



ROSENBERG & ESTIS, P.C.

NEWSLETTER

April 2018 | Vol. 4



We Help Shape the NYC Skyline



Message from **Blaine Z. Schwadel**, Member at R&E:



"Rosenberg & Estis, P.C. is excited to share our progress so far in 2018- from the overall growth of our firm with the addition of new attorneys and new practice areas to our contributions to advancing real estate in the media."

HOT TOPIC | INDUSTRY UPDATE

East Midtown Rezoning
written by: **Frank E. Chaney**

Since its inception more than four years ago to its final approval last year, the East Midtown rezoning was touted as providing the perfect mix of zoning incentives that would help rejuvenate both the building stock and the transportation network in the 73-block area around Grand Central

Terminal. Early proponents, such as Mary Ann Tighe of CBRE and Amanda Burden, the then Chair of the City Planning Commission, envisioned East Midtown as home to a raft of gleaming supertall office towers rivaling those of other world-class business districts such as Singapore, Hong Kong and London. Some, however, thought the linkage between new development and the provision of improvements to the transportation network was too tenuous. Others had concerns about the City's proposal to enter the market as a seller of development rights. As a result, as time ran out on the Bloomberg Administration, it also ran out on the first iteration of the East Midtown rezoning.

The de Blasio administration essentially started over, working from the ground up, first through a steering committee headed by Manhattan Borough President Gayle Brewer and then City Councilmember Dan Gardonick, and then through the Department of City Planning, working from the recommendations of the steering committee, to devise East Midtown redux – a revised plan strengthening the linkage between transportation improvements and new development and substituting a development contribution on the transfer of landmark development rights for the direct sale of development rights by the City. It was approved by the City Planning Commission and then the City Council in August 2017.

The new East Midtown rules offer a number of significant incentives for development of new office towers and the enlargement of existing office buildings on what are defined as “qualifying sites” – sites that have frontage on a wide street, at least 75 feet of which, at the time of development, is clear of buildings. First among these incentives is a significant increase in allowable floor area ratio (“FAR”) a number by which the lot area is multiplied to arrive at the maximum amount of floor area that may be developed. Prior to the rezoning, base FARs in East Midtown were generally either 12.0 or 15.0 and the maximum FAR with bonuses and transferred development rights (“TDRs”) from landmark buildings capped at 21.6. Under the new East Midtown regulations, while the base FARs remain the same, the maximum FARs with bonuses and landmark TDRs range from 24.6 to 30.0, depending on location.

For qualifying sites in Transit Improvement Zone Subareas, the maximum FAR may be reached by a combination of making improvements to the area's transit system and with landmark TDRs. A minimum FAR of transit improvement bonus must be provided before additional floor area may be added using landmark TDRs.

Under the new East Midtown regulations, landmark TDRs (which under the old regulations were “free”) require a contribution to the newly established Public Realm Improvement Fund, a dedicated fund for financing improvements to East Midtown's above- and below-ground transit and transportation network. The required contribution is equal to 20% of the TDR purchase price or \$307.45 per square foot of TDR, whichever is greater.

There are also incentives for sites that are not qualifying sites. One of the reasons that a large percentage of East Midtown's office buildings are more than 70 years old, is that they were built under the old zoning code, which did not use FAR and therefore had no limit on floor area. Consequently, many older buildings have floor areas in excess of what the FARs of the current zoning code allows. If such buildings were demolished, a new building on the same site could not be rebuilt to the same FAR. In essence, the excess floor area would be lost, creating a significant disincentive to replacing aging and outdated buildings.

Under the new East Midtown rules, however, such sites – many, if not most, of which are non-qualifying sites – may be redeveloped to the pre-existing, excess FAR, provided a contribution is made to the Public Realm Improvement Fund at the rate of \$307.45 per square foot of the floor area in excess of the current FAR.

The recent announcement by J.P. Morgan Chase that it will demolish its headquarters building at 270 Park Avenue and build a new building of approximately 2.5 million square feet, more than twice the size of the existing building, has been greeted with great enthusiasm as the first of the many “world class” office buildings the new East Midtown zoning regulations were designed to encourage. In addition to providing the required transit improvements, Chase will utilize approximately 600,000 square feet of TDRs from Grand Central Terminal and another 100,000 square feet from St. Bart's Church on Park Avenue.

While the Chase announcement was exciting and welcome news, there were reasons to temper one's enthusiasm as to its significance. 270 Park Avenue was not on the list of 30 sites identified in the East Midtown Environmental Impact Statement ("EIS") as "potential" or "projected" development sites and differs from many, if not most of them, in one key respect: it's a single-user building. Being the sole occupant, Chase can vacate the building and commence redevelopment as soon as it wants. Buildings having multiple tenants with leases running over five to ten years (or longer) must go through the time-consuming and complicated business of either buying out the leases or waiting for them to expire, one by one, over time. Either option requires patience - and pockets sufficiently deep to carry the building while income dries up. The hope is, of course, that the East Midtown rezoning will make the gain worth the pain. The gain under the old zoning was marginal - an increase in the FAR of only two or three. But under the new East Midtown rules, the FAR gain can be 10 or more. While the potential is definitely there, it may not be as readily achievable as in the case of 270 Park. But that by itself is no reason to be less than optimistic. Change on the scale envisioned by the East Midtown rezoning does n't happen overnight.

The Chase announcement regarding 270 Park Avenue was not the only good news. Within weeks, it was announced that the owners of 405 Park Avenue were in contract to purchase 30,000 square feet of TDRs from St. Patrick's Cathedral to be used in a gut rehab and enlargement that will add four stories and 205,000 square feet to the building, utilizing a combination of transit improvement bonus floor area and, perhaps, additional landmark TDRs.

Other buildings rumored to be considering taking advantage of the new East Midtown zoning rules include the Pfizer headquarters on 42nd Street, the MTA headquarters on Madison Avenue and the Roosevelt Hotel on 45th Street.

What seems clear is that East Midtown is set to follow the examples of Greenpoint-Williamsburg, West Chelsea and Hudson Yards, where City Planning rezonings triggered significant new investment and development. If the announcement of new developments continues at the rate they have started, East Midtown may eclipse them all.

Contact information for questions related to East Midtown or other zoning issues:



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Please Welcome!



ROSENBERG & ESTIS, P.C. ESTABLISHES CO-OP/CONDO LAW DEPARTMENT

Rosenberg & Estis, P.C. welcomes **Jonathan S. Hacker** to lead newly established Cooperative and Condominium Department

Rosenberg & Estis, P.C., a leading New York City real estate law firm, announced that Jonathan S. Hacker has joined the firm as a Member and will serve as head of its Cooperative and Condominium Department.

Rosenberg & Estis' co-op and condo department highlights the firm's continued commitment to provide clients with superior legal representation in all aspects of real estate in New York City and nationally.

Hacker brings significant experience in co-op and condo law to Rosenberg & Estis, mainly representing sponsors of offerings of whole and fractional interests in co-ops and condominiums within and outside New York State. In addition, he has handled a wide range of commercial real estate matters, including conveyancing, leasing, mortgage and mezzanine financing, debt workouts and private equity offerings.

"We're pleased to enhance our department focusing on co-op and condo law," said Luisa A. Barrack, Managing Member with Rosenberg & Estis. "Hacker's extensive industry experience and proficiency in co-op and condo law will further position the firm to provide comprehensive legal services to the New York City real estate community."

Please [click here](#) to read the full press release.



ROSENBERG & ESTIS, P.C. ESTABLISHES CONSTRUCTION LAW DEPARTMENT

Rosenberg & Estis, P.C. welcomes **Arthur C. Silverman** to lead firm's newly established Construction Department

Rosenberg & Estis, P.C., a leading New York City real estate law firm, announced that Arthur C. Silverman has joined the firm as a Member and head of its newly established Construction Department.

The addition of Silverman and the establishment of a Construction Department demonstrates Rosenberg & Estis' commitment to continued growth and its ongoing efforts to provide for its clients comprehensive legal representation across all aspects of real estate.

Please [click here](#) to read full press release.

BISNOW ARTICLES FEATURING R&E ATTORNEYS

BISNOW featuring
Eric S. Orenstein

Commercial Real Estate Lawyers Have Embraced Artificial Intelligence. Here's Why It's A Good Thing
February 21, 2018 | Travis Gonzalez, Writer

The image of a lawyer poring over hundreds of legal cases during a late-night research session might be obsolete in the near future.



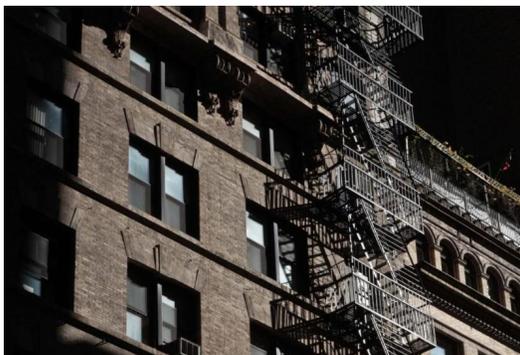
As adoption of artificial intelligence and online services increases in the legal industry, computers have taken over monotonous tasks like sending and redlining documents, which speeds up the due diligence process. In a 24/7 digital economy, a faster, more efficient review process saves clients money and their legal representation time, Rosenberg & Estis attorney Eric S. Orenstein said.

“Easier sharing of information leads to more questions,” Orenstein said. ***“Coupled with a faster pace of deals, attorneys are working through greater amounts of information and complex ideas in shorter time spans.”***

Law technology startups like NexLP have turned to artificial intelligence to simplify data analysis. AI programs rely on natural language processing to sample data and predict what documents could be relevant to a case. This process reduces the time needed for document review because the program is searching for concepts, as opposed to specific keywords. For commercial real estate, common topic searches like “commercial rezoning” or “commercial terrace rulings in New York” could quickly pull up the recommended documents.

Please [click here](#) to read entire article.

BISNOW featuring **Luise A. Barrack**



“I don’t know that this law will achieve what it set out to do,” Barrack said. ***“It casts a wide net. Is this the net you have to set out to catch the bad landlords? Is there a streamlined way that is more likely to catch the bad actors than this type of legislation?”***

‘Certificate Of No Harassment’ Pilot Casts Wide Net For Tenant Claims. Is It Too Broad?

March 21, 2018 | Travis Gonzales

In December, the expanded Certificate of No Harassment pilot program became law. The law, which takes effect Sept. 27, expands the current CONH requirements and requires building owners in certain districts to apply for a Certificate of No Harassment before the New York City Department of Buildings will issue permits to alter or demolish their buildings.

The expanded CONH program will function as a 36-month legislative pilot, with a focus on recently rezoned or soon-to-be-rezoned neighborhoods. These neighborhoods were determined by the city to be the most likely to need heightened protections to prevent tenant harassment.

Please [click here](#) to read entire article.

PRESS RELEASES & DEPARTMENT NEWS

2018 Highlights

Manhattan, New York: Rosenberg & Estis served as legal counsel to The Durst Organization in connection with the \$260 Million refinancing of the residential and retail condominium units in the newly constructed building called EOS at 100 West 31st Street (formerly known as 855 Avenue of the

Manhattan, New York: Rosenberg & Estis served as legal counsel to The Durst Organization in connection with a \$400 Million mezzanine loan from Bank of America, N.A. relating to 49% of the membership interests in the owner of the building known as One Bryant Park in Manhattan. The building is a

Americas) in Manhattan. The financing included a combination of tax exempt bonds issued by The New York State Housing Finance Agency and a conventional (taxable) loan made by Wells Fargo Bank, NA. The mortgaged property contains approximately 375 residential units and more than 46,000 square feet of retail space, occupied by Nordstrom Rack. The building's office condominium unit, leased by Durst to Nike, was excluded from this financing and is now owned free and clear of any mortgage debt.

(Rosenberg & Estis, P.C. Team: Dennis I. Hellman, Arielle Frost, Kamilla Bogdanov and Madeleine C. Karel)



51-story Class A building containing approximately 2,300,000 rentable square feet of fully leased office and retail space. Bank of America and the law firm of Akin Gump are the building's primary tenants.

(Rosenberg & Estis, P.C. Team: Dennis I. Hellman, Kamilla Bogdanov and Madeleine C. Karel)



ROSENBERG & ESTIS, P.C. REPRESENTS DURST ORGANIZATION IN NASDAQ 4 TIMES SQUARE LEASE

Rosenberg & Estis, P.C., New York City's largest real estate law firm, served as legal counsel for The Durst Organization in a recent lease transaction with Nasdaq, Inc. at 4 Times Square.

Nasdaq, one of the original tenants in the building, will quintuple its space in 4 Times Square from 24,000 square feet to 145,000 square feet of space, relocating its global headquarters from One Liberty Plaza in Lower Manhattan to the same location as its current MarketSite, at 4 Times Square.

Please [click here](#) to read entire press release.

(Rosenberg & Estis, P.C. Team: Robert M. Kessler, Jolie E. Meer and Jessica Hosenbold)



APPELLATE DIVISION OVERTURNS LOWER COURT DECISION ON LUXURY DECONTROL

Kuzmich et al. v 50 Murray Street Acquisition LLC

In a big win for New York City residential property owners and developers, the Appellate Division, First Department has ruled that apartments in buildings receiving Real Property Tax Law (RPTL) § 421-g tax benefits can use luxury deregulation in the same manner as other rent-stabilized apartments.

Rosenberg & Estis, P.C. submitted an *amicus curiae* brief to the Appellate Division on behalf of the Real Estate Board of New York (REBNY), a trade association which acts on behalf of over 17,000 owners, builders, brokers, managers, and many other individuals and institutions involved in the New York State real estate industry. The firm's brief strongly advocated for the legal position ultimately adopted by the Appellate Division, and provided valuable assistance to the Court in reaching its conclusion.

Please [click here](#) to read entire press release.

(Rosenberg & Estis, P.C. Team: Luise A. Barrack, Nicholas Kamillatos, Alexander Lycoyannis and Gregory Wong)

Durst Organization Pre-Built Leasing Program, One World Trade Center:

Rosenberg & Estis, P.C. assisted the Durst Organization in its successful effort to facilitate the pre-built leasing program at One World



CLAIM FOR UNION BENEFIT AND PENSION PAYMENTS IN OFFICE BUILDING SALE DISMISSED

Rosenberg & Estis, P.C. Secures Dismissal and Judgment for Attorneys' Fees and Costs

Rosenberg & Estis, P.C., on behalf of Lightstone Acquisitions III LLC and 485 Seventh Avenue Associates, successfully moved to dismiss a claim for union benefit and pension payments arising out of the sale of an office building in midtown Manhattan. In addition, Rosenberg & Estis secured a judgment for its client's attorneys' fees and costs incurred in connection with the now-dismissed action.

Please [click here](#) to read entire press release.

(Rosenberg & Estis, P.C. Team: Luise A. Barrack and Alexander Lycoyannis)



Manhattan, New York: Rosenberg & Estis served as legal counsel to The Durst Organization in connection with the \$125 Million construction loan from The New York State Housing Finance Agency and Wells Fargo Bank, NA for Building 1 at the Halletts Point development in Astoria, New York. The total development costs (exclusive of land costs and a credit for operating income) are currently estimated to be in excess of \$300 Million. The building (which topped out prior to the closing of this loan) will include 324 market rate apartments, 81 affordable apartments and approximately 23,000 square feet of retail space leased to Brooklyn Harvest and parking

Trade Center, structuring lease documents to speed and simplify the leasing process. The Durst Organization, a joint venture partner with the Port Authority of New York and New Jersey, oversees the construction, leasing, and management of the three million-square-foot One World Trade Center. Initially, the Durst Organization primarily leased full floors and large blocks of space at the building. However, it also has successfully offered commercial tenants prebuilt and build-to-suit space options ranging in size from 3,000 to 26,500 square feet. Pre-built spaces are designed and completed by the landlord prior to leasing, providing an attractive option to smaller tenants who seek to act quickly and who are less inclined to engage in lengthy negotiations and the process of building out space. William Byers, member, of Rosenberg & Estis, assisted the Durst Organization by developing lease documents that simplify the lease agreement negotiation process for the smaller tenants. The leases are approximately half the length of a typical lease document, and lease negotiations have become extremely efficient as the pre-built program has advanced. The pre-built program and lease documents could serve as a model for other owners, significantly streamlining leasing for landlord and tenant alike. To date, Durst has leased approximately 250,000 square feet of pre-built space to some 35+ tenants, including Progenics Pharmaceuticals, Kensho Technologies and Westfield. Eight floors were dedicated to the program and it was recently expanded it to include another floor.

(Rosenberg & Estis, P.C. Team: William Byers, Jr., Jolie E. Meer, Charles Caldarola, Stefanie M. Graham, Daniel Grobman and Jessica Hosenbold)



ROSENBERG & ESTIS, P.C. SUCCESSFULLY REPRESENTS 35 WEST REALTY CO., LLC, IN LEASE AMENDMENT DISPUTE
35 West Realty CO., LLC v Boston LLC and Friedphil Realty Corp.

Rosenberg & Estis, P.C. successfully represented the landlord, 35 West Realty, LLC ("35 West"), the owner of the building at 35 West 57th Street in Manhattan, in a hotly

spaces.

(Rosenberg & Estis, P.C. Team: Dennis I. Hellman, Arielle Frost, and Kamilla Bogdanov)



contested dispute against the ground floor restaurant tenant, Boston LLC ("Tenant"). In a judgment obtained from Justice Charles E. Ramos, of the Commercial Division, NY County, the court ruled that a purported lease amendment giving the tenant a 20-year lease extension from 2020 to 2040 was void and unenforceable.

Please [click here](#) to read entire press release.

(Rosenberg & Estis, P.C. Team: Warren A. Estis and Michael E. Feinstein)



**ROSENBERG & ESTIS GAINS
POSSESSION OF LOW-INCOME
APARTMENT FROM
STOCKBROKER TENANT WITH
MILLIONS IN ASSETS**

*Precedent-Setting Case Enables Owners
to Evict without Notice to Cure*

Rosenberg & Estis, P.C. has successfully regained possession of a low-income apartment, unit 9L at 312 11th Avenue in Manhattan, whose tenant committed fraud in reporting income and household composition.

Through a creative and aggressive approach, the firm avoided the need to serve a "notice to cure" and set a precedent for property owners of low-income apartments whose tenants submit false reports to the landlord. The ruling provides a new way to protect property owners and sends a powerful message to low income tenants.

Please [click here](#) to read entire press release.

(Rosenberg & Estis, P.C. Team: Howard W. Kingsley)



Go Behind The Scenes Of REBNY 2018

January 26, 2018



Bisnow TV came to REBNY 2018 and filmed a behind-the-scenes video, showcasing the event.

Watch highlights from the "biggest night in real estate" which features R&E members: [Gary M. Rosenberg](#), [Michael E. Lefkowitz](#), [Luis A. Barrack](#), [Blaine Z. Schwadel](#) and [Michael A. Pensabene](#).

[Click here](#) to watch the Bisnow 2018 REBNY video.

2018 Las Vegas EB-5 & Global Investment Immigration Convention

January 26, 2018 | Bellagio, Las Vegas

[Eric S. Orenstein](#) attended the two-day networking and educational event, which is one of the EB-5 industry's most-attended domestic event (last year there were more than 1,000 attendees).

The event was a gathering of migration agents, regional centers, immigration and securities attorneys, developers, broker-dealers and other prominent EB-5 program stakeholders.

The conference featured interactive panels moderated by professionals experienced in the EB-5 Immigrant Investor Program, as well as in-depth workshops designed especially for attorneys, agents, intermediaries and project developers.

IR 'Dealmakers' Lisbon February 2018

February 10, 2018 | Tivoli Avenida Liberdade Lisboa

On February 8-10, 2018, [Michael E. Lefkowitz](#) of Rosenberg & Estis P.C., was a proud social sponsor of the IR Global Dealmakers Conference in Lisbon!

This was IR Global's first event in Portugal, in the beautiful city of Lisbon. This meeting was part of their 'Dealmakers' series which launched in 2017. This series provides an exciting opportunity for IR Global members to directly connect with other dealmakers across the world. All members are working with clients on cross border issues. The IR Global group members' goal is to learn about what is happening in other jurisdictions and discover referrals, ideas for collaboration and ways in which the IR group can work together more closely for the benefit of all.

Michael's member profile is linked [here](#).



(pictured: Michael E. Lefkowitz)

[Richard L. Sussman](#) Moderates Panel Discussion on Strategies for Financing in

a New Era: Borrower & Lender Properties

February 15, 2018



During this panel discussion Richard asked a series of questions which led to some tremendous and engaging conversations. The first topic was about the widely agreed upon notion that property markets have more or less peaked in the current cycle, but they remain stable. Richard invited panelists to weigh in on their assessment of this idea and then asked them to assess which market segments might see the most opportunity.

Next, Richard turned the conversation towards the move from urban development to suburban or "urban/suburban" models and the demographic, economic and other reasons therefore. Richard's follow up questions led to a discussion about current financing trends in that traditional construction financing has become increasingly difficult to obtain. He encouraged panelists to offer predictions on the types of projects lenders are most willing to fund in this environment and whether there are development segments that will simply go untouched.

Finally, Richard facilitated a discussion about some of the strategies and/or alternatives organizations might use to obtain the capital required to complete their capital stack, such as, equity partnerships with other developers or mezz/pref lending from institutions (and sometimes, even rival developers in coordination with institutional first mortgages).

The conversation concluded with Richard asking the group about their thoughts on the New 421-a program, the absence of bond financing for mixed-use projects, the new federal tax law and, ultimately, how these government policies might affect development in the upcoming few years.



(from left to right: Eric Brody, Richard L. Sussman and Lee Bloch)



(from left to right: Eric Brody, Lee Bloch, Richard L. Sussman, Michael Maturo and Drew Fletcher)

Real Estate Women's Forum New York

February 23, 2018



Development and construction across New York City shows little signs of slowing down, yet development in this region is one of the most complex in the country due to ever-changing regulations, permit process, and government requirements.

R&E's Managing Member and legal powerhouse, **Luis A. Barrack**, moderated a panel which discussed what major developers and construction managers are

using as part of their tool box to move projects forward, how to turn challenges into opportunities and much, much more.

IR Global 'East Coast' Committee

March 23-24, 2018

Rosenberg & Estis, P.C. hosted drinks and dinner before the first ever IR Global East Coast committee meeting held in New York on the weekend of March 23-24, 2018.



(from left to right: Michael E. Lefkowitz and Richard L. Sussman)

New York Real Estate Private Equity & Capital Markets Forum

March 28, 2018

On March 28, 2018, and **Michael E. Lefkowitz** and **Eric S. Orenstein** participated in IMN's New York Real Estate Private Equity and Capital Markets Forum. The event took place at the Marriott New York Downtown with a variety of attendees.

Lefkowitz moderated the panel: Doing Business in NYC - A Regulatory and Political Roadmap to Investing in Multifamily in NYC and the Suburbs. The panelists included: Sunder Jambunathan, Principal at Certes Partners; Sean Reimer, VP & Investments at Square Mile Capital Management and Oliver Swan, Managing Partner at Treesdale Real Estate Partners. The panel discussed the New 421(a) Affordable New York and the pros/cons vs. the prior 421(a) program. Panelists weighed in on advantages and disadvantages of the new tax abatement program. They also discussed NYC residential rezoning triggering Mandatory Inclusionary Housing ("MIH") requirements and how developments can benefit from MIH, Affordable New York, and available subsidized financing. There was a long discussion on micro units and student housing and the additional challenges faced in both construction and zoning and legal compliance. Lastly, they had a robust exchange on the question of "what's your prediction for the future of multifamily housing?"

Orenstein participated on the panel: Mezz & Bridge Financing, along with Thomas A. Maira, Partner at DLA Piper LLP; Jacob Feingold, VP at Canyon Partners Real Estate; Adi Chugh, Founder & Managing Partner, Maverick Commercial Properties; John Lippman, Senior Director at New York Life Real Estate Investors; Gregory Nero, EVP & General Counsel at Sterling Equities; and Dan Hartman, Managing Director at Terra Capital Partners. They discussed a variety of topics ranging from construction in the mezz market, the selling and buying of loans, personal preferences when it comes to mezzanine and preferred equity structures and the current trends in the market.



(from left to right: Sean Reimer, Sunder Jambunathan, Michael E. Lefkowitz and Oliver Swan)



(from left to right: Jacob Feingold, Eric S. Orenstein, A di Chugh, Thomas A. Maira, Gregory Nero, Dan Hartman and John Lippman)

Commercial Observer's 2nd Annual Spring Financing Commercial Real Estate Forum April 11, 2018

On April 11, 2018, **Eric S. Orenstein** moderated the panel: Battle Royale: CMBS Execution Vs. Balance Sheet Vs. Life Company Loans. The panel consisted of Mr. Orenstein, Rosenberg & Estis, P.C.; Stefanos Arethas, Credit Suisse; Faisal Ashraf, Lotus Capital Partners; Marcia Diaz, PGIM Real Estate Finance; and Paul Vanderslice, Citigroup. The group engaged in an interesting debate over a bank's balance sheet loan versus a CMBS execution versus a life company's financing. Each panelist had unique perspective and decision making process in regards to which type of financing is the best for them. They also had different points of views on the current status of the market and trends that will be occurring in 2018 into 2019.



(from left to right: Eric S. Orenstein, Stefanos Arethas, Faisal Ashraf, Marcia Diaz and Paul Vanderslice)



R&E Gives Back

Here are some of the philanthropic events we attended in 2018. R&E is proud to support many organizations that serve the greater community.



LeGaL 2018 Annual Dinner and Community Vision Awards CAPITALE | March 15, 2018

R&E is proud to support LeGaL. LeGaL was one of the nation's first bar associations of the lesbian, gay, bisexual, and transgender (LGBT) legal community and remains one of the largest and most active organizations of its kind in the country.

This year's Community Vision Award recipients were 83rd Attorney General of the United States, Loretta E. Lynch, the first openly gay judge on the New York Court of Appeals, Hon. Paul G. Feinman, and Transgender Legal Defense & Education Fund (TLDEF) Executive Director, Jillian T. Weiss.



(from left to right: Brett B. Theis, Luise A. Barrack, Jason R. Davidson, Cori A. Rosen and Roxanna Brahiny)



(from left to right: Jason R. Davidson, Judge Feinman, Luise A. Barrack and Cori A. Rosen)



President's Club Luncheon March 16th, 2018

R&E is proud to support CHIP (Community Housing Improvement Program).



(from left to right: Blaine Z. Schwadel and Deborah E. Riegel)

Recent Awards & Advertisements

2018 New York's Women Leaders In The Law
featuring **Luise A. Barrack**

Rosenberg & Estis, P.C.

Commercial and Residential Real Estate, Commercial Litigation, Landlord-Tenant Law



Luise A. Barrack

Luise A. Barrack became the firm's first Managing Member of Rosenberg & Estis, P.C. in 2010 and heads the firm's litigation department. Ms. Barrack maintains a diverse client roster, comprised of not-for-profit companies, owners, developers, and educational institutions, many of which she has represented for nearly three decades. Ms. Barrack also serves on the leadership council of the YMCA of Greater New York.

As the Managing Member of Rosenberg & Estis, Ms. Barrack had one primary goal: to enhance the breadth of the firm's services in every aspect of residential and commercial real estate. Thanks to this strategy, the firm has grown from 45 attorneys to more than 80 attorneys today, distinguishing the firm as one of the largest real estate practices in New York City.

"We did not set out to be New York City's largest real estate law firm—just the best," Barrack notes. "There are a wide variety of disciplines in real estate. As a client centric firm, we want to be able to handle all of our clients' real estate needs, due diligence to transactions, lender work, land use and litigation."

Given its depth of knowledge, Rosenberg & Estis is the first choice among the city's most prominent developers, landlords, and institutions. Concrete examples of the firm's work can be seen throughout New York City, including One Bryant Park, One World Trade Center, and Four Times Square.

"As far as local knowledge and dealing with New York real estate, no one knows it better than our attorneys," Barrack says. "Whether we are working on large-scale development projects or smaller ventures, we create unique solutions for clients that help them overcome roadblocks, resolve disputes, and complete deals."

Barrack, the first woman to serve as its Managing Member, has been an integral part of Rosenberg & Estis for more than three decades. Before entering private practice, she served as an assistant district attorney for four years, and brought to the firm a fearlessness that can only come from having tried criminal cases. Ms. Barrack has brought that same tenacity to her dual role as head of both the firm and its litigation department.

"In leaving the district attorney's office to go into private practice, I looked for work that would be just as challenging, and I found that at Rosenberg & Estis," Barrack says. "I consider myself incredibly fortunate to have joined a firm that practices law at the level at which we practice, and also to have shaped the growth of the firm."

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Albert Nelson Marquis Lifetime Achievement Award-
The Wall Street Journal
 featuring **Arthur C. Silverman**



ALBERT NELSON MARQUIS LIFETIME ACHIEVEMENT AWARD 2017-2018 RECIPIENTS

Marquis Who's Who is proud to honor its most distinguished listees based on their career longevity, philanthropic endeavors and lasting contributions to society. Out of 1.5 million biographees, only a small percentage are selected for the Albert Nelson Marquis Lifetime Achievement Award. Among that prestigious group, a handful are chosen to represent Marquis in The Wall Street Journal. It is our great pleasure to present them here. Congratulations to our prestigious listees!



David T.W. Chiu, MD
*Prof. of Plastic & Neurosurgery
NYU Langone Medical Center*



David John de Harter, MD
*Radiation Oncologist (Ret.)
Mid-Fla. Radiology Oncology Assoc.*



Sam F. Hamra
*Lawyer-Restaurantier-Developer
Hamra Enterprises-Springfield, Mo.*



William R. Jackson, PhD
*Chairman of the Board
Jackson International, Inc.*



William Leon McBride, PhD
*Philosopher
Purdue University*



Dorothy E. Miller, EdD
*Professor of English
Harford Community College*



Jerzy Sarosiek, MD, PhD, Dhc
*Professor, Vice Chair for Research
TTHSC, PLF SOM, El Paso, TX*



Arthur C. Silverman, Esq.
*Mem., Head, Construction Law Dept.
Rosenberg & Estis, P.C.*



Robert Marshall Wilson, PhD
*Distinguished Research Professor
Bowling Green State University*



MARQUIS est. 1898
Who's Who
The Original.
"Often imitated... Never duplicated."

2017-2018

2018 R&E Women Super Lawyers!
featuring **Arielle Frost, Cori A. Rosen, Luise A. Barrack, Stefanie M. Graham**
(from left to right)



The Women Helping Shape the NYC Skyline

Rosenberg & Estis, P.C. is a premier real estate law firm and home to top-ranked women attorneys shaping development in New York and beyond. The firm's 80 lawyers offer diverse legal services focusing on commercial and residential real estate litigation, appeals, transactions, zoning and land use, tax benefits and administrative law proceedings.

Luise A. Barrack, selected again to the New York Super Lawyers list, is R&E's Managing Member. With years of trial and appellate experience, she heads the firm's litigation department.

R&E congratulates three women on selection to the Rising Stars list:

Arielle Frost is of counsel with the transactional department and concentrates on commercial real estate transactions with an emphasis on joint ventures and real estate development transactions.

Stefanie M. Graham is an associate with the transactional department and works on commercial real estate, representing a variety of clients in acquisitions, dispositions, development, financing and leasing.

Cori A. Rosen is an associate with the litigation department and focuses on complex commercial litigation, including lease interpretation, federal law enforcement, corporate disputes, and mergers and acquisitions.

Left to right:
Arielle Frost**,
Cori A. Rosen**,
Luise A. Barrack*,
Stefanie M. Graham**

*Chosen to 2018 Super Lawyers
**Chosen to 2018 Rising Stars



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