

**PRACTICE FOCUS**

John Tomlin is a Principal attorney in the Real Estate practice group. Mr. Tomlin represents developers, investors, contractors and owners in connection with the acquisition, development, construction and financing of real estate projects. In addition, his unique background as a civil engineer allows him to advise clients on both the legal and technical aspects of real estate transactions. Mr. Tomlin is regularly engaged by developers to negotiate and close construction loans simultaneously with Industrial Development Agency (IDA) Project Financing, including negotiating lease-leaseback agreements, payment-in-lieu of taxes agreements (PILOT) and PILOT mortgages. He represents owners and contractors to negotiate a wide range of construction contracts, including guaranteed maximum price, lump sum and cost-plus structures. He also negotiates sophisticated joint venture agreements on behalf of developers, investors and business owners and provides counsel on corporate structuring for Qualified Opportunity Zone Funds (QOZFs) and Qualified Opportunity Zone Businesses (QOZBs).

Mr. Tomlin has extensive commercial leasing experience representing landlords and tenants in all property types, including industrial, office, warehouse, medical and retail, and he is engaged by property owners and developers to negotiate sophisticated ground leases. He regularly represents clients in the acquisition and sale of commercial real estate and utilizes both his legal knowledge and engineering background to assist his clients with due diligence for acquisitions.

In addition to his real estate practice, Mr. Tomlin is regularly engaged by business owners and investors to negotiate sophisticated transactions, including asset-based lending and receivables financing, equity investments, joint ventures, corporate restructuring and stock and asset sales. He is also engaged by business owners to provide general counsel services related to corporate matters. He counsels clients across multiple industries, including manufacturing, marketing, commercial food production and distribution, construction equipment rentals and sales, and real estate brokerages.

Prior to becoming an attorney, Mr. Tomlin was a civil engineer and is accredited as LEED® AP by the Green Building Council. As an engineer, he managed multi-million-dollar international environmental engineering projects for real estate development, including decommissioning of gas stations and petroleum bulk storage, brownfield remediation and Phase I/Phase II Environmental Site Assessments. Mr. Tomlin's unique technical background is an asset to his clients on matters that involve both legal and technical issues.

PUBLICATIONS

"Due Diligence in Real Estate Q&A", *Westchester Magazine*, January 2021 Commercial Real Estate Due Diligence in the Concrete Jungle - Part 3: Title Insurance Due Diligence In Commercial Real Estate, November 2017

PRESENTATIONS

Hudson Valley Restaurant Week to Restaurant Owners, August 2021

AWARDS AND RECOGNITIONS

- Super Lawyers New York: (2017-2022)
- Super Lawyers Rising Stars: (3) years (2015-2017)
- Westchester's Top Lawyers: Westchester Magazine (2018)

EDUCATION

- Pace University School of Law, J.D.
- Queen's University, Ontario, Canada, B.Eng., Civil-Environmental
- University of Western Australia, Australia, B.Eng., Civil-Environmental -Study Abroad

ADMISSIONS

- New York State
- Connecticut

JOHN TOMLIN

Principal, White Plains

PRACTICE AREAS

- Environmental and Sustainability
- Hospitality
- Real Estate Law and Transactions