



## REAL ESTATE

### REAL ESTATE ACQUISITIONS & DEVELOPMENT

### DRAFTING AND REVIEWING LEASES

### LAND USE & ZONING

### HISTORIC TAX CREDITS AND CONSERVATION EASEMENTS

### PROPERTY TAX APPEALS

### EVICCTIONS

### PRACTICE MEMBERS

EDWARD G. AVILA

EDWARD D. FELDSTEIN

R. JEFFREY KNISLEY

JOHN D. PLUMMER

RALPH B. GILLIS

FALAN A. MORROCCO

Our clients turn to Roberts, Carroll, Feldstein & Peirce's Real Estate attorneys for their responsiveness, efficiency, experience and attention to detail. No matter how complex the transaction, we help our clients close their deals on time and on budget. Our Real Estate team assists the firm's clients with all facets of their real estate interests from acquisition and development to property management. We help clients obtain funding, shepherd them through permitting and regulatory compliance, pursue appeals with cities and towns to minimize taxes and resolve disputes with their tenants and landlords.

The firm's clients include buyers and sellers, landlords and tenants and lenders and builders. We represent owners of office buildings, shopping centers, hotels, mill properties and residential developments and high rises. Over the years, our attorneys have been involved in numerous high profile development projects within Rhode Island, including many during Providence's "Renaissance Era."

### REPRESENTATIVE TRANSACTIONS, DEALS OR MATTERS

- Represented the buyer in the acquisition of student-housing complexes throughout the country and the development of leases that complied with each locality's landlord tenant statutes.
- Represented the owner of a mill complex in dispute with municipality over tax assessment, resulting in the owner's tax bill being reduced by nearly half.
- Obtained a defense verdict for a landlord in toxic- mold litigation while prevailing on the client's counterclaim, obtaining a \$94,000 jury verdict for breach of the tenant's lease.
- Assisted a nursing home through a re-financing via the Department of Housing and Urban Development.
- Serving as general counsel for the Capital Center Commission, a commission charged to adopt, implement and administer a plan of development for the Capital Center Special Development District in Providence, Rhode Island.
- Successfully permitted the Sakonnet Point Club in Little Compton, Rhode Island. The unique location of the facility at the tip of Sakonnet Point necessitated a dozen permits, many requiring multiple variances, from seven different federal, state and local agencies, boards and councils.