

WHO'S WHO

in Commercial & Residential Real Estate Law

GARY MELTZER*Meltzer, Lippe, Goldstein &
Breitstone llp*

Gary Meltzer is a partner at Meltzer, Lippe, Goldstein & Breitstone LLP in Mineola. Meltzer's areas of practice include real estate, finance, corporate and construction law. Meltzer is a member of the firm's real estate group. He represents lenders and borrowers in all facets of real estate lending and borrowing including multi-state portfolio financings on the lending and borrowing sides, as well as drafting and negotiating participation and in-

tercreditor agreements between lenders and drafting and negotiating forbearance agreements between lenders and borrowers.

Meltzer's practice includes all aspects of commercial real estate acquisitions and dispositions including 1031 exchanges, loan assumptions and defeasances. He has drafted tenancy in common agreements, partnership and operating agreements and created complex organizational structures. He has experience in representing owners of shopping centers, multi-family developments, office buildings, golf course and residential communities and industrial and warehouse developments. He also represents landlords and tenants in drafting and negotiating commercial leases.

Commercial real estate issues that Meltzer sees emerging in 2009 center around owners of commercial real estate encumbered by mortgages not being able to perform under the loan documents.

"The concerns and pitfalls from the borrower's perspective will be making sure that the borrower does not take certain actions or fail to take certain actions that trigger recourse under personal guarantees; and that the borrower does not become subject to unintended or unanticipated tax consequences as a result of loan restructurings or losing

or giving properties to its lenders," Meltzer said.

Prior to joining Meltzer Lippe, Meltzer worked at Weil, Gotshal & Manges LLP, Baer Marks & Upham LLP and Shapiro, Shapses, Block LLP. Meltzer is admitted to the NYS and Connecticut Bars. He earned a bachelor's degree in political science from Binghamton University. He earned a juris doctor from Benjamin N. Cardozo School of Law. Meltzer also serves as legal counsel to the Jewish Academy, a Jewish day school in Suffolk County.

Founded in 1970, Meltzer, Lippe, Goldstein & Breitstone LLP is a full-service business law firm providing clients with domestic and international corporate and securities, tax, labor and employment, litigation, health care, intellectual property, financial, employee benefits, bankruptcy/creditors' rights, workout and real estate legal services. The firm also offers a range of personal services including wills and trusts, estate planning and administration. Meltzer Lippe serves Fortune 500 companies and an increasing number of medium and smaller sized public and private corporations, real estate developers, venture capitalists and individuals on LI, throughout the US and the world.