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Who's Who in L.A. Law

Angelenos to Know in Real Estate Law

WHO'S WHO IN

REAL ESTATE LAW

Keith Allen-Niesen

Partner
Manatt Phelps & Phillips LLP



Years practicing: 23
Years with firm: 14
Education: JD: University of California, Davis School of Law; MA: University of London; BA: University of California, San Diego.

For more than two decades, Keith Allen-

Niesen has been representing REITs, private and public companies, and domestic and foreign investors in real estate and land use deals that are greatly shaping California development.

Example of Work: For the owner of the largest retail mall in California, Del Amo Fashion Center, Allen-Niesen recently helped get approval from the City of Torrance to renovate and redevelop the Center. He worked closely with client Simon Property and the City to modify a previously approved development permit and complete the appropriate CEQA documentation. The modification was approved in October 2012, several months after filing the application, and it allows a new fashion anchor (Nordstrom) to be added to the Center.

Clients include Simon Property Group, JP Morgan Investment Management, Bank of America, Platinum Equity, Regent Properties, the Los Angeles County Metropolitan Transportation Authority, and others.

Mark Armbruster

Principal/Partner
Armbruster Goldsmith & Delvac



Years practicing: 35
Years with firm: 9
Education: JD: Loyola Law School; BA: UCLA.

Mark Armbruster is a leading Southern California land use attorney, well known in the corridors of government throughout

Southern California. He brings extensive experience and credibility to his clients having worked closely with elected officials and staff in the Planning as well as Building & Safety departments and the Department of Water & Power.

Example of work: Tristar's 120,000-sf medical office building in Tarzana is in an underserved area when it comes to medical facilities, however, city plans had not taken into account the technological needs of medical office buildings that house oncology and other high-tech equipment needed to service a state-of-the-art ambulatory care facility. The development required an experienced land use negotiator of Armbruster's caliber to work with the community and persuade the planning department to make exceptions to the rules so that the project could get the necessary approvals.

Clients include J.H. Snyder Co., Cypress Land Company, Fifield Companies, Woodridge Capital, Standard Pacific, Legacy Partners, Laing Luxury, Thomas Properties Group and institutions such as Bel Air Presbyterian, Stephen S. Wise Temple and Marlborough School.

Bob Baradaran

Partner, Real Estate Group
Greenberg Glusker



Years practicing: 17
Years with firm: 14
Education: JD: USC; BS: USC.

Bob Baradaran counsels some of the most recognizable entertainment, hospitality, and sports names in their real estate

holdings and general legal matters. He regularly represents clients in complex, high-profile real estate transactions.

Example of work: When Oscar-winning visual effects and animation production house, Rhythm & Hues Studios (maker of "Life of Pi," "The Hunger Games," "Django Unchained") ran into financial difficulties last year, Baradaran sought a restructuring, which included negotiating a very favorable DIP financing with two major Hollywood studios, and then ultimately a widely reported chapter 11 bankruptcy filing as the best path to protect his clients' ability to continue their creative passions and pursuits. Related to the overall plan for the company, Baradaran structured and closed the \$25 million sale of the Rhythm & Hues corporate campus in El Segundo.

Clients include Rhythm & Hues Studios, the Oakland Athletics, the San Jose Earthquakes, The Sports Club Company, Fairmont Hotels, Marriott, W Hotels, the Bob Marley Estate, and many others.

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Richard F. Davis

*Chair, LA Real Estate Practice
Greenberg Traurig LLP*



Years practicing: 42
Years with firm: 13
Education: JD: UCLA,
School of Law; AB: UCLA.

Rick Davis is the chair of Los Angeles Real Estate Practice and also the Co-Chair of the firm's Hospitality Group. He

focuses his practice on U.S. and international hotel, resort and hospitality real estate, business and finance law.

Examples of work: Davis has represented many nationally and internationally known owners, developers, investors, operators and lenders in all aspects of the hotel, resort and hospitality industries. He has been involved in international transactions involving more than seventeen countries with particular emphasis on Mexico, Latin America, the Caribbean, the People's Republic of China, South East Asia and Europe.

Clients include Host Hotels and Resorts, Intrawest, Princess Acquisition Company, and many others.

William Delvac

*Principal/Partner
Armbruster Goldsmith & Delvac*



Years practicing: 30
Years with firm: 4
Education: JD: UCLA
School of Law; Undergrad:
UC Irvine.

Over the past 30 years, William Delvac has developed a sterling reputation not only as one of

Southern California's leading land use law lawyers but also as an expert on historic preservation, cultural resources and affordable housing.

Example of work: Delvac played a critical role in the transformation and resurgence of Downtown Los Angeles through his work for AEG in the development of Staples Center, LA Live and the planned \$1.4 billion Farmer's Field and Convention Center Modernization Project, which will further expand the major entertainment hub that has brought thousands of jobs and tourists and scores of businesses and restaurants to the area—and made it a cool place to live. As a critical part of that project, he was instrumental in the passage of SB 292 — legislation that requires CEQA challenges to the stadium to be filed directly in the Court of Appeal and completed within 6 months — not the usual 2-3 years.

Clients include AEG, Academy Museum of Motion Pictures, Target, and projects such as 1601 N. Vine Street, Target and the Century Plaza Hotel.

Lewis G. Feldman

*Partner
Goodwin Procter LLP*



Years practicing: 31
Years with firm: 7
Education: JD: University
of California, Davis; BA:
University of California,
Santa Cruz.

Lewis G. Feldman founded California's offices for Goodwin Procter in 2006

and serves as the Chair of Goodwin Procter's Los Angeles office and heads the firm's Public/Private Development Practice. He is considered to be among the nation's leading real estate and public/private finance attorneys, specializing in structuring, entitling and executing large-scale financings for real estate industry participants and the public sector.

Example of work: Feldman represents Heritage Fields El Toro, LLC in the multi-billion dollar redevelopment and reuse of the former El Toro Military Airbase in Irvine, known as The Great Park Neighborhoods. Originally purchased from the Federal government for \$660 million, Heritage Fields has been obtaining regulatory approvals for over 9,000 residential units, commercial buildings, retail facilities, educational institutions, the largest urban park in the United States and its commercial and recreational amenities.

Clients include AEG, Westfield Corporation, Panama-Buena Vista Union School District, and many others.

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Dale Goldsmith*Principal/Partner*

Armbruster Goldsmith & Delvac

**Years practicing:** 28**Years with firm:** 9**Education:** JD: University of Chicago Law School; Undergrad: Yale.

Dale Goldsmith specializes in land use, planning and zoning, and compliance with the California

Environmental Quality Act (CEQA). He represents developers, institutions and businesses that need governmental approvals to develop their property. Goldsmith is working on, or has received approvals in the past 18 months, for a large number of very significant projects totaling over 20,000,000 square feet. Several of his projects are transit-oriented developments that take advantage of the expanding transit infrastructure.

Example of work: Goldsmith helped USC obtain approvals for its University Park Campus Development Plan, which consists of 2,500,000 square feet of academic uses, 350,000 s.f. of retail, 2,135,000 s.f. of student housing, a 165,000-s.f. hotel, and an 80,000-s.f. K-8 laboratory school. This huge project will enable USC to accomplish its academic mission and will help continue the revitalization of a long down-trodden area.

Clients include USC, AEG, Lincoln Property Co., Century Plaza Hotel, The Roberts Companies and many others.

Jonathan Gross*Managing Partner*

Gilchrist & Rutter PC

**Years practicing:** 33**Years with firm:** 30**Education:** JD: Stanford University Law School; Undergrad: Amherst College.

For more than 30 years, Jonathan Gross has handled some of Southern California's largest and

most complex leasing transactions, including the negotiation of leases totaling more than 10 million square feet of space in downtown Los Angeles, as it has transformed into the vibrant center it is today.

Example of work: In a 10-year lease transaction valued in excess of \$100 million, Gross represented MPG Office Trust, the owner of the 54-story North Tower at Wells Fargo Center, an icon of the Bunker Hill complex in downtown Los Angeles. Gross negotiated all aspects of the complex lease and ancillary documents for the 267,181-square-foot lease to Wells Fargo Bank, National Association. Also in the same tower for MPG, he represented the owner in negotiating a lease extension for the 268,268-square-foot Gibson, Dunn & Crutcher offices. Nearby, in a lease transaction valued in excess of \$15 million, Gross represented the owner of One California Plaza on Bunker Hill in the 40,000-square-foot lease to Towers Watson.

Clients include Bayside District Corporation, The Equitable-Nissei Figueroa Company, RREEF America, Lend Lease Real Estate, and development and ownership entities of JP Morgan and Goldman Sachs, among many others.

Timi A. Hallem*Chair*

Manatt Phelps & Phillips LLP

**Years practicing:** 40**Years with firm:** 10**Education:** JD: UCLA; AB: Smith College.

A leader in the areas of real estate and hospitality law, Timi Hallem has had great success representing major developers, lenders, owners and operators in all economic climates. She has been counseling real estate and hospitality clients since she first began her legal career.

Example of work: Hallem recently represented real estate investment firm Kennedy-Wilson in its acquisition of the Ritz-Carlton Hotel Lake Tahoe from a consortium of four lenders. The 5-star hotel on the Northstar ski slope resort was constructed for over \$300 million, but had been repossessed after the developer defaulted on a \$165 million loan. In December 2012, Kennedy-Wilson purchased the hotel in a transaction that spanned about seven weeks from negotiating the purchase to closing the acquisition. The property included 23 completed condominium units and a parcel approved for the construction of additional units. It is subject to multiple sets of restrictions and agreements governing common facilities, such as a gondola to access the hotel from Northstar Village.

Clients include Lowe Enterprises, Kennedy-Wilson, the FSLIC, Wells Fargo, the Palmieri Company and many others.