retail ground lease in Lower Manhattan pending litigation among partners.

*Garage Leases.* Multiple ground leases of parking garages in connection with handling sale of major interest in parking company.

*Development Ground Lease.* Introduction of parties and negotiation of business and legal terms of development ground lease in New York City, on behalf of landlord.

*Mixed-Use Municipal Project.* Mixed-use leasehold development project, including advise on ground lease and multiple ground subleases; structuring and negotiating joint venture, and establishing leasehold REA for overall project, leased from municipality.

*Development Ground Lease.* Represent tenant/developer in negotiating ground lease for residential development of large site in Midtown West, Manhattan.

*Leased Fee Acquisitions.* Advise ground lease (leased fee) investor on pricing, structural, and financing issues in multiple existing ground leases, nationally.

*Form Ground Lease.* Prepare form ground lease for national developer.

*Chicago Residential Project.* Advise Chicago residential developer on ground lease negotiations with university landlord.

*Manhattan Office Building.* Advise tenant in negotiating 99-year ground lease of entire existing office building in Manhattan.

*Downtown Development Ground Lease.* Negotiate single ground lease of multiple sites under separate ownership (parking lots, restaurant, etc.) for development.

*Redevelopment Ground Leases.* Advise on ground lease structuring for multi-block downtown redevelopment project in Mid-West, including use of leasehold condos for sale of apartments.

*Apartment Building Ground Lease.* Negotiate ground lease for early “High Line” area development project.

*Hawaii Lodging Ground Lease.* Renegotiate and repair ground lease of resort hotel on Waikiki, in preparation for sale by tenant.

*Expert Witness – Lease Interpretation.* Engaged by tenant of West Coast casino as expert witness on interpretation of maintenance and operating obligations under long-term ground lease. Settled.

*Expert Witness – Ground Lease Negotiations.* Engaged by tenant of multiple airport hangar leases to testify on industry standards on ground lease negotiations. Settled.

*Ground Lease Criteria.* Advise major purchaser/insurer of loans on updated ground lease criteria.

*Sports Facility.* Advise ground lessor on troubled sports facility tenant, including renegotiation of ground lease.