

Real Estate

Additional Expertise

Business Litigation

- Appeals
- Banking And Finance
- Business
- Breach of Contract
- Broker-Dealer
- Business Torts
- Class Actions
- Computer Hardware and Software
- Education/Schools
- Employment
- Environments and Energy
- Family Law
- Manufacturing Disputes
- Municipal Law
- Personal Injury
- Probate
- Product Liability
- Real Estate
- Securities
- Trusts
- Wills

Business, Corporate, Transactional

- Selection and design of business entity, including analysis of tax and non-tax issues
- Formation of corporations, limited liability companies and other business organizations
- Business reorganization, liquidations, and dissolutions
- Mergers and acquisitions
- Real estate negotiation and documentation for leasing, acquisition and financing transactions, tax appeals, and other real estate contracts
- Buy-sell agreements and other separation agreements among business owners
- Family and non-family business succession planning
- Qualified retirement plans, deferred compensation, and health, life, disability, and other welfare plans.
- Non-qualified executive compensation plans, phantom stock plans, stock appreciation right plans, and option plans
- Contracts with employees, agents, sales representatives, and independent contractors



GIARMARCO, MULLINS & HORTON, P.C.

ATTORNEYS AND COUNSELORS AT LAW

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GMH
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Real Estate Law

Our attorneys focus their energy and expertise on “making the deal”, whether it is a complex multi-party commercial transaction or the sale of a vacant lot.

Our attorneys provide real estate representation to a variety of interests, including:

- Buyers and sellers
- Landlords and tenants
- Lenders and investors
- Developers and builders
- Municipalities
- Corporations and individuals

Construction Law

Giarmarco, Mullins & Horton offers one-stop shopping for companies involved in the construction industry. With our knowledge and experience, we can assist your company in anticipating, preventing and successfully resolving problems, managing risk and in reaching its goals. Some of the services we provide that are relevant to the day-to-day operations and long-term goals of the construction industry include:

- Short and long-term business planning, to position the corporation to take advantage of opportunities while minimizing risk
- Arranging financing and acquiring real estate
- Ascertaining and resolving environmental concerns, regulatory issues and insurance matter
- Drafting and negotiating agreements with contractors, developers, labor unions, and other vendors and suppliers
- Resolving any construction disputes, as well as enforcing or defending construction liens and performance bonds
- Resolving all employment and labor matters
- Working with the officers of the corporation to anticipate, prevent and resolve legal issues and to manage risks efficiently and effectively

Our project experience in real estate, development and construction includes: medical facilities, office buildings, industrial facilities, manufacturing facilities, retail centers and buildings, apartment buildings, housing developments, Brownfields and remedial projects. We have represented owners, surveyors and engineers, developers, builders, and residential and commercial contractors.

Real Estate Attorneys

George D. Mercer *Chair, Real Estate Section*

George chairs the real estate practice group and concentrates his practice in the areas of real estate law and mortgage lending. George has closed sophisticated real estate financing transactions involving economic development bonds, tax abatements, taxable notes, securitized loans, master leases and ground leases.

Gregory J. Gamalski *Real Estate & Business*

Gregory is a shareholder in the Firm’s Business Practice Group and concentrates his practice in the area of real estate and business law and leads the Firm’s condominium team. Gregory concentrates his practice in the area of real estate law, primarily working with residential builders and developers on condominium and land development matters.

George A. Contis *Construction & Real Estate*

George concentrates his practice in the areas of, real estate acquisition and development, construction, mortgage and end-loan lending, participation loans, commercial and industrial leasing for landlords and tenants (including master leases, ground leases and subleases) and business planning.

Paul A. Thursam *Real Estate*

Paul is an Associate in the firm’s Business Practice Group, and Real Estate Practice Group. Paul’s legal experience is broad, and includes all matters of real estate litigation and transactions, contract drafting, leases, business disputes, conveyancing, Uniform Commercial Code, and banking transactions and litigation. Paul’s clients are typically landlords, small business owners, banks, and borrowers.

Robin E. Yono *Real Estate & Construction*

Robin practices in Real Property Law including real estate and construction transactions. His practice includes commercial and residential real estate purchases and sales; survey, title and zoning issues; environmental issues; due diligence; bank and seller finance; land contracts; investment and management of real estate properties, developments, and holdings; property tax appeals; landlord-tenant law; and leases for both commercial and residential properties.

William H. Heritage, III *Chair, Corporate*

Will concentrates his practice in the areas of mergers and acquisitions, business formation and planning, corporate law and real estate law. Will’s practice includes representation of small to large privately-held businesses as well as several international business clients.

Dennis M. Rauss *Real Estate Litigation*

Dennis concentrates his practice in the areas of business litigation, real estate, employment. Dennis has an “AV” Peer Review rating from Martindale-Hubbell, the highest ranking by peers for general ethical standards and legal ability.

Geoffrey s. Wagner *Real Estate Litigation*

Geoff is a shareholder in the GMH Litigation Group. He handles a wide variety of real estate litigation, including breach of contract, fraudulent misrepresentation, and agent/sales commission disputes. Geoff has an “AV” Peer Review rating from Martindale-Hubbell, the highest ranking for general ethical standards and legal ability.

John McNew *Real Estate & Corporate*

John is an associate in the firm’s Business Practice Group. John concentrates his practice on corporate law, commercial transactions, mergers and acquisitions, real estate transactions, business formations, information and technology transactions, and digital media issues. John’s clients include startups and small and middle market businesses.

Bruce W. Haffey *Corporate*

Bruce has handled complex business transactions for small and middle market business clients for over 25 years. He practices primarily in the areas of business planning, commercial transactions, mergers and acquisitions, franchise law and taxation.

Condominium Development

Giarmarco, Mullins & Horton has recognized that our planning, financing and marketing issues have brought condominiums, planned unit developments and mixed use projects into the forefront of modern real estate practice. The condominium regime is now applied as a means to finesse land division limitations, provide a means for “in kind” distribution of vertical properties to investors and to even allow creative financing of different parts of a unified project.

Whether you are converting a current use to a condominium format, such as an office building, retail center or apartment complex, face problems with land division issues, are building “traditional” attached housing, or developing building sites in a site condominium project our condominium practice group has the in depth experience and practical knowledge to assist you on any type of common interest ownership project such as new urbanism communities, cluster housing projects and mixed use developments.

We have in depth knowledge and experience on land division issues in all their myriad forms, including plat amendments and replat expertise. We can provide you with documentation and counsel on any size common interest ownership project, from high rise residential projects to a horizontal site condominium land development and from a duplex conversion to a retail residential mixed use community. Our practice group is also the local leader in cooperative housing blanket loan and cooperative share loan lending matters.