



Joseph J. Mezzanotte

PARTNER

jmezzanotte@wtplaw.com

COLUMBIA

T: 410.347.9441

F: 410.223.4341

BALTIMORE

T: 410.347.9441

F: 410.752.7092

BIOGRAPHY

Mr. Mezzanotte has more than two decades of experience in complex real estate and business transactions. He is the Co-Chairman of Whiteford's Real Estate Section and Real Estate Development, Leasing and Land Use Industry Group. Mr. Mezzanotte's practice encompasses a full range of complex commercial real estate transactions and development work including acquisitions, dispositions, financings, entitlements, leasing and corporate matters relating thereto. In addition to his real estate practice, Mr. Mezzanotte has also served as outside General Counsel and a strategic advisor to privately held corporations and not-for-profit institutions.

RECOGNITIONS

- AV Peer Review Rated: Martindale-Hubbell
- Listed in *Chambers USA: America's Leading Lawyers for Business*, published by Chambers & Partners, 2011 - present
- Listed in *Maryland Super Lawyers*, 2014 - present

MEMBERSHIPS & ACTIVITIES

PRACTICES & INDUSTRIES

Real Estate

**Commercial and Residential
Subdivision and Development**

**Complex Purchase and Sales
Agreements**

Commercial Leasing

Complex Easement Agreements

Environmental

Real Estate Finance

Real Estate Taxation

Real Estate Assets in Distress

Business and Corporate

**Cyber Security, Data
Management & Privacy**

**Nonprofit Organizations and
Associations**

EDUCATION

University of Baltimore School of
Law, 1989, J.D., with honors

Boston College, 1986, B.A.

ADMISSIONS

Maryland
District of Columbia

- Chairman of the Board: Howard County Economic Development Authority (2015 - 2018; Board Member, 2010 - 2018)
- Chairman of the Board: Howard County Chamber of Commerce (2009-2010)
- Board Member: Howard County Chamber of Commerce (2003-2012)
- Board Member: The Maryland Chamber of Commerce (2010 - Present)
- Board Member: Howard County Economic Development Authority (2010 - Present)
- Officer and Director: The Maryland Institute for the Continuing Professional Education of Lawyers (1999-2004)
- Howard County Executive Ulman Transition Team (2006-2007)
- Member: Executive Committee and Board of Governors of the Maryland State Bar Association (1998-1999)
- Member: American Bar Association, House of Delegates (1998-1999)
- Chair: Young Lawyers Section of the Maryland State Bar Association (1998-1999)
- Member: Maryland State Bar Association Budget and Finance Committee (2000-2012)
- Fellow: Maryland Bar Foundation
- Fellow: American Bar Foundation
- Fellow: Howard County Bar Foundation
- Member: Maryland State Bar Association, Real Property Section
- Member: Bar Association of Baltimore City, Real Estate Section
- Member: American Bar Association Real Property, Probate and Trust Section
- Member: District of Columbia Bar Association
- Member: Howard County Bar Association
- Frequently lectures on Real Estate Topics
- Director: People's Pro Bono Action Center, Inc. (1998-1999)
- Former Director: BUCS Financial Corp. (BUCS: NASDAQ)
- Member: MSBA Baltimore Real Estate Lawyers Discussion Group

REAL ESTATE DEVELOPMENT, COMMERCIAL AND RESIDENTIAL/COMPLEX PURCHASE AND SALE AGREEMENTS

- Handled the sale of 440 acres of land in the Washington, D.C. suburbs which was touted as "one of the most valuable development parcels on the east coast" and which was used for the development of 2,000,000 square feet of office

space, 100,000 square feet of retail space, various apartment and condominium buildings and 660 single family and townhouse lots

- Representation of developers in connection with the acquisition, sale, subdivision and development of various residential subdivisions and mixed-use projects throughout Maryland
- Representation of developers in the acquisition and development of golf course communities and resorts in the United States and internationally
- Representation of both sellers and buyers in connection with the acquisition and sale of various office buildings, shopping centers, warehouses and large parcels of land in the Baltimore/Washington D.C. corridor

COMMERCIAL/LEASING

- Representation of publicly-traded national retail tenant in the negotiation and documentation of numerous retail leases for various stores throughout the U.S.
- Representation of landowners and developers in connection with the structuring and negotiation of ground leases for hotels, shopping centers, mixed use projects, warehouses and parking lots
- Representation of both Landlords and Tenants in numerous office, warehouse, flex and retail space leases throughout the mid-Atlantic
- Representation of corporate tenants in transactions for corporate headquarters and corporate campuses

COMPLEX EASEMENT AGREEMENTS

- Preparation and negotiation of reciprocal easement agreements for mixed use developments
- Negotiation of ingress/egress/construction and utility easements for the construction of various improvements and projects

ENVIRONMENTAL

- Representation of developers, lenders and quasi-governmental entities in the acquisition, remediation and sale of environmentally contaminated commercial properties

REAL ESTATE FINANCE

- Representation of lenders and borrowers with respect to construction financing, permanent financing, and working capital lines of credit

REAL ESTATE ASSETS IN DISTRESS

- Representation of borrowers and lenders in the restructuring of credit facilities for distressed real estate projects and the acquisition and disposition of real estate assets in connection with loan workouts and Chapter 11 bankruptcies

ZONING AND LAND USE

- Representation of developers, builders and landowners in all respects of governmental land use approvals and entitlements for real estate projects in Maryland

BUSINESS AND CORPORATE LAW

- Representation of a variety of entities on organizational / formation matters as well as their daily business and corporate law needs

CYBER SECURITY AND INFORMATION PRIVACY

- Representation of privately held government contractors including serving as outside general counsel for a government contractor that provides products and services for information assurance and data security to both the public and private sectors