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## Warren Estis Latest Victim of Restaurateur Joe Bastianich

Restaurateur and noted garbage-talker **Joe Bastianich** has used his new book, *Restaurant Man*, to slam just about everybody and anybody—from *The New York Post's* **Steve Cuozzo** to attorney **Warren Estis**, whom Mr. Bastianich angrily refers to as “the fucking antichrist of landlord-tenant lawyers.”

And what does Mr. Estis, a partner at **Rosenberg & Estis, P.C.**, have to say about the Bastianich barb? Well, he's honored.

In a statement sent to *The Commercial Observer*, Mr. Estis had this to say:

“It is an honor to be in the prestigious club of those slammed by Bastianich. To have him mention me by name years after the case shows that I represented my client very well, and in many ways it is great marketing.”

In the book, **Del Posto**—Mr. Bastianich's and business partner **Mario Batali's** Italian fine-dining restaurant in Chelsea—found itself in a jam in 2005 when then-building co-owner **Irwin Cohen** sold **85 10th**

Bastianich.



**Avenue** to private equity group **Somerset Partners** (who Mr. Bastianich refers to as “some hedge-fund jerk-offs”) for \$300 million.

“[T]he new landlords immediately launched a lawsuit,” Mr. Bastianich writes. “It was a full-on frontal attack with one purpose only: to chase us out of the building and close the restaurant.”

Somerset's sole purpose for purchasing 85 10th Avenue, the site of a former **Nabisco** factory, was to flip it for a profit, and the firm objected to Del Posto's below-market rental rate, Mr. Bastianich claims. Somerset would go on to sell 85 10th Avenue to **Related Companies** for \$430 Million in 2007. Del Posto is still in business.

“It was easily worth spending a few million to get us the fuck out,” he writes in the book.

“They hired Warren Estis, who is like the fucking antichrist of landlord-tenant lawyers. L&T litigation in New York is notoriously vicious and public, and these guys were just pure fucking evil. They hired multiple law firms and the **Hermann Göring** of publicists.”

That publicist is **Richard Rubenstein**, president of **Rubenstein Public Relations**, an insider told *The Commercial Observer*.

“I think an apology is in order,” said Mr. Rubenstein when told of the reference. “It's a hateful comment, which I am sure he really doesn't mean.”

If referring to a Jewish publicist as “Göring,” a high-ranking member of the Nazi party in World War II, wasn't ill-conceived enough: One of Mr. Rubenstein's clients is the **Simon Wiesenthal Center**, a global Jewish human rights organization that “defends the safety of Jews worldwide and teaches the lessons of the Holocaust for future generations,” according to its website. —DER