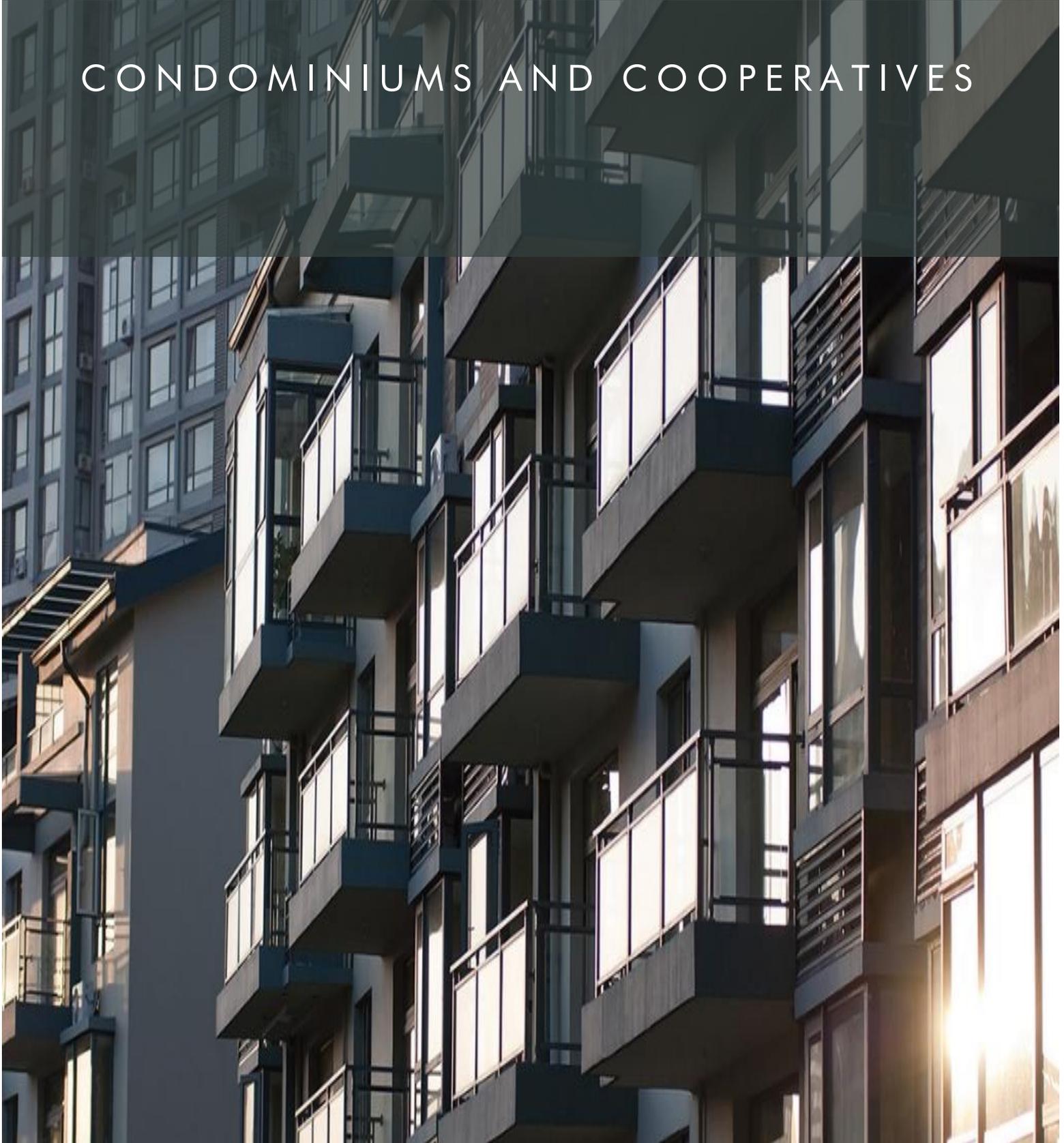


WATSON FARLEY  
&  
WILLIAMS

CONDOMINIUMS AND COOPERATIVES



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"TOP-NOTCH LAWYERS—THEY WORK AROUND THE CLOCK TO ENSURE OUR BEST INTERESTS AND GIVE US A HIGH SENSE OF SECURITY."

Chambers Global 2016

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## WATSON FARLEY & WILLIAMS: KEY FACTS

140+  
PARTNERS

FOUNDED  
1982

14  
OFFICES

450+  
LAWYERS

11  
COUNTRIES

20+  
LANGUAGES SPOKEN

## CO-OPS AND CONDOS

With over a generation of experience in the New York market, Watson Farley & Williams delivers a powerful combination of technical excellence and local market knowledge.



"THEY KNOW THE LEGAL ASPECT BUT THEY ALSO USE IT TO SUPPORT THE BUSINESS RELATIONSHIP WHICH MAKES IT REALLY ENJOYABLE WORKING WITH THEM."

CHAMBERS USA

Working across the full spectrum of condominium and coop issues, we have the capability to meet the diverse requirements of all parties involved in these multi-faceted projects, including developers/sponsors, lenders, equity investors, condo and coop boards, homeowners' associations, managing agents and buyers and sellers.

### Multi-disciplinary end-to-end advice

The multi-disciplinary expertise of our real estate team enables us to provide end-to-end advice across all phases of the condo and coop development process, starting with acquiring land or existing buildings, and continuing through structuring a condo or coop offering, preparing and filing an offering plan, negotiating marketing agreements and design and construction

contracts, obtaining acquisition and construction financing, structuring and negotiating joint venture arrangements and consummating the sale or lease of units to individuals or bulk purchasers/lessees.

We have broad experience with complicated leasehold condominium structures and mixed-use projects involving residential, commercial, retail, hotel, civic facilities and other types of units. We add particular value in being structuring the sequencing of development plans to dovetail with financing, which can lead to significant savings.

### Assistance beyond project close

In addition to our development acumen, our real estate team has worked extensively with managing agents, condo boards and homeowners' groups to ensure the smooth operation of completed projects and to resolve disputes between sponsors, unit owners, condo and coop boards and other parties. When necessary, we can also call upon the expertise of the firm's talented real estate litigation team to handle disputes that cannot be resolved through other means.

## SELECTED EXPERIENCE

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### ONE BROOKLYN BRIDGE PARK

Represented the RAL Companies and Affiliates in the acquisition and financing of a million square foot warehouse on the waterfront in Brooklyn Heights and the subsequent redevelopment of the property as a mixed-use condominium including 430 apartments, two parking garages, and 70,000 square feet of retail space.

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### LOFT 25

Advised RAL Companies and Affiliates in connection with the acquisition and financing of a former printing factory in Chelsea and the subsequent redevelopment of the property as a residential condominium including 80 apartments.

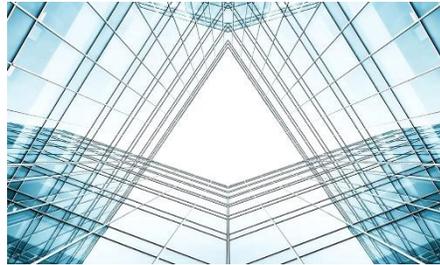
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### MIXED-USE JOINT VENTURE

Represented the owners of a paved parking lot in SoHo in a joint venture with a local real estate developer for the construction and development of a mixed-use condominium property containing eight apartments a large retail storefront.

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### THE NEW YORKER CONDOMINIUM

Represented the RAL Companies and Affiliates in the acquisition and financing of a residential rental building on the Upper East Side and the subsequent redevelopment of the property as a mixed-use condominium including over 30 apartments and three retail storefronts.

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### INVESTOR DISPUTE

Advised the minority investors in a dispute regarding the operation of a mixed-use condominium property in Greenwich Village. This included renegotiation of the Shareholders' Agreement, Voting Rights Agreement, and Corporate Bylaws, and restructuring of Corporate Governance and Profit Distribution.

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### MIXED-USE CONDO

Represented the condominium board in connection with a dispute between the sponsor and residential unit owners over the allocation of common charges between commercial and residential units.

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### CONDO LEASEHOLD

Represented a large New York-based developer in its ground lease from NYC Educational Construction Fund of a site located in midtown Manhattan for the development of mixed use condominium project (retail, multi-family and residential).

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### CONDO/HOTEL/RETAIL

Represented a leading global asset manager in the acquisition of a city block in Dallas, Texas, the formation of a commercial condominium, the sale of air units to be developed as residential and hotel units and the development of garage and retail units.

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### ADMINISTRATIVE CHALLENGES

Advising in relation to numerous separate challenges of administrative determinations of the Real Estate Finance Bureau of the Office of the New York Attorney General.

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## TEAM PROFILE

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### JEFFREY LAMPIASI

Partner  
New York

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Jeff represents a diverse group of clients including private equity firms, regional and national developers, corporate real estate departments, publicly traded REITs, Fortune 100 insurance companies, and major banks and financial institutions.

Over the course of his career, Jeff has been involved in the acquisition, sale, design, development, construction, leasing and financing of a wide variety of properties including major office buildings, large multi-family complexes, residential and mixed-use condominium projects, luxury hotels and resorts, sports arenas, and theme parks. In addition, he has negotiated complicated joint venture agreements on behalf of developers, operators, and equity investors.



### JEFFREY RENDIN

Counsel  
New York

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Jeffrey's practice focuses on real estate development and finance. He has particular expertise in the organization, offer and sale of cooperative interests in realty. He has drafted several of the New York Attorney General's regulatory guidance documents concerning cooperative interests in realty and compliance with New York's Blue-Sky Law, the Martin Act.

Jeffrey previously worked in the Office of the New York Attorney General (Real Estate Finance Bureau), most recently as Special Counsel and prior to that as Chief of Enforcement and Assistant Attorney General. While there, he led several major fraud investigations involving cooperative interests in realty, as well as defending the State in Article 78 proceedings.

Jeffrey is a trained mediator having facilitated resolution of numerous disputes between condominium developers and unit owners. He has also liaised with state and local officials, elected officials, real estate industry representatives and members of the Bar to formulate policies that address legal issues in real estate development.

## TEAM PROFILE

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### STEPHANIE EDELSTEIN

Associate  
New York

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Stephanie's practice focuses on residential purchase and sale transactions as well as commercial and residential lending. She has almost ten years of experience in transactional real estate and has handled well over a thousand closings during that time.

Over the course of her career, Stephanie has represented a variety of clients including sponsors, purchasers and sellers (both individuals and corporate entities), banks and lenders on a broad range of transactions including multi-million dollar loans and the purchase and sale of coop and condominium apartments.



### STEPHEN DU RIE

Paralegal  
New York

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Steve has worked alongside Jeff Lampiasi since 2010. His experience includes transactional work during clients' purchases and sales of residential real estate, and coordinating commercial real estate transactions from deal sheet to closing.

Steve also represents banks in connection with residential real estate purchase and refinancing loans.

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