



## Ashley E. Gault

### Partner

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Ashley Gault is a dynamic corporate and real estate attorney who is keenly focused on clients' business objectives.

Ashley's practice concentrates on all aspects of commercial real estate transactions, including the acquisition and disposition of real property assets, debt and equity financing, land use planning, joint ventures, and the formation and operation of ownership entities. She has extensive experience negotiating purchase and sale agreements, ground leases, development agreements, leases, and financing documents for commercial and government projects.

Before joining Tucker Ellis, Ashley worked as a real estate attorney and lobbyist in Florida, where she focused on land use projects, hotels, resorts, and condominiums. In her Ohio real estate practice, she handles complex development projects and closes transactions for all classes of property. Ashley is licensed to practice law in Ohio and Florida.

Ashley lives in Westlake, Ohio, with her husband and their three sons.

### Education

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- Florida State University College of Law (J.D., 2012); Kauffman Securities Law Moot Court Competition, First Place (2012); Sandra Barr Endowed Memorial Scholarship (2011); Business Law Society, Vice President
- John Carroll University (B.S. in Finance, 2009); Pacelli Senior Finance Major Scholarship; Boland Scholarship; Phi Eta Sigma Honors Fraternity, Treasurer; Alpha Sigma Nu Honors Fraternity, Secretary

### State Admissions

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- Ohio, 2015
- Florida, 2012

**Service Areas**

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- Mergers & Acquisitions
- Real Estate
- Corporate Governance
- Securities & Capital Markets
- Broker-Dealers
- Public Law
- Tax Services
- Health Care
- Hospitality
- Real Estate Finance
- Opportunity Zones
- Health & Life Sciences
- Corporate Law

## Experience

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- Advised Kid Works Creative Learning Centers in the sale of the business to a large national operator of childcare centers, including the sale of four associated real-estate properties to a different third-party buyer, boosting transaction value for our client
- Represented a construction equipment manufacturer in easements for construction, acquisitions of property, and related development matters
- Represented one of the largest landlord to government-leased properties in multiple acquisitions and developments of office properties across the country, with complex joint ventures, mezzanine financing, forward-purchase commitments, and extensive reciprocal easements and declaration of covenants to bolster its portfolio of properties
- Advised REIT in the acquisition of more than 130 properties in more than 20 states, and disposition of properties
- Represented a specialty chemical manufacturer and distribution company in dispositions of properties located in Ohio
- Represented a national brewer in all aspects of the purchase and development of riverfront property, including zoning, title, construction, and financing
- Represented an automobile dealership in the acquisition of several properties for development
- Represented a scrap metal company in the acquisition of property, which was the subject of an ongoing environmental enforcement action
- Represented one of the nation's top power plant and renewal renewable energy construction companies in the leasing of properties nationwide
- Represented a purchaser in the acquisition, development, construction, and financing of a veteran outpatient clinic
- Represented a pension fund on two multimillion-dollar mixed-use development projects in San Francisco, California, involving taxable and tax-exempt bonds, low-income housing tax credits, total return swap, and a publicly offered taxable note
- Guided client KeyBank Real Estate Capital on the documentation and closing of a \$60-million senior secured revolving credit facility; secured by mortgages on 11 separate veterinary offices and related facilities across nine different states, the facility includes an accordion feature permitting expansion of the revolver to a maximum credit facility of \$150 million
- Advised KeyBank Real Estate Capital on the documentation and closing of a \$95-million senior mortgage secured revolving credit facility, initially secured by five office properties located in Texas and including an accordion feature permitting expansion of the facility up to \$150 million
- Represented numerous middle-market businesses in the purchasing and sale of businesses, including real estate
- Represented one of the oldest metalworking fluids manufacturers in North America in the sale of the company to the global leader in the industry that operates in 33 countries around the world
- Represented an Italian pasta distribution company in the acquisition of its assets, including real estate

## Publications & Events

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### SPEAKING ENGAGEMENTS

- “Zoning and Land Use Due Diligence in Real Estate Transactions and Development,” National Business Institute (NBI) (June 2023)
- “Beware of the Boilerplate,” 41st Annual Real Estate Law Institute 2019, Cleveland Metropolitan Bar Association, Cleveland, Ohio (November 2019)
- “How Blockchain Could Transform the Real Estate Industry,” BOMA 2019 International Conference & Expo, Salt Lake City, Utah (June 2019)
- “Moving Forward: Has the #MeToo Movement Caused Unintended Backlash for Women in the Real Estate Industry?,” CREW Cleveland, Cleveland, Ohio (June 2019)
- “Introduction to Corporate Governance,” American Bar Association Corporate Governance Continuing Legal Education Seminar (July 2016)
- “Impacts of the Marketable Record Title Act Presentation,” Neighborhood Symposium & Community Expo, Council of Neighborhood Associations, Tallahassee, Florida (March 2013)

### PUBLICATIONS

- [“Ohio Adopts New Lien for Design Professionals and Surveyors,”](#) Tucker Ellis Client Alert (October 2021)
- [“Legislature Targets Real Estate Tax Loophole,”](#) Tucker Ellis Client Alert (January 2020)
- [“Personal View: Opportunity Exists in City’s Campus District,”](#) *Crain’s Cleveland Business* (February 2019)
- [“National Security Concerns Can Block or Unwind Your Real Estate Deal,”](#) *RE Journals* (October 2018)
- [“Land Use – A Zoning Primer,”](#) Cleveland Metropolitan Bar Association Real Estate Section Newsletter (Fall 2017)
- “Removing an Unproductive Director,” *Director’s Handbook: A Field Guide to 101 Situations Commonly Encountered in the Boardroom*, American Bar Association (2017)
- “The Seven Deadly Sins of a Unicorn,” *Crain’s Cleveland Business* (January 2017)
- *Resident-Owned Community Guide for Florida Cooperatives*, Pineapple Press, Inc. (August 2014)
- “Legislative Enactments,” *Journal of Agricultural Engineering*, Florida Engineering Society (July 2014)
- “Members of the Legislature,” *ActionLine*, a Publication of the Florida Bar Real Property, Probate, and Trust Law Section (Fall 2013, Fall 2014)

### MEDIA

- *Build an A Team*, Harvard Business Review Press (2018)

### **Honors**

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- Commercial Real Estate Women (CREW) Network, Cleveland Chapter
  - » Member-to-Member Business Award (2020)
- Best Lawyers: Ones to Watch® in America (2021–2025)
- “Florida Legal Elite Up & Comers” (July 2014)
- “Business Neighbor of the Year,” Council of Neighborhood Associations (2013)

### **In the Community**

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- Greater Cleveland Habitat for Humanity, Board Member (2018-present)
  - » Finance Committee, Chair (2020-2023)
  - » Vice Chair, Treasurer (2021-2023)
  - » Executive Committee (2020-2023)
- Ohio State Bar Association
  - » Real Property Law Section Council
- The Florida Bar
  - » Real Property, Probate and Trust Law Section
- CREW, Commercial Real Estate Women Network, Cleveland Chapter