CHRISTIAN & BARTON, LLP
ATTORNEYS AT LAW

Robert Alfred (Fred) Gouldin

Counsel

Business Organizations and Corporations
Real Estate Development and Finance
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Fred Gouldin's primary areas of practice are commercial real estate, privatization, and corporate and business law, with emphasis on the real property and security aspects of acquisitions and divestitures. He has been involved in a number of Section 1031 exchanges and multijurisdictional real estate transactions. He has extensive experience representing landlords and tenants in drafting and negotiating commercial leases. His corporate practice includes such traditional matters as corporate governance and a wide variety of contract negotiations as well as more specialized issues, such as advice to printers concerning state sales and use tax and local business license tax issues and representation of patent owners in patent licensing negotiations and capital formation matters. Mr. Gouldin worked extensively on issues related to the Virginia Highway Corporation Act of 1988. In addition, he served as counsel to the Printing Industries of Virginia (PIVA) for a number of years.

Representative Matters

- Represent purchaser in acquisition of distribution facility (build to suit) in industrial park.
- Represent ground lessee in negotiation of ground lease and construction and leaseback of build-to-suit medical facility to ground lessor.
- Represent purchaser in acquisition of industrial site and conversion of site to office use.
- Represent owners of communications towers in licensing tower space to communications companies.
- Represent clients in Section 1031 exchanges.
- Negotiate patent licenses on behalf of patent owners.
- Represent patent licensees in private placements.
- Represent clients in BPOL tax disputes with localities.

EDUCATION

University of Virginia School of Law, J.D., 1977

Virginia Polytechnic Institute and State University, B.S., Mathematics, with distinction, 1972
Omicron Delta Kappa, President, Alpha Omicron Circle
Phi Kappa Phi
Phi Eta Sigma

ADMISSIONS

Virginia

PUBLICATIONS/PRESENTATIONS

• Mr. Gouldin has conducted a number of seminars on state and local tax issues affecting Virginia printers.

PROFESSIONAL AFFILIATIONS

• Virginia State Bar
Business Law Section
Real Estate Law Section

• Virginia Bar Association
Business Law Section
Real Estate Section
Taxation Section

• The Bar Association of the City of Richmond
Business Law Section
Pro Bono Committee

COMMUNITY INVOLVEMENT

• Sigma Phi Epsilon, Virginia Zeta Alumni Board
Vice President, Secretary and Director

• Virginia Bar Association
Pro Bono Hotline, Volunteer

• Westover Hills United Methodist Church
Church Council, Secretary

• Virginia Voice
Former Member, Board of Directors and Executive Committee; Past President