

Christine Noelle Fitzgerald

Real Estate Investment and Finance Lead Partner – West Coast

Los Angeles – Century City Office

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Practices

FOCUS: Real Estate

Commercial Mortgage-Backed Securities

Real Estate Acquisitions, Dispositions and Joint Ventures

Real Estate Finance and Lending

Industries

Finance and Financial Markets

Sports and Sports Facilities

Education

JD, Loyola Law School, Los Angeles

BA, University of California, Santa Barbara

Bar Admissions

California

Community Involvements

American Bar Association

Commercial Mortgage Securities Association

Commercial Real Estate Women, Los Angeles Chapter

Hollywood Schoolhouse, Former Board Trustee

Los Angeles County Bar Association

Loyola Law School Transactional Lawyering Institute, Advisory Board

State Bar of California, Real Property Law Section

Clients closing real estate finance deals rely on Christine Fitzgerald to not only identify risk and potential issues in a transaction but, more importantly, to offer solutions tailored to the business needs of her clients and to create a viable path forward for the deal despite any challenges. Christy's priority, in alignment with her client's ultimate goal, is closing a real estate finance transaction in such a way that all parties view the result as favorable and her client's business — and business relationships — grow and thrive.

A smart and business-oriented advocate in complex real estate finance deals

Christy concentrates her practice in real estate finance and is experienced in syndicated, securitized, mezzanine, ground lease, hospitality and construction lending and borrowing, intercreditor arrangements, participations, whole and portfolio loan sales, "loan on loan" secured financing transactions, workouts (including loan modifications and restructurings, forbearance agreements, reservation of rights and discounted payoff agreements), foreclosures, loan restructurings and deeds in lieu of foreclosure, as well as acquisition, disposition and development of real estate assets, joint venture transactions and preferred equity.

From 1996 to 1997, Christy clerked in the chambers of the Honorable Lourdes G. Baird, US District Court, Central District of California.

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“Christine is a seasoned attorney with a deep knowledge and unique command of her practice area. She brings a highly trained legal perspective and business understanding to every deal at every stage and every turn. She is thoughtful, careful, and deliberate, paying meticulous attention to detail. She considers every angle but always remains practical and commercial in her approach with a well-developed sense of the big picture and is able to craft solutions and reach reasonable compromises. Christine is extremely loyal and conscientious, working arduously in service of our interests. She is truly invested in our business and is a vital and indispensable component of it. In sum, Christine is the

Recognitions

Recognized or listed in the following:

- *Super Lawyers*
 - Southern California, 2010
- *The Legal 500 United States*
 - Recommended Attorney, 2017, 2021, 2024
- *Best Lawyers in America*
 - Real Estate Law, 2024–2025

News

- Katten Attorneys Recognized as *Best Lawyers*® and *Best Lawyers: Ones to Watch*® Award Recipients (August 15, 2024)
- Katten Highly Ranked in Legal 500 United States 2024 (June 12, 2024)
- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- CRE Finance Council Women's Network Shines Spotlight on Christine Noelle Fitzgerald (August 10, 2022)
- Katten Receives High Marks in Derivatives, M&A and Securitization in The Legal 500 United States 2021 Guide (June 10, 2021)
- Katten Selected as the "Go-To" Firm for Sports Law in Chicago (July 27, 2017)
- Katten Distinguished by *The Legal 500 United States 2017* (May 31, 2017)
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complete package, and among her peers, there are few attorneys like her out there. I'm proud to have Christine as our representative as she is a tremendous asset and ambassador for our platform."

- U.S. News – Best Lawyers® 2022 "Best Law Firms" (Real Estate Law) survey response

Publications

- Measure ULA – An Additional Transfer Tax on Real Estate Transfers (December 2, 2022)
- California Court of Appeal Strictly Enforces Carveout Guaranty (June 21, 2013)
- California Sets Schedule for Non-Residential Building Energy Disclosures (October 22, 2012)
- IRS and Treasury Issue Guidance for Modification of Securitized Commercial Mortgages (September 22, 2009)
- Federal Reserve Adds Legacy CMBS to TALF (May 20, 2009)
- Expansion of TARP to Newly Issued CMBS Creates Opportunities for TARP Investors, Commercial Mortgage Lenders and Property Owners (May 4, 2009)
- Treasury Unveils Public-Private Investment Program for Legacy Assets (March 26, 2009)
- Proposed Addition of CMBS to TALF May Create Opportunities for Commercial Mortgage Loan Originators, Servicers, Borrowers and Investors (March 12, 2009)

Presentations and Events

- COVID-19 & Perspectives on the Present and Future of the Workplace (July 22, 2020) | *Presenter*