

NEWS AND EVENTS*

*FROM THE DC BUSINESS GROUP

Kelley
Drye

DECEMBER 2017

KELLEY DRYE & WARREN LLP

3050 K Street, NW, Suite 400
Washington, D.C. 20007
(202) 342-8400

OTHER OFFICES:

New York, Los Angeles, Chicago,
Houston, Austin, Stamford, Parsippany,
Brussels

ABOUT KELLEY DRYE & WARREN LLP:

Founded in 1836, Kelley Drye is proud to represent some of the world's most accomplished businesses and organizations.

OUR PRACTICE AREAS INCLUDE:

Corporate	Government
Financing	Contracts
Transactions	Intellectual Property
Venture Capital	Environmental
Private Equity	Antitrust
Mergers & Acquisitions	Bankruptcy/ Restructuring
Securities	Executive Compensation
Real Estate	Labor & Employment
Tax	Employee Benefits
Advertising	Government Relations
International Trade	Trade Associations
Litigation/Arbitration	Estate Planning
Information Technology	Insurance Recovery
Communications	Food and Drug
VoIP/Wireless/ Satellite	Privacy
Outsourcing	

KELLEY DRYE'S WASHINGTON, DC BUSINESS GROUP IS PLEASED TO SHARE THE FOLLOWING TRANSACTIONS THAT WE HAVE CLOSED IN RECENT MONTHS:

ACQUISITION OF TWO MAJOR FULL SERVICE RESORT HOTELS LOCATED IN POPULAR VACATION AREAS NEAR PHOENIX, ARIZONA. Kelley Drye represented the purchaser of two high profile full service resort hotels in Arizona. Our client purchased a luxurious and well known 119 room resort and spa hotel located in Paradise Valley and a family friendly, 493 room resort and spa in Scottsdale.

ACQUISITION OF A LUXURY, BUSINESS TRAVEL-ORIENTED HOTEL IN ARLINGTON, VIRGINIA. The day after closing on the resorts in Arizona, Kelley Drye represented the purchaser of a luxury, business travel-oriented hotel in Arlington, Virginia for \$105 million. The 18-story luxury hotel has 365 rooms and 19,000 square feet of meeting space, and recently underwent a multi-million dollar renovation of its guestrooms and club lounge.

ACQUISITION AND DEVELOPMENT OF HAMBURG LOGISTICS PARK, BERKS COUNTY, PENNSYLVANIA. Kelley Drye represented an affiliate of MRP Industrial, a privately held real estate company specializing in the acquisition, development, financing and leasing of industrial and flex use properties, in negotiating the joint venture, financing and related development agreements to facilitate the acquisition, financing and development of the Hamburg Logistics Park, located in Berks County, Pennsylvania. The project will result in a 165-acre, three building Class A industrial park.

ACQUISITION OF NEIGHBORHOOD SHOPPING CENTER, MANASSAS, VIRGINIA. Kelley Drye represented Finmarc Management in its acquisition of the Festival at Manassas, a 117,000 square foot neighborhood shopping center located in Manassas, Virginia for \$20 million. The shopping center features a variety of retail tenants, highlighted by Global Food, a grocery store specializing in Asian and other international food products.

For more information, please contact one of the following Kelley Drye Business Attorneys:



ALLAN WEINER
aweiner@kelleydrye.com
(202) 342-8431



JOE HOFFMAN
jhoffman@kelleydrye.com
(202) 342-8857



MICHAEL KOSMAS
mkosmas@kelleydrye.com
(202) 342-8887



AARON ROSENFELD
arosenfeld@kelleydrye.com
(202) 342-8605

LOAN DEFEASANCE AND REFINANCING TRANSACTION, PRINCE GEORGE'S COUNTY, MARYLAND. Kelley Drye counseled an affiliate of long time Kelley Drye client Dragone Realty in connection with the defeasance of a senior loan and a mezzanine loan encumbering a multifamily property in Prince George's County, Maryland. The firm also negotiated and simultaneously closed a related \$32,282,000 refinance transaction with Capital One Multifamily Finance LLC, which loan was assigned to Fannie Mae.

SALE OF OFFICE BUILDING IN KENSINGTON, MARYLAND. Kelley Drye represented a partnership affiliated with Landmarc Real Estate in the sale of an office building located on Knowles Avenue in Kensington, Maryland. Kelley Drye assisted the client in navigating various leasing and inspection contingencies to close the transaction.

ACQUISITION OF DC OFFICE BUILDING. Kelley Drye represented an affiliate of White Star Investments LLC in its acquisition of an office building located at 4209 9th Street, NW, Washington, DC. In connection with the acquisition, the purchaser assumed the existing mortgage loan from StanCorp. White Star purchased the building, which is leased to the DC Courts, for \$5.42 million.

ACQUISITION OF FOUR-BUILDING INDUSTRIAL PORTFOLIO, ROCKVILLE, MARYLAND. Kelley Drye counseled Finamarc Management in its acquisition of a four-building warehouse portfolio, including approximately 123,000 square feet of warehouse and manufacturing space in the Rockville section of Montgomery County, Maryland, for \$8.6 million.

ACQUISITION OF TESTING SERVICES ASSETS. Kelley Drye represented Covance Laboratories Inc., a wholly-owned subsidiary of LabCorp, in acquiring a

substantial portion of the analytical testing services business of ChromaDex Analytics, Inc. and ChromaDex, Inc., wholly-owned subsidiaries of publicly-traded ChromaDex Corporation. The acquired business focuses on the testing of food and food related products, such as supplements, pre-mixes, ingredients and agricultural products.

CONSTRUCTION FINANCING FOR A NEW RITZ-CARLTON IN THE SOUTHWESTERN UNITED STATES. Kelley Drye represented the developer of a new-build Ritz-Carlton Resort and Residences in closing on almost \$300 million in construction and mezzanine loans to finance the development, construction and opening of this significant mixed-use project. Kelley Drye lawyers have been involved in the project since its inception, including with respect to the acquisition of the land and negotiating the Hotel Management Agreement, Residential License and Development Agreement and other agreements opposite The Ritz-Carlton Hotel Company.

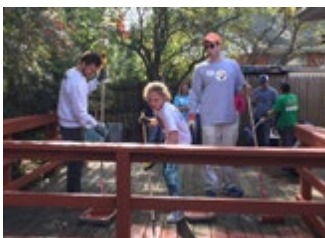
SALE AND PURCHASE OF 930-UNIT MULTIFAMILY HOUSING COMMUNITY IN PRINCE GEORGE'S COUNTY, MARYLAND. Kelley Drye represented affiliates of Dragone Realty in connection with the sale and purchase of The Avanti, a 930-unit multifamily housing community in Prince George's County, Maryland, at a \$131 million valuation. An affiliate of Dragone, which was a member of the ownership group selling the property, retained its ownership stake in the property and Dragone's institutional investor partner sold the remaining portion of the property to owners that are managed by a new joint venture between Dragone and an institutional investor. The acquisition was financed with a new \$104.8 million Fannie Mae mortgage loan originated by Capital One Multifamily Finance. This transaction was complicated by the need to use a tenant in common ownership structure to ensure that Dragone retained its ownership interest in the real property and allowed its partner to sell its interest in the property to the new ownership group.



KELLEY DRYE NEWS

KELLEY DRYE PARTNERS WITH FREDDIE MAC FOR DAY OF GIVING

Kelley Drye and friends of the firm teamed with firm client Freddie Mac and Rebuilding Together of Montgomery County and spent the day working together to rehabilitate the home of a senior homeowner in Bethesda, Maryland. More than 30 volunteers participated to make repairs to the home of an elderly resident who has lived in her home for more than 60 years. The volunteer work done by Kelley Drye and Freddie Mac employees will help make the home safe and healthy. Additional funds contributed by Kelley Drye will be used to fund a new HVAC system and hot water heater so the resident can have heat and hot water throughout the winter season.



KELLEY DRYE ANNOUNCES D.C. BUSINESS GROUP'S AARON ROSENFELD ELECTED TO PARTNER

Congratulations to D.C. Business Group attorney, Aaron Rosenfeld, for being elected to partner in July. Aaron advises clients on real estate and other commercial transactions, including real estate development, hospitality asset transactions, joint ventures, mergers, acquisitions, private equity transactions, commercial lending and general corporate and contractual matters. He represents purchasers, sellers and financing parties in various transactions spanning a wide range of industries and deal structures.

THE BEST LAWYERS IN AMERICA® NAMES 52 KELLEY DRYE LAWYERS TO 2018 EDITION

Fifty-two Kelley Drye attorneys, in 28 practice areas, have been listed in *The Best Lawyers in America*® 2018. This highly respected referral guide is based on annual peer-review surveys.

LEADING CORPORATE M&A ATTORNEY BRYCE LINSENMAYER JOINS KELLEY DRYE

We are pleased to announce that Bryce Linsenmayer joined Kelley Drye as a partner in the Corporate practice group in our Houston, Texas office. Bryce brings over two decades of experience advising public and private companies and will lead the firm's Corporate practice in Texas.

Bryce advises issuers and investment bankers in public offerings, and domestic and foreign private placements of debt and equity securities, as well as mergers, acquisitions and strategic partnerships. The work is principally in the energy, healthcare, environmental, insurance and technology industries. Bryce also has vast experience with public offerings on the New York Stock Exchange, NASDAQ and The London Stock Exchange, particularly on the AIM Market for smaller cap companies in London.



HAPPY HOLIDAYS

FROM EVERYONE AT KELLEY DRYE

STAY IN TOUCH !

Moved? Changed jobs? Do you want to come to our events?

Please email marketing@kelleydrye.com to update your information.