



P. Branden Gross

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Lexington Office

P. Branden Gross is a member of the Firm's Real Estate & Construction Service Team. He concentrates his practice in all areas of real estate. Mr. Gross handles real estate transactions, real estate title examinations, zoning hearings, landlord and tenant disputes, and loan financing.

Representative Matters/Transactions

- Represented lender with \$5,000,000 USDA guaranteed loan and \$2,000,000 line of credit to a supplier of automotive products with locations in Minnesota, Kentucky and South Carolina.
- Represented purchaser/developer with the acquisition, financing and development of Walgreens Stores in several locations in Southeastern Kentucky.
- Regularly represents purchasers of thoroughbred farms.
- Regularly represents a multi-state shopping center owner with lease negotiations for its Lexington, Kentucky shopping center.
- Title Agent/Examiner for 4,214 acres of timber and fireclay seams in Northeastern Kentucky.
- Title Agent/Examiner for 700 acres, coal load-out facility and coal preparation plant facility in Eastern Kentucky.
- Regularly represents a large regional lender with title insurance issues related to thoroughbred facilities.
- Recently negotiated a favorable settlement for an owner in litigation in which general contractor failed to pay mechanic's lien claimants in excess of \$500,000.
- Regularly represents a real estate capital market manager with foreclosures and work-outs related to apartment complexes in Lexington, Kentucky.
- Foreclosed multiple properties in Central Kentucky acquired in a merger with another lender.
- Obtained a bench trial verdict for seller who desired to quiet title and sell parcel of real estate for development into new subdivision.

Education

- 2002 - J.D., University of Kentucky; Trial Advocacy and Moot Court Boards
- 1999 - B.A. (History), with Departmental Honors, University of Kentucky

Seminars

- Presenter, Kentucky Bar Association 2007 and 2010 Annual Convention, Young Lawyer's Conference, "Closing a Simple Real Estate Transaction: Due Diligence"

Professional Activities and Memberships

- Appointed by Governor of Kentucky to Financial Institutions Board (Advisory Board to Kentucky Department of Financial Institutions)
- Board of Directors of Fayette County Bar Association
- Fayette County and Kentucky Bar Associations
- Board of Directors of Central Kentucky Lawyer Referral Service
- Member of Commercial Property Association of Lexington
- Member of CCIM, Kentucky Chapter

Honors

- 2008 Louie Mack Award for Outstanding Fayette County Democrat (under 35 years old)

Admissions

- Kentucky

Civic Involvement

- Member of the Mortgage Management Committee, Lexington Habitat for Humanity; Pro Bono Assistance
- Executive Committee Member and past Treasurer of the Fayette County Democratic Party