



Eduardo Tamargo-Motroni

Senior Member

Chair, Commercial Real Estate and Notarial Practice

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Practice Areas

Commercial Real Estate & Notarial Practice

Commercial Leasing & Retail
Conservation & Renewable Resources
Construction
Foreclosure & Commercial Collections
Real Estate Acquisitions & Sales
Real Estate Finance

Corporate

Commercial Lending & Corporate Finance

Education

Cornell Law School, J.D., 1985
Franklin and Marshall College, B.B.A. in
Accounting, 1981

Bar Admissions

Commonwealth of Puerto Rico

Affiliations

American Bar Association

Eduardo Tamargo-Motroni is a Senior Member of the firm, Chair of its Commercial Real Estate & Notarial Practice Group as well as member of the Corporate practice. His areas of practice include general corporate law, contracts, petroleum industry, real estate, construction industry, commercial lending, entertainment law, and estate matters. Throughout his career, Eduardo has assisted numerous clients in corporate matters, among them:

- American Tower Company – national telecommunication towers company
- National Storage Affiliates – national real estate investment trust, dedicated to the ownership, operation and acquisition of high quality self storage facilities.
- Macquarie Asset Management - long-term global asset manager. We assisted in the acquisition of certain Puerto Rico assets in the RedenSolar/Fonroche 2022 transaction.
- Celanese Corporation, formerly known as Hoechst Celanese, is an American technology and specialty materials company. We assisted in the acquisition of certain Puerto Rico assets in the Celanese/Dupont 2022 transaction.
- Safe Harbor Marinas, the largest and most diversified marina owner and operator in the United States. We assisted in the acquisition transaction of Puerto del Rey Marina in Fajardo, Puerto Rico.
- Puerto Rico Film Corporation – entertainment law and film financing and lending
- The Shell Company (Puerto Rico) Limited – real estate, franchise and PMPA matters
- Acciona Infraestructuras, S.A. (affiliate of the Acciona, S.A. conglomerate) – construction matters in connection with the construction of major infrastructure projects in Puerto Rico
- Telecorp, Inc. (AT&T Wireless, Inc.) – real estate matters regarding wireless communication network
- Banco Central Hispano Puerto Rico – commercial lending and regulatory matters
- CitiCorp – commercial lending and workouts
- Banco Popular de Puerto Rico – commercial lending and workouts
- Puerto Rico Economic Development Bank – commercial lending and regulatory matters
- Yazmín Group – real estate and retail stores contractual matters

Get to know Eduardo

Eduardo joined Ferraiuoli in 2011 having worked in corporate, banking, petroleum industry, construction and estate matters as name member of Malley, Tamargo & Melendez-Sauri, LLC from 2010 to 2011, and name partner of Coto, Malley & Tamargo, LLP from 1999 to 2010, partner in the Corporate Department of McConnell Valdés from 1993 to 1999, and associate at Sweeting, Gonzalez, Cestero & Bruno from 1987 to 1992.

Why Ferraiuoli?

We are a young firm that has gathered exceptionally talented professionals in critical practice areas. We bring to the table, and for our clients' benefit, a mix of youth and experience that results in fast, cost-effective advice aimed at completing engagements expeditiously with a sound legal basis.

What is your primary focus?

Throughout the years my practice has focused on real estate transactions and I have been fortunate to serve clients, both corporate and individual, in several industries in this area. My real estate practice has allowed me to learn about and gather experience on numerous industries including commercial banking (Banco Popular, Banco Central Hispano, Scotiabank, Citibank, Puerto Rico Economic Development Bank), solar energy companies (GCL, Ridgeline); major infrastructure projects (Acciona); petroleum and gasoline retail (Shell, Gulf, and Puma); telecommunications (Telecorp, AT&T); computers (Dell); hospitality (Hyatt); and estate issues regarding planning and distributions (primarily private individuals). The exposure to multiple industries has allowed me to learn and develop experience in other legal areas within those industries.

What do you find most rewarding?

Assisting my clients in their day-to-day business to avoid the pitfalls and problems that may lie ahead and, when they do come to me with a problem, solve it and allow them to go on with their business or in their life with one less worry or concern.

Representative Cases or Transactions

- Lonestar Funds/Hudson Advisors – Advice on real estate issues upon acquisition of a loan portfolio from FirstBank with an original value in excess of \$200,000,000.
- Puma Energy – Advice on real estate issues upon acquisition of Texaco's retail operation in Puerto Rico.
- Local Redevelopment Authority for Naval Station Roosevelt Roads – Advice upon acquisition of a significant portion of land and infrastructure in the United States Navy base known as Roosevelt Roads.

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- Acciona, S.A. – Advice on bidding for and contracting for the constructing of several phases of the San Juan, Bayamon & Guaynabo light railway system in an aggregate sum exceeding \$300 MM.
 - Acciona, S.A. – Advice on bidding for and contracting for the constructing of a water treatment plant in Fajardo, P.R. in an aggregate sum exceeding \$32 MM.
 - Telecorp, Inc. (AT&T Wireless, Inc.) participated in the real estate transactions which enabled execution, filing and recordation of lease agreements for the establishment of the cellular telecommunications network.
 - Banco Central Hispano Puerto Rico– in addition to regular commercial loans, assistance in preparation and execution of agented loans and loan participation agreements exceeding in the aggregate \$125MM.
 - The Shell Company (Puerto Rico) Limited – assisted in the negotiation, execution, filing and recordation of leases for the operation of the retail network in Puerto Rico; assisted in negotiation of agreements for the operation of product pipelines at a San Juan facility.

Publications

- “International Comparative Legal Guide to Real Estate 2016 (Puerto Rico),” with María del Rosario Fernández-Ginorio, published by Global Legal Group Ltd., London.
- “International Comparative Legal Guide to Real Estate Tax 2015 (Puerto Rico),” with María del Rosario Fernández-Ginorio, published by Global Legal Group Ltd., London.

Professional Recognition

- Eduardo was recognized as a Notable Practitioner in the 2015 Latin America Edition of Chambers & Partners for Real Estate. Chambers notes that “Eduardo Tamargo-Motroni is respected by peers who highlight his experience in the area and describe him as ‘dedicated and responsible.’”