



**VICTOR E. KINON**  
**PARTNER**

CHAIR, REAL ESTATE LAW GROUP  
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**BIOGRAPHY**

Victor Kinon regularly represents large real estate developers and owners, commercial banks, savings banks, and other financial institutions, as well as public and private business organizations in a variety of transactional matters. These include real estate development, commercial and real estate financing, acquisitions, leasing, loan review, construction documentation, zoning and planning, land use, purchase and sale of businesses, and workouts.

Mr. Kinon's transactional experience includes negotiating and documenting securitized lender real estate financings, construction financing, purchase and sale of office, retail, residential, and industrial properties including defeasance transactions; stock and asset acquisitions; joint ventures; and general corporate matters. He has also handled all aspects of real estate development such as due diligence, architectural, construction management, engineering and subcontract agreements and lease preparations and negotiation for ground leases and all types of commercial and residential projects (office, retail, industrial and apartment).

Mr. Kinon served as adjunct professor at Seton Hall Law School, teaching real estate development and zoning and planning (1991 to 2003). He served as Chair of the New Jersey Chapter of the Urban Land Institute and was named to the Urban Land Institute's Leadership Group, a national group of distinguished Institute members considered to be the very best and brightest of the Institute's real estate and industry leaders and visionaries who influence the real estate development world. Mr. Kinon continues to be named to the "New Jersey Super Lawyers" list. The list, published by Super Lawyers Magazine in conjunction with New Jersey Monthly Magazine, is an annual listing of outstanding lawyers from more than 60 practice areas who have attained a high degree of peer recognition and professional achievement. Just recently, he was highlighted by Real Estate New Jersey magazine in "Meet the Real Estate Lawyers," the publication's list of the most prominent real estate attorneys in New Jersey.

Mr. Kinon has been involved with real estate development throughout his career, and has earned a solid reputation in the field. Prior to joining private practice, he was a Principal of the Mount Vernon Group, a private real estate consulting and investment company. The Mount Vernon Group was established as a company with the ability to serve as a consultant to developers, lenders and other real estate investors and owners

who need a variety of real estate expertise but lack the in-house resources. The Group was also engaged in the investment, development and management of real estate.

Mr. Kinon served as President of Real Estate Acquisitions and Development, General Investment & Development Co., a private real estate investment company. He was a member of the company's Executive Committee and was instrumental in refocusing the company's investments from primarily residential to include new product types (such as warehouse, golf court, condominiums and hotels and diversified the portfolio as to geographic location.

Mr. Kinon was President of The Prospect Company, a wholly owned subsidiary of the Travelers Insurance Company. In this capacity, he implemented and directed all of the construction and real estate development activities with the company's Real Estate Investment Department. Prior to this implementation, The Travelers did not engage in real estate development. As such, he took the Company from \$0 investment in development to well over \$1 billion in three years. During this time, The Prospect Company was the ninth largest developer in the United States.

Mr. Kinon also held the position of Vice President and Assistant General Counsel to The Prudential Insurance Company of America. His work concentrated on the company's nationwide real estate development, where he coordinated all real estate joint venture activities, assisted in the formation and drafting of the company's policy regarding investment activities, handled the company's activities in connection with the acquisition, construction and administration of company-owned office buildings, and handled all legal activities relating the the acquisition of fine art for all company-occupied buildings.

Mr. Kinon also served as Corporate Attorney to the Grand Union Company. His emphasis was on real estate, where he was responsible for all activities in New England, New York, New Jersey and Puerto Rico. He was involved in all aspects of shopping center development and operations, acquisitions, leases, sales, sale-leasebacks, ground leases, built-to-suit, condemnation, bankruptcy, and environmental issues.

He started his career as the North American Property Manager of National Realty Investors, where he was responsible for the leasing, managing and sale of real estate holdings (including office buildings, apartment buildings and shopping centers) and management of personnel throughout the United States.

## EDUCATION

- New York University (LLM in Corporate Law, 1979)
- Suffolk University (JD, 1971)
- University of Connecticut (BA, 1968)

## BAR ADMISSIONS

- New Jersey
- Massachusetts

## MEMBERSHIPS AND AFFILIATIONS

- National Realty Committee
- Urban Land Institute
- Urban Land Institute Leadership Group
- New Jersey ULI District Council, Chairman

## PAPERS/PUBLICATIONS

- Funding Public Improvements in New Jersey - New Jersey Law Journal, June 17, 2002
- Funding of Public Improvements - Casebook on Zoning, Planning & Land Use Law in New Jersey (Chapter Author), LCF Publications, 1996 Edition