

COUNSELORS AT LAW

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP

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SUCCESSFUL LAWYERS

SUCCESSFUL CLIENTS



Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP was founded in 1976 and is one of the region's most acclaimed and distinguished law firms. Headquartered in Uniondale, N.Y., the Firm is conveniently located to accommodate clients in Nassau and Suffolk Counties, as well as those in New York City.

The Firm's long history of client dedication has earned it an exceptional record of achievement for delivering innovative solutions through superb legal representation.

With a team of more than 60 talented attorneys, the Firm continues to add to its legacy of success by producing outstanding results and providing the expertise and skill necessary to meet the legal needs of any client.

In 2010, the Firm's new office space was designated a LEED Silver level certified commercial interior. We are proud to be the first law firm on Long Island to achieve a LEED designation and also to contribute to a cleaner and more sustainable environment.



OUR AREAS

OF PRACTICE



Partners Judy L. Simonic, Jeffrey D. Forchelli, William F. Bonesso, Peter R. Mineo & Kathleen Deegan Dickson

LAND USE AND ZONING

Since our formation over 35 years ago, the Firm has participated in some of the largest and most complex land use and zoning projects on Long Island (and the greater metropolitan area). Our attorneys have successfully represented homeowners, small businesses, major developers, national corporations, organizations, associations and municipalities in every aspect of land use and zoning, including applications for zone changes, subdivisions, site plans, special permits, variances, architectural review, environmental impact statements and all types of zoning litigation.

The Firm has secured approvals for a number of major corporations and developments, including Northrop Grumman Corporation, Cablevision Systems Corporation, Lowe's Home Centers, Roosevelt Raceway Properties, the Westbury Drive-In, Friends Academy, Adelphi University, St. Francis Hospital, NXTech, Catholic Diocese of Rockville Centre and the Long Island Home, among others.

REAL ESTATE

The Real Estate Department delivers comprehensive, innovative, and practical legal services for life-cycle real estate needs on a local, regional and national basis, from acquisition, sale and financing of industrial, commercial, warehouse facilities, retail, multi-family, residential, hotel and office properties. The Real Estate Practice Group integrates many of the Firm's other practice areas such as Environmental, Tax Certiorari and Land Use and Zoning, to provide our clients with a totally comprehensive organic real estate focus. Our attorneys also represent corporations, real estate firms, property management companies, financial institutions, and other real estate holders and operators in connection with their use, management and operation of commercial real estate. Our Real Estate Department also counsels clients relative to real estate brokerage matters, be it from a service provider perspective or user perspective. The Firm counsels property owners, contractors and subcontractors in connection with construction contracts, filings, discharge and litigation of mechanics' liens. Our attorneys also practice landlord representation and tenant representation of clients in lease and sublease transactions, and advise clients relative to landlord/tenant disputes and litigation.

The condominium, cooperative and homeowner association group represents sponsors of offering plans for residential, multi-family and commercial properties as well as serving as counsel to over fifty cooperatives, condominiums and other community associations. In connection with such representation, the Firm provides a broad spectrum of services, including financing, transfers, certiorari, corporate and litigation.

Our attorneys also counsel the Firm's real estate clients regarding implementation of "Green" elements into real estate projects, whether it be, for example, working with clients to conform to and take advantage of governmental incentives, or to assist clients in achieving voluntary status such as becoming LEED certified.

Our attorneys possess an advanced level of expertise in various forms of finance, including acquisition, construction and permanent financing, Small Business Administration and Industrial Development Agency financing, procurement of economic development grants and tax free like-kind exchanges.

Our clients include developers, public corporations, investors, equity owners, contractors, government agencies, financial institutions, schools, landlords, tenants, brokers, property managers and individuals.



Partners Robert Chicco, Peter Alpert, Brian R. Sahn and James C. Ricca



Partner John V. Terrana

TAX CERTIORARI

The Tax Certiorari Department concentrates in handling tax certiorari proceedings to challenge real estate tax assessments and reduce real estate taxes. Our team approach involves checking every aspect of a property's taxation to ensure that our clients obtain the largest possible tax refund and reduction in future taxes. We have been successful in obtaining millions of dollars in real estate tax refunds and savings for our clients, which include national, regional and local owners and tenants of all types of commercial and residential property.

Having a department that concentrates in tax certiorari has enabled us to maximize our effectiveness through our experience and strong reputation. This concentration also allows the Firm to provide a very specialized service that is usually only available in a boutique tax certiorari firm with the resources and expertise of a large firm which include our land use and zoning, environmental and litigation attorneys.

Our tax certiorari practice is supported by a custom-designed computer software system that allows us to handle each case effectively and expeditiously. We also maintain an extensive database which includes detailed property record information.

The Tax Certiorari Department also counsels clients in all other aspects of real estate taxation including tax exemptions, estimation of taxes for new construction, lease tax escalation clauses, the sale, purchase and foreclosure of tax liens. It also works closely with our IDA and Government Development Incentives Department to ensure that all tax advantages are explored.



Partner Gregory S. Lisi

EMPLOYMENT AND LABOR

The Firm's Employment and Labor practice has two principal components – counseling and litigation. Our attorneys work with management, and human resources and personnel professionals in connection with various employment decisions, such as terminations and discipline, reductions in force and restructuring, acquisitions and divestitures, restrictive covenants, wage and hour laws, compliance issues and the preparation of policies, employee handbooks, and employment contracts. We conduct audits of employment practices and policies, and provide employer-sponsored training concerning equal employment opportunity obligations.

On the litigation side, our attorneys regularly handle employment disputes in federal and state courts and before administrative agencies for matters relating to employment discrimination and harassment, wrongful discharge, sexual harassment claims, wage and hour, restrictive covenants, unfair competition, theft of trade secret, breach of contracts and whistleblower claims.

Our attorneys also handle traditional labor matters such as representing management concerning union issues, collective bargaining issues, defense of unfair labor practice claims before the National Labor Relations Board, grievance arbitrations under collective bargaining agreements and all other union/management issues.

The Firm also represents executives in connection with the negotiation of employment and severance agreements.



Partners Anthony B. Barton, Joseph V. Cuomo & Robert H. Groman

CORPORATE AND COMMERCIAL

The Firm's Corporate and Commercial Department is among Long Island's largest in terms of number of attorneys and breadth and depth of practice and experience. The Department provides a complete array of services, including mergers and acquisitions, leveraged buyouts, dispositions, equity and debt financing (including angel, mezzanine and venture capital financing), private placements, commercial real estate purchase and lease financing, securities regulation and compliance, joint ventures and strategic alliances, business formations, corporate

organization and governance, shareholder agreements, LLC operating agreements, workouts and restructurings, reorganizations, liquidations, business divorce, shareholder oppression, employment and consulting agreements, severance arrangements, stock option plans, private label agreements, licensing agreements, manufacturing, distribution and supply agreements, vendor agreements, and numerous other types of commercial contracts and agreements.

The Department provides comprehensive business law and transactional advice to a wide range of clients, including privately-held companies, public corporations, emerging businesses, start-ups and entrepreneurs. The Firm serves as "outside" general counsel to numerous private middle-market companies on Long Island, in the NYC metro area and beyond. The Department also represents institutional and individual investors (including venture capital funds, corporate venture capital programs, and angel investors), and private equity funds with respect to their portfolio company investments and transactions. The Firm frequently serves as local counsel and special counsel to various national and international companies in a variety of corporate and commercial transactions and matters.

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP regularly works on matters involving key governmental agencies, including the Securities and Exchange Commission (SEC), the Federal Trade Commission (FTC), the General Services Administration (GSA), the Department of Housing and Urban Development (HUD), the Small Business Administration (SBA), the U.S. Department of Treasury (Internal Revenue Service) and various New York State agencies.



Partners Joseph P. Asselta and Peter L. Agovino

CONSTRUCTION LAW

The Firm's Construction Law Department provides practical advice and legal representation to clients involved in all phases of construction and real estate development from initial contract drafting through resolution of contract claims and disputes.

Our clients include owners, developers, financial institutions, religious institutions, design professionals, general contractors, construction managers, subcontractors, suppliers, equipment rental companies, insurers and sureties, participating in major private and government projects.

Beginning with the inception of a project, our attorneys assist in the structuring of the project team and the drafting and negotiating of construction and consulting contracts and related project documents. On government contracts, we handle bid protests and other bidding and contract award irregularities. During the pre-construction and construction phases, we counsel clients on practical, successful strategies to enforce their contract rights and to avoid and resolve disputes that may arise. And for those disputes that cannot be resolved, we have extensive experience in prosecuting and defending claims relating to non-payment, extra work and change orders, delays, impacts and inefficiencies, changed and unforeseen conditions, design errors, construction defects, defaults and terminations. Our attorneys have appeared in state and federal trial and appellate courts, administrative agencies, arbitrations and mediations.

We are also experienced in bringing and defending against mechanic's lien filings and foreclosures, as well as claims for diversion of trust funds. Our attorneys are fully familiar with suretyship law, focusing on bid bonds, payment and performance bonds and mechanic's lien discharge bonds. And we assist clients in securing the insurance coverage to which they are entitled and for which they usually have paid substantial sums. We also counsel clients on prevailing wage and project labor issues, including review and negotiation of project labor agreements (PLAs).



Partners Steven G. Gaebler and James C. Ricca

BANKING AND FINANCE

The Banking and Finance Department provides our institutional and private lender clientele with general counsel, closing and collection services.

We provide effective counsel and a wealth of experience to lenders, borrowers and financial institutions in finance and general banking matters. Our success has given the Firm its reputation for excellence as a leading law Firm within the lending community. The Firm represents a variety of financial institutions, including national, regional and local banks.

The Firm effectively handles many different types of lender financing transactions, including complex secured, unsecured, leasehold and construction loans, as well as business loans and lines of credit. Our discipline covers a broad range of loan transactions affecting many types of properties including residential, commercial, mixed use, industrial properties, shopping centers, multifamily, co-ops and condominiums.

On the enforcement side, our lending clients rely on our experience and expertise in the areas of commercial, residential and business loan collections, foreclosures, loan workouts, and litigation. The Firm represents mortgage lenders and servicers in all phases of the foreclosure and bankruptcy process. We have successfully prosecuted collection actions in Bankruptcy Court and represented our clients in State and Federal Court regarding lender liability claims, priority disputes, title issues, usury claims, and surplus money proceedings. We are also skilled in bulk loan sales and the subdivision and sale of post foreclosure REO properties.



Partner Daniel P. Deegan

IDA AND GOVERNMENT DEVELOPMENT INCENTIVES

The Firm is a leader in representing private-sector businesses and developers in their applications to IDAs across Long Island. The Firm's experience has allowed it to assist businesses, property owners and developers in identifying and maximizing potential benefits. We have handled many high profile clients and projects, including the relocation of several corporate headquarters with very successful results.

Industrial Development Agencies (IDA) can offer substantial benefits to commercial real estate projects, benefits that are often overlooked by the real estate and business communities. These benefits can often make or break a deal and IDAs are looking to "make" deals that might otherwise not happen. IDAs incentivize businesses to locate, expand and/or remain in New York State.

The potential benefits include: a sales tax exemption on construction materials and eligible equipment; a mortgage recording tax exemption; and, often the most valuable, a beneficial PILOT agreement with significant savings on real property taxes. A project may also qualify for "Tax Exempt" and/or "Taxable" bonds, providing lower interest rates and allowing a project to tap credit markets not otherwise available.



Partners Andrew E. Curto, Jeffrey G. Stark and Russell G. Tisman

LITIGATION

Our Litigation Department has long been recognized for providing expertise, innovative strategies and formidable representation throughout the pre-trial, trial and appellate process. The Firm attorneys have appeared before all federal, state and local courts to successfully represent clients in all types of commercial litigation matters, including commercial leases, employment agreements, construction contracts, partnership and corporate disputes, sales and titles to real estate, franchise agreements, real property issues and all types of land use, zoning and related environmental matters. We also have attorneys who specialize in labor law and bankruptcy matters.

Our capabilities in personal injury and insurance law have secured outstanding results in various negligence cases, including automobile accidents, claims against municipalities and medical malpractice.

Using a client-focused approach, the Litigation Department determines first whether litigation can be avoided, and if not, offers the quickest and most economical solutions available to obtain favorable outcomes. To best serve our clients, the Firm applies the most sophisticated technology available to its practice, including premier research tools and highly advanced document retrieval and storage systems.



Partner Robert H. Groman

TAX, TRUSTS AND ESTATES

The Tax, Trusts and Estates Department counsels clients in every phase of their estate planning. The Firm's tax specialists develop and implement personalized business succession plans and wealth transfer plans, including the preparation of wills, trusts, powers of attorney and shareholder agreements. Our attorneys are highly skilled in asset transfers that utilize sophisticated techniques to minimize estate taxes and administrative costs.

Our attorneys have considerable experience in a broad range of income, gift, estate and tax matters. We have successfully represented clients in civil tax matters as well as disputes concerning residency status, unpaid payroll liabilities, unpaid personal and business tax liabilities and offers-in-compromise. The Firm also represents clients before tax agencies during audits, in administrative appeals and in appropriate courts when required.

In addition to strategic matters, the Firm assists clients in the probate and administration of estates, including the preparation of estate tax returns. The Firm also advises clients on the formation of not-for-profit corporations and guides them through the process of obtaining tax exempt status and, when needed, private letter rulings.

Our Elder law capabilities include counseling and representing seniors and their families in regard to specific issues that impact their lives including asset protection planning, preservation of assets and disability planning.

SUCCESSFUL CLIENTS



BANKRUPTCY AND INSOLVENCY

The Bankruptcy and Insolvency practice provides clients with innovative solutions to minimize risks and increase financial stability.

Our attorneys represent secured and unsecured creditors, institutional and private lenders, equity holders, equipment lessors and landlords in all types of workouts and bankruptcy proceedings, including reorganizations under Chapter 11 and Chapter 13 of the Bankruptcy Code and liquidations under Chapter 7 of the Bankruptcy Code. The Firm regularly represents clients with construction and real estate issues, as well as clients from the manufacturing, wholesale, retail and healthcare industries. The Firm also handles matters involving commercial and residential lending and consumer debtor-creditor issues.

The Firm has extensive experience in adversary proceedings and other types of litigation filed in bankruptcy cases, including defense and/or prosecution of preference and fraudulent conveyance issues, and issues involving a debtor's discharge and/or non-dischargeability of debts.



MUNICIPAL

Our Municipal Department holds an impressive record of successfully representing Long Island counties, towns, villages, cities and other government entities in various municipal matters, including planning, ordinances, regulations, hazardous waste issues and all types of litigation. A number of the Firm's attorneys began their careers as full-time city, deputy county and town attorneys, and several currently serve as general and special counsel to several incorporated villages, handling zoning, employment, tax certiorari and other real property matters. The Firm attorneys also prepare and develop master land use plans and assist in the creation and enactment of zoning and other land use regulations.



ENTERTAINMENT, CELEBRITY AND SPORTS GROUP

The Firm's Entertainment, Celebrity and Sports Department is unique in the Long Island market. The Department counsels a prominent and diverse entertainment and sports clientele, including A-list celebrities, internationally famous authors and writers, multi-platinum singers, television, screen and stage stars, nationally-known radio personalities, and professional athletes. Several of the Firm's clients have reached the top of their respective professions, and include a Nobel Peace

Prize® winner in Literature, a Pulitzer Prize® winning writer, a Grammy Award® winning singer with numerous number one hits, one of the most successful home shopping television personalities of all time, and a Long Island lacrosse legend.

We offer a wide range of entertainment services, and have significant experience across the broad spectrum of the entertainment industry, including television, film, theater, music, radio, publishing, professional athletics, and the Internet. Our services and experience include: recording deals; artist and talent agreements of every type; television production transactions; life rights agreements; reality show agreements; licensing, merchandising and endorsement arrangements; branding matters; book deals; Internet and website agreements; management and agency contracts; employment and consultant agreements; confidentiality agreements; and a wide variety of other transactional and contractual matters.

The Department represents a number of entertainment and sports clients in their entrepreneurial ventures, from the initial stages of structuring the venture, during its growth, through financings and acquisitions, and in many instances ending with a successful exit event. In addition, the Firm's full-service capabilities allow us to provide many of the collateral legal services our entertainment and sports clients often require, including real estate, estate and wealth planning, asset protection, corporate and commercial, tax planning, charitable endeavors and foundations, and litigation.



CONDOMINIUM, COOPERATIVE AND HOA OFFERING PLANS

Developers now have another choice in selecting Condominium Offering Plan counsel. Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP has extensive experience in the successful preparation and filing of offering plans with the New York State Attorney General's Office, with a reputation for creativity, timeliness and attention to detail. That track record, combined with our knowledge and experience in land use and subdivision procedures, makes the Firm the obvious choice for condominium, cooperative and HOA offering plans, with a clear edge over firms not familiar with the subdivision and municipal approval process. We also have extensive experience in the conversion of existing residential and commercial properties in the greater metropolitan area to cooperative, condominium or association ownership.



VETERINARY PRACTICE GROUP

As an outgrowth of its corporate and transactional practice, the Firm has expanded its specialized Veterinary Medical Practice Group (VMPG), which consists of a dedicated team of attorneys who can address the special needs of veterinarians in the sale and purchase of their practices, as well as their day-to-day contractual and management issues.

With proven experience in business transactions, employment law, real estate, estate planning, tax planning, land use and zoning, certiorari, finance, environmental matters and litigation, the VMPG provides the veterinary community with professional guidance across a broad spectrum of legal disciplines.



ENVIRONMENTAL

The Environmental Department advises clients on various compliance matters, including compliance with all major environmental programs (e.g. RCRA, CAA, CWA, Brownfields, etc.) and with regard to investigation and remediation of contaminated sites. Our environmental attorneys work with the transactional groups to structure transactions that

minimize potential environmental liabilities and with the zoning and land use groups on SEQRA (environmental impact review) issues.

The Firm represents clients in environmental enforcement actions, including both those actions where government entities allege violations of environmental laws or regulations, and those actions where the government or private parties seek to impose civil liability, such as Superfund cost recovery issues. Our environmental attorneys also coordinate investigatory efforts with client-selected environmental consultants.

The Environmental Practice Group has extensive dealings with properties impacted by soil and ground water contaminants, mold, asbestos and indoor air quality issues, and with the procurement of environmental insurance policies.

LIST OF CLIENTS

7-Eleven
ABF Freight System, Inc.
Absolute Electrical
Adelphi University
Advanced Energy Systems
Advanstar Communications, Inc.
Alliance Advisors, LLC
Allied Urological Services, LLC
Americare
Aquarian Water Company
Arizona Beverage Company
Arnell Construction Corp.
ASR International Corp.
Atlantic Beach Club Associations
Aurora Contractors, Inc.
Austin International Realty
Auto Zone
AvalonBay Communities, Inc.
Axios Products
Barnes and Noble
bagport America, LLC
Bentley
BMW of Bayside
Bolla Oil Corporation
Brixmor Property Group
Broman Trucking
Builders Bank
BWD Group LLC
Cablevision Systems Corporation
Carson Optical
Castagna Realty
Castro Realty Corporation
Catholic Diocese of Rockville Centre
 Health Services
Chase Bank
Chipotle Mexican Grill
ChoicePoint
Chubb
Citibank, N.A.
City Of Glen Cove
CM & Associates Construction Management
Compare Foods Supermarkets
Country Glen Shopping Center
Credit Lyonnais, N.A.
Dairy Barn Stores, Inc.
Dan Mar, Inc.
East Meadow Shopping Center
Eckerd Pharmacies
Equity One, Inc.
Excalibur Management Services, Inc.
Exclusive Ambulette, Inc.
Federated Department Stores
First American International Bank
8Flex Plastics, Inc.
Friends Academy
General Motors Company
Gensler
George Little Management, LLC
Global Experience Specialists, Inc.
Goya Foods
Great Northern Insurance
Greentree Foundation
H Mart Stores
Home Respiratory Therapy
 And Equipment, Inc.
HSBC Bank USA
Houston-Stafford Electrical, LP
Huntington Arts Council
Incorporated Village Of Asharoken
Incorporated Village Of Bayville
Incorporated Village Of Freeport
Incorporated Village Of Kensington
Incorporated Village Of Lake Success
Incorporated Village Of Laurel Hollow
Incorporated Village Of Russell Gardens
Independent Equipment Corp.
Ingenious Designs
Irwin Contracting Inc.
Island Companies
Joseph T. Ryerson Son, Inc.
Joy Mangano
J. Petrocelli Contracting, Inc.
J&R Electronics, Inc.
Kingdom Associates, Inc.
Koch Realty
Lake Success Shopping Center
Leo International
Leucadia National Corp.
Leviton
Livingston Development Corporation
LNK International Ltd.
Lowe's Home Improvement
Marjam Building Supply
Maverik Lacrosse, LLC
Marriott International, Inc.
McDonalds
Mercy Medical Center
Merrill Lynch, Pierce, Fenner & Smith, Inc.
Molloy College
Montroy Andersen DeMarco
Moretrench
Napco Security Systems, Inc.
Nassau Community College
Nassau County
National Environmental Safety Co.
New Central Avenue, LLC
New York Community Bank
New York Commercial Bank
New York Institute of Technology
Northrop Grumman Corporation
North Shore Animal League, Inc.
North Shore Climate Control, Inc.
NPD Group
Nuco Painting Corp.
NXTech
Oak Tree Farm Dairy, Inc.
Ogden's Design & Plantings, Inc.
OK Petroleum, Inc.
Oxford & Simpson Realty Services
Pall Corporation
Park Electrochemical, Inc.
Patriot National Bank
Paula Abdul
People's United Bank
Philips International
Photocircuits Corporation
Pitcairn Properties
Pliskin Realty
PortoVivo, LLC
Posillico
PVF Supply Corp.
Public Storage, Inc.
Pulte Homes of New York, LLC
Quick International Couriers
Racanelli Construction Co. Inc.
Rainbow Media Group
Reed Elsevier, Inc.
Reliance Floors, Inc.
Renaissance Downtowns
Rene Industrial Plumbing & Heating Supply
Corp.
Restani Construction Corp.
Rivlab Transportation Corp.
Safeguard Self Storage
Schuss Realty Associates
Sciame Development Inc.
Sears Holding Corporation
Simon Properties
Sleepy's
Southern Wine and Spirits of America, Inc.
Santander Bank, N.A.
Stalco Construction, Inc.
Stonehenge Growth Capital
St. Francis Hospital
Starwood Ceruzzi, LLC
Steel Equities
Stop And Shop
Suffolk County National Bank
Sunbelt Rentals
Sunrise Assisted Living, Inc.
Superior/Glacier
T-Mobile
Target Corporation
The Briad Group
The Engel Burman Group
The Freeman Companies
The Long Island Home
The Marcus Organization
The Musso Group
Theodore Roosevelt Museum
The Uptown Development
Companies, LLC
TD Bank
Town Realty Company
Treeline
Tribology, Inc.
Tritec Real Estate Company
Tromel Construction Corp.
Ultimate Health Outcomes, Inc.
Unicorp National Development
UrbanAmerica LLC
Utica Mutual Insurance Co.
Valley Caterers
Valley National Bank
Vornado Realty
Walgreen Eastern Co., Inc.
WestRac Contracting Corp.
Westy's Self Storage
William Joel
WLIW
Yuco Management Inc.
Yum Brands, Inc.

COUNSELORS AT LAW

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