

John D. Brunt

Partner

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CALLED TO THE BAR OF ONTARIO,
1992

EDUCATION

- LL.B., Queen's University, 1990
- B.A., Economics, Queen's University, 1987

PRACTICE AREAS

- Corporate & Commercial
- Commercial Real Estate
- Commercial Leasing
- Mergers & Acquisitions/Private Equity

Clients come to John for his capacity to understand their business and provide them with satisfaction and security; John considers himself not only a partner in the firm, but also a partner in his clients' success. John prides himself on his ability to deliver his clients' needs efficiently and with clarity. With an initial interest in Physics and a degree in Economics - partnered with years of experience dealing with business clients - John possesses the tools necessary to provide thorough, reliable guidance to his clients.

This broad experience allows John to provide sophisticated advice to clients with respect to transaction structuring, contractual relationships, business structuring and financing matters. He has extensive knowledge on a variety of corporate/commercial matters with a particular emphasis on real estate, commercial leasing, and financing involving both real and personal property. His clients include credit unions as well as numerous private lenders, multi-national businesses, and entrepreneurs; John also acts regularly for both commercial Landlords and Tenants. His recent work has involved a significant focus in the solar/renewable energy field, including extensive work for clients involved in the Ontario FIT program and now the anticipated net metering. His practice also involves M&A work, particularly in real estate-based businesses. John's modus operandi is to approach matters proactively, ensuring

problems are addressed in advance and closings are done on time.

EXPERIENCE

- Negotiated and closed the acquisition of several portfolios of renewable energy projects, including the setting up the ownership structure of one of Canada's largest solar developers and its \$270 million credit facility
- Structured and negotiated the acquisition of a portion of one of the largest tracts of private land in Ontario for \$42.5 million for forestry operations and potential high end rural development, including negotiation of terms of joint venture participation and financing
- Acted as Lender's counsel in the initial refinancing of corporate operations for a national restaurant franchise and various amendments resulting in facilities in excess of \$143 million, including negotiation of inter-creditor agreements
- Acted on the acquisition of two large consulting engineering firms with primary responsibility for due diligence and the determination and resolution of all issues
- Negotiated the sale to management of a \$38.5 million private corporation including negotiation with preference shareholders to facilitate the common share premium necessary to allow management to acquire control
- Negotiated an Agreement of Purchase and Sale for the sale of a 12 storey medical/dental building having in excess of 90 tenants and completed the transaction, including all work required to authorize the sale by the limited partnership, the assumption of the existing mortgage and the assumption of all other material contracts associated with the building
- Negotiated and completed all work required in connection with the financing, by a ground lessor, for \$43 million over real property that had a 17 storey office building thereon owned by the ground lessee, including the settlement of numerous easement issues relating to the underground "PATH" system
- Acted as lead counsel for the real estate aspects of a \$250 million sale of a business which included the conveyance of 3 properties and the leasing, from corporations related to the vendor, of 8 other manufacturing and warehousing locations including the negotiation of options to purchase with respect to each leased premises.
- Negotiated various subdivision agreements and other servicing agreements with municipalities, as well as complying with the conditions of draft plan approval for both industrial and residential subdivisions
- Negotiated and completed the sale of two 27 storey apartment buildings
- Acted on the refinancing of several hotels for a major North American hotel chain
- Acted for shareholder/purchaser on the acquisition under a shot gun buy/sell arrangement of a \$46 million chemical manufacturing business including all aspects of the tax effective

financing of the acquisition

- Acted on multiple syndications through limited partnerships and the sale of limited partnership units thereof, for the acquisition of medical/dental buildings
- Negotiated Shareholders' Agreements for the tax effective dispositions on death and disability and shot gun buy/sell provisions for businesses having revenues in excess of \$10 million annually

RECOGNITION

- Recognized by *Best Lawyers® in Canada* 2024 in the area of Commercial Leasing Law

MEMBERSHIPS

- Law Society of Ontario
- Ontario Bar Association

RELATED SPEAKING ENGAGEMENTS

- [September 17, 2019](#)
Speaker, RealTrends 2019 Conference

IN THE MEDIA

- [October 02, 2019](#)
John Brunt comments on the evolution of industrial real estate with *Real Estate News Exchange*

COMMUNITY SERVICE

John sits on the Board of Governors of TaraNova Vacation Club, and is a past president of the Canadian Shark Class Association. John is a member of the National Yacht Club and the Albany Club of Toronto.