

Regina E. Schneller

PARTNER

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Being an attorney has opened many doors for me on a personal level. One of the most significant of those opportunities is this career has enabled me to counsel not-for-profit animal rescue organizations, because animal welfare is a deep personal concern for me.

Regina's practice is focused on transactional real estate. She counsels clients on matters related to the sale, purchase and leasing of commercial and industrial real estate properties, including properties with environmental issues. Her practice addresses a wide range of transactional issues, including easement and access agreements, loan transactions, obligations related to real estate transfer fees, mansion taxes, bulk sale issues, title commitments and surveys and riparian grant applications. She often serves as local counsel on the review of sale, purchase and related agreements, including loan documents.

Regina is experienced in the formation of business entities, including the preparation of operating, shareholder and asset sale agreements, as well as advising corporate clients in day-to-day operational matters. She also represents clients in matters related to estate planning, estate and trust administration.

Results may vary depending on your particular facts and legal circumstances.

REPRESENTATIVE MATTERS

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Departments

Real Estate

Education

New York University School of Law, L.L.M in Taxation, 1993

Benjamin N. Cardozo School of Law, J.D., 1987

St. John's University, Criminal Justice

Bar Admissions

New Jersey, 1987

New York, 1988

Regina E. Schneller (Cont.)

- Representation of the borrower in a \$2 million mortgage loan refinancing of an industrial building.
- Acted as local counsel in multiple purchase transactions and specifically advised on issues relating to the New Jersey realty transfer fee, mansion tax and controlling interest transfer tax.
- Representation of a family in the sale of commercial property. Over many years, the family had transferred interests in the property via wills and trusts, which resulted in complex analysis of ownership of the commercial property at the time of sale. The numerous transfers by family members were not documented by deeds.
- Handled the financing and title issues related to the acquisition of the real estate for an automobile dealership in Wall Township.
- Regina played a key role in one of the largest portfolio sales of industrial real estate to be completed in New Jersey in several years as a member of the firm's real estate team representing affiliated entities of Avidan Management LLC as the sellers of approximately 2.6 million square feet of office and warehouse space located in South Brunswick, Edison, Elizabeth and Bayonne. The high-value transaction, which closed in late August 2012, involved the acquisition of a nine-building portfolio of properties, including office, light industrial, cold storage and bulk distribution space, by Cohen Asset Management Inc., an industrial and commercial real estate investment firm. The firm's team negotiated five power purchase agreements covering over 6 MWs of solar production on behalf of Avidan, a leading solar developer in the New Jersey market who has worked closely with our real estate group on a number of alternative energy projects in the past. The deal was closed in 2012 and the project led to the team being named Finalists for the Industrial Deal of the Year by NAIOP New Jersey Chapter in 2013.

ACTIVITIES & EXPERIENCE

- Former Counsel to The Thoroughbred Retirement Foundation, a foundation dedicated to rescuing and retraining thoroughbred race horses.
- While attending law school, Regina was Managing Editor of the *Woman's Annotated Legal Bibliography* at Benjamin N. Cardozo School of Law.

PUBLICATIONS & ALERTS

Author, Key Components of Due Diligence in Commercial Real Estate Transactions
Greenbaum, Rowe, Smith & Davis LLP 2018 Real Estate Update: Trending Issues & Topics of Interest,
March 19, 2019

Contributor, 2018 Real Estate Update: Trending Issues & Topics of Interest
Greenbaum, Rowe, Smith & Davis LLP Client Alert, February 2018

Co-Author, Controlling Interest Transfer Tax - Buyer Beware

Greenbaum, Rowe, Smith & Davis LLP 2018 Real Estate Update: Trending Issues & Topics of Interest,
February 2018

Contributor, 2017 Real Estate Update: Trending Issues & Topics of Interest

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2017

Contributor, 2016 Real Estate Update: Trending Issues & Topics of Interest

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2016

Contributor, 2015 Real Estate Update: Trending Issues & Topics of Interest

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2015