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EDUCATION

- Rutgers University Law School-Newark, J.D., 1994
- Victoria University of Wellington, New Zealand, LL.B. (HONS.), 1985

BAR & COURT ADMISSIONS

- New Jersey, 1994
- U.S. District Court, District of New Jersey, 1994
- New York, 1994
- New Zealand, 1985
- England, 1991
- Wales, 1991

W. John Park

Member

Real Estate

W. John Park's practice covers a broad range of commercial real estate transactions including: commercial mortgage financing and restructurings; acquisitions and dispositions of office, retail and mixed-use properties; and retail leasing.

Recent representative transactions are:

- completing numerous retail leases for a major U.S. retailer within shopping centers in the U.S.A. and Canada;
- acquisition of a site within an industrial park and the development on the site of a 750,000 square foot warehouse facility;
- restructuring of a 15 property loan, splitting the loan into two separate loans, modifying the loans to facilitate a Delaware Statutory Trust conversion of some borrowers and converting the borrowers on one of the loans to Delaware Statutory Trusts;
- closing various portfolio loans on behalf of a New York based private lender, including an eighteen property, fee and ground leased, single-tenant retail portfolio in thirteen states and an eight property retail portfolio in five states;
- acquiring a portfolio of seven Walgreen's locations in three states and financing the same;
- representing a real estate opportunity fund in connection with the restructuring of a defaulting \$110,000,000 first mortgage loan on a New York office building. The restructuring involved modifying the A-Note, B-Note, Cash Management Agreement and existing A/B Intercreditor Agreement with the REMIC holding the A-Note and which services the first mortgage, restructuring the Borrower to facilitate a mezzanine loan and entering into a mezzanine loan to fund future tenant improvement/leasing commission costs. The new mezzanine loan also involved negotiating a new Mezzanine Intercreditor Agreement with the REMIC; and

W. John Park (Continued)

- representing a real estate opportunity fund in connection with the purchase of a mortgage loan, secured by a 20-story office building located in New York City, from an institutional lender. Completing “note-on-note” financing with a major Wall Street lender. Subsequently acquiring the fee interest in the property and converting the loan to first mortgage.

NOTEWORTHY

Mr. Park has been awarded an AV rating for his professionalism and the quality of his legal work from Martindale-Hubbell, the premier directory of legal professionals. He has also been selected by his peers for inclusion in the prestigious *Best Lawyers in America* in Real Estate Law, 2007-2012.

PUBLICATIONS

The Necessity To Obtain a Lender's Consent to a Lease Agreement, *New Jersey Law Journal*, October 18, 2010

LAW BLOG ARTICLES

2011 Amendments to the New Jersey Bulk Sale Law and Their Application to Single- and Two-Family Residences, *Real Estate & Construction Law Monitor*

The New Bulk Sales Notification Requirements and Their Application to New Jersey Real Estate Transactions - Part II, *Real Estate & Construction Law Monitor*

The New Bulk Sales Notification Requirements and Their Application to New Jersey Real Estate Transactions - Part I, *Real Estate & Construction Law Monitor*

SPEAKING ENGAGEMENTS

- NJICLE 2011 Real Estate Conference

PROFESSIONAL ACTIVITIES

- International Council of Shopping Centers