

Reade
Gullicksen
Hanley
&
Gifford
LLP



With over one hundred years of combined legal experience on Nantucket, the attorneys of Reade, Gullicksen, Hanley & Gifford, LLP offer a full range of legal representation to the Island's year-round and seasonal...

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Who we are

With over one hundred years of combined legal experience on Nantucket, the attorneys of Reade, Gullicksen, Hanley & Gifford, LLP offer a full range of legal representation to the Island's year-round and seasonal residents, commercial businesses, and not for profit organizations. Our firm, which concentrates primarily on real estate conveyancing, land use, and permitting matters at both the state and local level, also provides legal advice and services relating to landlord/tenant matters, small business formation and administration requirements, general contract drafting and negotiation issues, and probate, estate, and trust matters. We know that your legal matters will vary over the course of your lifetime – some may be simply handled with a few telephone calls, others may be much more complicated and lengthy to resolve. Whatever the requirements, Reade, Gullicksen, Hanley, & Gifford, LLP will guide and counsel you. We will coordinate with your architects, surveyors, accountants, and other advisors as needed, in order to provide you with the highest level of professional and competent legal representation in your personal and business transactions.

Services

Advising on all aspects of real estate transactions

Including buying, selling, financing, leasing, development and tax abatements

Local and state permitting

Including zoning, subdivision, wetlands, health department, and alcoholic beverage licenses

Approved issuing agents for several major title insurance companies

Land Court appointed title examiner

Small business formation and administration for corporations and LLCs

General contract preparation and negotiation

Landlord/tenant issues

Residential construction contracts

Probate, trust and estate planning

About Mr. Reade



Arthur I. Reade, Jr. is a graduate of Harvard College, A.B. cum laude, 1959, and of George Washington University Law School, L.L.B., 1963. He received the highest score on the December 1964 bar examination and was admitted to the Massachusetts Bar in 1965. From 1965 to 1985, he practiced law in Boston. Since 1973, a portion of his practice has involved Nantucket land transactions, and since 1985, his practice has been entirely in Nantucket. He is a member of the Nantucket Bar Associations and the Real Estate Bar Association of Massachusetts. Mr. Reade is widely respected on Nantucket land use matters; he is a Land Court Examiner and has qualified as an expert witness on title matters in the Land Court and Superior Court.

In addition to his legal practice, Mr. Reade also serves on the Board of Trustees of Nantucket Community Sailing, is former Secretary of the the Nantucket Yacht Club, and is of counsel to the Nantucket Cottage Hospital.

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Education	Practices/Industries	Admissions
Boston University, B.A., 1986, <i>cum laude</i>	Affordable Housing & Economic Development Condominium	Massachusetts
Boston University School of Law, J.D., 1989, <i>magna cum laude</i>	Tax Credits Development/Land Use Multifamily Real Estate Finance Real Estate Assisted Living & Long- Term Care	

Overview

Commercial real estate, acquisition/disposition, development and permitting lead the list of experience that Debbie Horwitz offers clients. Debbie represents developers and owners of all types of real estate projects involving complicated structuring, development and finance issues. Chambers USA reports that *"she makes difficult problems seem straightforward and resolves them with ease."* Debbie is a Director and co-Chair of the firm's Real Estate group. She formerly served as co-Chair of the firm's Multifamily industry group and on the firm's executive committee.

Representative Experience

- Representation of Federal Realty Investment Trust in connection with multiple separate joint venture arrangements and the acquisition of a controlling interest in Plaza El Segundo in California. In connection with the acquisition, Goulston & Storrs provided counsel regarding the securitized lender's consent to the equity transfer and various modifications to an existing \$175M loan. This 381,000 sq.ft mixed-use retail and restaurant property is adjacent to an 8.1 acre developable land parcel, which was also acquired in the transaction. The project also included Brownfields redevelopment and significant tax compliance issues.
- Counsel to several leading national multifamily developers, including Archstone, Fairfield Residential, Hanover Company and Mill Creek Residential in the development and entitlement of thousands of housing units in Massachusetts (market rate and mixed income).
- Representation of Federal Realty Investment Trust in connection with creating the complex ownership structure for Assembly Row in Somerville MA. This mixed-use property is made up of multiple parcels and is entitled for up to 2,100 residential units, 1.75 M sq. ft. of commercial space, 512,000 sq. ft. of retail, restaurant and cinema space and a 200 room hotel. In addition, Goulston & Storrs provided counsel in connection with structuring a series of transactions with AvalonBay for AvalonBay to develop the first two parcels. Both will include both ground floor retail space and residential rental units above. This project also included Brownfields redevelopment, a new MBTA rail station, condominium ownership structuring, improvements to state owned parks, REIT tax and other compliance issues and retail leasing.

- Counsel to an owner of a large subsidized portfolio of multifamily properties in the Northeast, currently handling dispositions and refinancings involving HUD, state and local subsidy programs.
- In a first of its kind guaranteed secondary market transaction, represented State Street Bank and Trust Company in the acquisition of limited partnership interests in 11 low income housing tax credit partnerships from TIAA.
- Representation of Archstone in the acquisition of a long term ground lease with the Massachusetts Bay Transportation Authority for a complex mixed use development over a subway tunnel.
- Representation of Federal Realty Investment Trust in connection with the formation of a joint venture and acquisition of a controlling interest in Montrose Crossing, a 357,000 square foot existing shopping center with an adjacent developable parcel in Maryland. The \$127M purchase also involved an \$80M loan from Allianz Life Insurance Company of North America.
- Representation of a national REIT in the simultaneous acquisition of 2 properties and sale of 4 other properties in multiple states. The acquisitions involved assumptions of loans from Genworth and ING. The transactions also included complicated transfer tax issues related to the existence of long term ground leases on 4 of the properties. The transactions were structured as reverse tax free exchanges under Section 1031 of the IRC.
- \$100 Million redevelopment of HOPE VI Public Housing Project in Boston, MA for the selected private development team, involving the U.S. Department of Housing and Urban Development, the Boston Housing Authority, the Massachusetts Housing Finance Agency and a major national syndicator of Low Income Housing Tax Credits.

Professional and Community Involvement

- National Multi Housing Council Advisory Board
- National Housing and Rehabilitation Association
- American Bar Association Forum on Affordable Housing and Community Development Law
- Affordable Housing Business Coalition
- Steering Committee Against Repealing the Housing Law (Chapter 40B)
- Board of Directors, Combined Jewish Philanthropies
- Chair, Governance and Nominating Committee, Combined Jewish Philanthropies
- Co-Chair, Combined Jewish Philanthropies' \$42M Campaign, 2007-2008
- Real Estate Finance Association
- Board of Trustees of Solomon Schechter Day School of Greater Boston

Awards and Recognition

- Boston Top 50 Power Women in Real Estate, Bisnow, 2014
- Bar Register of Preeminent Women Lawyers™, Martindale-Hubbell®, 2013
- "America's Leading Business Lawyers," Chambers USA 2010-2015
- Top Women Lawyers in the Northeast, Real Estate, Martindale-Hubbell®, 2011
- "Top Women of Law" Honoree, Massachusetts Lawyers Weekly, 2010
- 2009 Circle of Excellence Award, Combined Jewish Philanthropies
- Honored as a Heroic Woman, Jewish Family Service, 2009
- Massachusetts Super Lawyers, 2004 - 2005, 2012 - 2014

- 2000 Young Leadership Award Recipient, Combined Jewish Philanthropies
- Recognized as one of 40 of Boston's brightest and up-and-coming business people under the age of 40,"1999 40 Under 40," Boston Business Journal
- Martindale Hubbell® Peer Review Rated AV Preeminent™

Press Releases

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May 2015

[2015 Chambers USA Guide Recognizes Nine Market-Leading Goulston & Storrs Practices and 31 Leading Individual Lawyers](#)

May 2014

[Goulston & Storrs Expands Practice Recognition in 2014 Chambers USA Rankings](#)

October 2013

[Goulston & Storrs Captures 47 Spots on the 2013 Massachusetts Super Lawyers List; 14 on the 2013 Massachusetts Rising Stars List](#)

May 2013

[Goulston & Storrs Nets 33 Lawyers, 7 Practice Areas in 2013 Chambers USA Rankings](#)

June 2012

[Chambers USA Ranks Goulston & Storrs In Multiple Practice Areas](#)

Advisories

February 2013

[Commonwealth Considers Rule Changes to Impact Multifamily Owners Under Affordable Housing Preservation Law Chapter 40T: Considerations Prior to Marketing a Massachusetts Apartment Complex](#)

Publications & Mentions

March 2011

["Multifamily's Next Step: Build," Bisnow](#)

November 2010

["Kendall Square, East Cambridge Remain Bright Spot," Boston Business Journal](#)

Seminars & Events

November 2014

[BMAC - Bisnow's Multifamily Annual Conference](#)

November 2013

[2nd Annual Bisnow Multifamily Conference](#)

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