



JOHN R. BLAKE, JR.

Member

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John is a member of the firm's Real Estate Group who focuses his practice in the areas of commercial real estate, commercial lending (both real estate and asset-based), commercial leasing, permitting, environmental, and land use law. John represents both lenders and borrowers in commercial lending transactions, as well as real estate developers throughout Massachusetts and New Hampshire.

Representative Experience

- Conducted all phases of due diligence and represented a developer in the negotiation and preparation of the purchase and sale agreement in the acquisition of 150 acres in southern New Hampshire slated for commercial development
- Represented a national bank in the negotiation, documentation and closing of a \$2,100,000 SBA 7(A) guaranteed working capital loan for a construction company engaged in alternative energy projects
- Reviewed title and underwrote \$80,000,000 lender's title insurance policy in connection with historic tax credit financing for a multi-parcel mill conversion to residential apartments in the Merrimack Valley
- Represented private lender in documenting short-term bridge financing of \$10,000,000 provided to a developer on an expedited basis for a property in metropolitan Boston
- Successfully prosecuted a secured lender's claim in an adversary proceeding brought by the Trustee in a Chapter 11 proceeding of a mortgagor/borrower
- Represented commercial landlord in a lease of 30,000 s.f. in two buildings to a major healthcare tenant

Professional Achievements

Named a Massachusetts Rising Star by *Boston Magazine* in 2005

Publications

- "Review Lease Provisions to Make Sure They Address Big-Box Retail Issues," *New England Real Estate Journal*, August, 2005
- "By Addressing Third-Party Concerns Early On in Your Lease Negotiations, You Will Minimize Delays," *New England Real Estate Journal*, June, 2005

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- "Winds of Change are Blowing in the Banking Industry: Check Processing Overhaul Expected," *New England Real Estate Journal*, February, 2005
- "Protect Your Real Estate Project in a Rising Interest Rate Environment," *New England Real Estate Journal*, June, 2004
- "Avoid Lender-Contractor Conflicts in the Construction Process," *New England Real Estate Journal*, December, 2003
- "Trusts as Real Estate Holding Entities in Estate Planning Can Yield Benefits During Lifetime," *New England Real Estate Journal*, May, 2003
- "R.E. Orgs. Become Active in Lobbying Legislatures to Avoid Cutting Budgets," *New England Real Estate Journal*, June 2002
- "The Safeguard in Uncertain Times is to Strengthen the Underwriter-Agent Relationship," *New England Real Estate Journal*, June 2001
- "Relief for Registered Land Owners," *Market Place*, Greater Lowell Chamber of Commerce, Spring 2001

Memberships

Massachusetts Bar Association
 New Hampshire Bar Association
 Massachusetts Real Estate Bar Association

Civic Organizations

Chelmsford Zoning Board of Appeals, 1997 to present / Chairman, 2004 to present
 Greater Lowell Chamber of Commerce, Board of Directors 2007-2010
 Merrimack Valley Venture Forum, 2008 to present
 Business Connectors, Member 2010 to present

Teaching

Presenter at Lorman Education Services Seminar "Real Estate Lending Requirements and Loan Documentation" in Massachusetts, 2005

Bar and Court Admissions

Massachusetts Bar
 New Hampshire Bar
 United States District Courts in Massachusetts and New Hampshire

Education

B.A., Columbia University, 1988
 J.D., Vermont Law School, 1991

Academic Honors

Editor, Vermont Legal Research Group