



Hyland Levin: 2016 in Review

February 14, 2017

Dear Clients and Friends:

2016 was a busy and exciting year for us and we wanted to showcase our three new partners, tell you about some of the matters we handled and share some examples of our community involvement efforts. Most importantly, we wanted to take this opportunity to thank you for your business and our professional and personal relationships.

New Partners

Over the past year, **Bob Baranowski**, **Melissa Grossman** and **Stacy Asbell** were promoted to partner.

Bob concentrates his practice on environmental, land use and eminent domain representation. He is a frequent speaker at seminars and workshops on land use, zoning and environmental topics. Recently, **Bob** secured approvals for development of a Buddhist temple in Voorhees, an apartment building in Mt. Laurel and a medical office building in Cherry Hill. **Bob** is also quite active at St. Joan of Arc Church in Marlton and coaches basketball for the Marlton Recreation Council and St. Joan of Arc School. He and his wife, Alyson, have three children and reside in Marlton.

Melissa focuses on estate planning, estate and trust administration and business succession planning. She frequently advises business owners and families in connection with complex issues relating to wealth transfers and the transitioning of closely held businesses in a tax-efficient manner. She is a member of the Legacy Advisors Committee for The Children's Hospital of Philadelphia, sits on the Board of the Jewish Federation of Southern New Jersey and is a fellow in the OnBoard Program, an initiative of the Legacy Heritage Fund designed to strengthen and develop board members of Jewish non-profit entities. In her "spare" time, **Melissa** serves as a board member of the Voorhees Basketball Association and is the Commissioner for the 1st and 2nd Grade Boys Instructional League. She is also a classically-trained concert pianist, who still enjoys playing and writing music. **Melissa** lives in Voorhees with her husband, Andrew, and their two young sons.

Stacy concentrates her practice in the area of real estate law. She regularly represents clients in the acquisition, financing and disposition of office, retail and industrial properties, as well as lenders and borrowers in financing transactions. She also advises clients on commercial and retail leasing issues and matters of estate planning and administration. **Stacy** is heavily involved in many local community organizations and charitable endeavors, continuing a multi-generational family commitment to community service. She recently completed her term as a member of the Board of Trustees of the Boys and Girls Club of Camden County and currently serves on the Executive Board of the Samost Jewish Family & Children's Service. **Stacy** lives in Cherry Hill with her husband, Andy, and their three daughters.

Significant Matters

Multi-Family Acquisition/ Financing Transactions

New York-based Pantzer Properties continued its expansion into the Philadelphia multi-family market in 2016 by acquiring the Executive House on City Avenue in Philadelphia, PA, which it renamed The Point at City Line and the Point at Windermere in West Chester, PA. The Point at City Line is a 20-story high-rise property consisting of 302 units across two acres. Windermere is a 312-unit garden style apartment complex. Freddie Mac provided the purchase money financing for both purchases. The Point at City Line and The Point at Windermere are Pantzer's third and fourth multi-family acquisitions in Philadelphia since 2014. In 2014, Pantzer acquired The Point at Rittenhouse Row, at the corner of 16th and Sansom Streets, which was the former Oakwood property. It includes 84 residential units. Later that year, Pantzer bought the next-door property, The Sansom, a 104-unit multi-family property. Together these two properties have 25,000 square feet of retail, including the restaurants Abe Fisher and Honeygrow. **Mark Shapiro** and **Lauren Beetle** represented Pantzer Properties in all four of these transactions.

During 2016, Hyland Levin assisted its private real estate fund clients in eight separate multi-family financing transactions in PA, MD, and VA, totaling more than \$550,000,000.

Rastelli Foods Group

Hyland Levin is proud to continue to serve as general outside counsel to the Rastelli Foods Group, a New Jersey based family of companies actively engaged in the full range of food manufacturing, distribution and retailing throughout the world. In 2016, HL lawyers negotiated several multi-party manufacturing, development, joint venture and supply agreements with international food producers, multi-national franchise systems and restaurant chains and some of the largest food wholesalers and retailers in the US, Europe, Asia and the Middle East on Rastelli's behalf.

The firm worked with Rastelli's dynamic management team, led by Ray Rastelli, in expanding its retail and marketing platforms, including e-commerce, TV and other direct sales, and the Rastelli Market Fresh store located in Marlton, New Jersey. In the past year, HL lawyers **Benjamin Levin**, **Lauren Beetle** and **David Gunther** also provided advice to Rastelli in establishing and structuring new product and brand development relationships, including two separate partnerships involving entrepreneur groups from ABC TV's "Shark Tank" program. The firm admires greatly the entrepreneurial spirit of Ray, his brother Tony, and the next generation of Rastellis, and looks forward to assisting them with their new business ventures this coming year.

Puratos Corporation

We continue to be inspired by our representation as US General Counsel of Puratos Corporation, a Belgium based international foods group. Puratos offers a full range of cutting edge products and expertise in the bakery, patisserie and chocolate industries. Puratos has made significant capital investments in its US operations, including establishment of innovation centers and regional R&D centers. Our team, led by **Benjamin Levin**, is privileged to assist Puratos in all facets of its US business operations.

Virtua Health

Bill Hyland serves on a multi-discipline "Hospital of the Future" Planning Committee for the new Virtua Hospital in Westampton. It is anticipated that the land use approvals process for the Westampton facility will commence in about a year. The Westampton campus has received General Development Plan (GDP) approval for approximately 800,000 square feet of new medical facilities approximately 3 miles from the current Virtua Memorial hospital campus in Mt. Holly. During 2016, **Bill** also represented Virtua in securing

approvals for several urgent care/physician practice facilities in key locations and is currently involved in significant development projects in Camden, Marlton and Moorestown for the hospital system.

Pinelands Pipeline Project

On behalf of New Jersey Natural Gas, **Rich Hluchan** obtained approval from the Pinelands Commission to construct a twenty-eight-mile long natural gas pipeline through the Pinelands. Known as the Southern Reliability Link, the pipeline project will strengthen our client's energy-distribution system in Monmouth, Ocean and Burlington counties by furnishing a second interstate feed to that portion of its system.

Bancroft NeuroHealth

2016 saw the commencement of construction of the new Bancroft School facility in Mt. Laurel, replacing the original school campus, which had been located in Haddonfield since 1883. This facility will serve 300 children with developmental and intellectual disabilities and is scheduled to open in 2018. **Bill Hyland** represented Bancroft in the land use process, and **Rich Hluchan** assisted in the resolution of several thorny environmental permitting issues.

Family Estate Planning

The firm continues to provide estate planning, trust administration and fiduciary services to high net worth families. During 2016, we successfully completed estate planning for some of this region's most successful business owners and philanthropic families. This work involves not only planning for tax efficient multi-generational wealth transfers, but also succession planning for family and closely held business interests to second- and third-generation family members, and structures for the families' ongoing philanthropic goals. The main objective in such planning is the seamless transition of wealth and business interests through careful dialogue and planning with different generations of each family.

QSL

Our franchise group assisted an affiliate of publicly traded Travel Centers of America (TA) with the franchise acquisition of PA-based restaurant chain Quaker Steak & Lube (QSL). During the year, we provided counsel on QSL's franchise disclosure document and related agreements, state registrations and franchise relations. QSL looks forward to continuing to franchise its casual dining restaurant concept, featuring steaks and wings, on a national basis. TA is a Fortune 500 operator of truck stops, travel plazas and convenience stores that include more than 785 quick-service and sit-down restaurants.

Community Initiatives

We are pleased that in 2016 we partnered with many wonderful charitable organizations in our region including Virtua Foundation, Boys & Girls Club of Camden County, South Jersey Food Bank, Samost Jewish Family and Children's Service, Bancroft, Wiley Mission, AJC, APALA-NJ and other worthy causes.

In other firm-related news in 2016:

- Hyland Levin opened an office in Philadelphia at 1524 Locust Street. This presence in Philadelphia will enable HL to better serve existing clients, appeal to a broader base of potential new clients and facilitate our lateral hiring goals.
- For the 13th straight year, **Benjamin Levin** was recognized by clients and peers as being among the world's leading franchise lawyers and chosen for inclusion in *Who's Who Legal: Franchise 2016*.
- Hyland Levin was acknowledged as a leader in real estate law in the 2016 edition of the highly

regarded Chambers USA directory of top lawyers and law firms. Chambers USA described Hyland Levin as a firm that “handles all manner of real estate transactions for a range of clients including developers, investors and lenders. [The firm] features expertise in leasing, transactions and taxation matters [and is] also accomplished at undertaking land use and zoning work.” HL partners **Richard Hluchan** and **Mark Shapiro** were also recognized individually by Chambers, **Hluchan** in real estate: zoning/land use, and **Shapiro** in real estate.

- **Shereen Chen** received a Professionalism Award from the Asian Pacific American Lawyers Association of New Jersey (APALA-NJ).

Community Involvement

Hyland Levin proudly continues its commitment to community service and involvement. HL lawyers support a variety of worthy causes and organizations.



Benjamin Levin - Congregation Beth El - Vice President, Chair of Finance Committee; Boys & Girls Club of Camden County - Vice President, Finance and Executive Committee Member; Samson Foundation - Co-Trustee



William Hyland, Jr., - Wiley Mission and Wiley Christian Adult Day Services - Chairman of Board of each; Virtua Foundation - Board



Richard Hluchan - Delaware Valley Environmental Inn of Court - Immediate Past President; Georgetown University Alumni Association - President- Elect; Chamber of Commerce of Southern NJ - Board; NJ Law Journal - Editorial Board



Mark Shapiro - Jewish Family & Children Service of SNJ - Executive Committee and Past President (2012-2014); Temple Beth Shalom - Sponsorship Committee Chair; Jewish Federation of SNJ and Jewish Community Foundation - Board



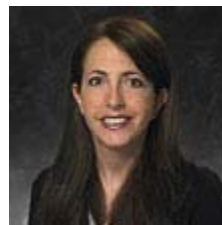
Harvey Shapiro - The Raymond & Gertrude Saltzman Foundation - President; Jewish Federation of SNJ - Board Member, Past President; Jewish Community Foundation - Advisory Board and Past President



Lauren Beetle - Habitat for Humanity of Burlington County and Greater Trenton/Princeton - Board and Construction Committee Co-Chair; Girl Scouts Council for Southern and Central New Jersey - Board



Melissa Grossman - Jewish Federation of SNJ - Board; Legacy Advisory Committee for CHOP - Member; Voorhees Basketball Association - Board and Commissioner of 1st and 2nd Grade Boys



Stacy Asbell - Jewish Family & Children’s Service of SNJ - Executive Board Member at Large



Shereen Chen - Chalfonte Homeowners Association - Secretary/Treasurer; Asian Pacific American Lawyers Association - Member



Peter Boyer - Singing City - Board; NJ Disciplinary Review Board - Member; American Law Institute - Member



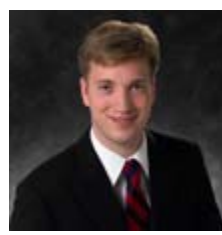
David Dahan - Juvenile Diabetes Research Foundation of SJ - Corporate Development Committee; Community Associations Institute (PA/Delaware Valley Chapter) - Board; Voorhees Basketball Association - Coach



Robert Baranowski, Jr. - Marlton Recreation Council -Coach; St. Joan of Arc Parish - Coach and Ministry Volunteer



Stephen Geria - Order Sons of Italy Lodge #2601 - Member; Villanova University Club of South Jersey - Active Member



David Gunther - Delaware Valley Planning Commission's Public Participation Task Force - Member; Tenth Presbyterian Church - Active Member and Teacher



Megan Knowlton Balne - Maternity Care Coalition - Board; Haddonfield Plays and Players - Board; New Jersey Law Journal - Young Lawyers Advisory Board Member; United Way Young Leaders Program

It has indeed been an exciting year for Hyland Levin. We look forward to working with you in 2017. We are grateful to be connected with all of you and hope 2017 is a year of health and happiness for you, your colleagues and your families.

Warm regards,

Benjamin A. Levin, Managing Partner
Hyland Levin LLP

Benjamin Levin, William Hyland, Jr., Richard Hluchan, Mark Shapiro, Harvey Shapiro, Shereen Chen, Peter Boyer, David Dahan, Lauren Beetle, Robert Baranowski, Jr., Melissa Grossman, Stacy Asbell, Stephen Geria, David Gunther and Megan Balne.

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