



# David Tiger

Member

Washington, D.C.

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David concentrates his practice in commercial real estate, nonprofit law, and general business matters.

He represents clients in all aspects of complex commercial real estate transactions, including acquisition, disposition, development, and construction of real estate projects, structuring, refinancing, and workouts of debt and credit facilities, workouts of distressed assets, and all types of leasing, including headquarters leases, industrial and flex space leases, long-term ground leases, telecommunication operations site leases and licenses, and leases involving substantial construction components. David also provides counsel to entities engaged in corporate transactions such as mergers, asset sales, or stock sales in which owned or leased real estate comprises some of the underlying assets. He has significant experience representing clients in public-private real estate transactions and real estate transactions otherwise involving substantial public engagement or financing.

David also represents nonprofit organizations with respect to formation, organization, reorganization, corporate governance, director and officer guidance, contracts, transactions, risk management, asset protection, organizational efficiency, financial controls, legal controls, in-kind donation policies, UBTI issues, cause-related marketing, UPMIFA compliance, fundraising structure and compliance, structuring "Friends Of" organizations to comply with federal tax law, social media policies, employment guidelines and policies, and general counsel functions.

David's practice extends to representing clients in general business matters such as entity formation, negotiation of limited liability company, and similar agreements for a variety of real estate and business endeavors, contracts, and license agreements on a wide variety of subject matters, and dealings with regulatory agencies.

David earned his J.D. from the University of Maryland School of Law. He received his bachelor's degree from the University of Maryland.

## Experience

### *Real Estate Acquisition and Development*

Represented developer in connection with acquisition, financing, and development of D.C. USA, an approximately 540,000 sq. ft. retail and entertainment project in the Columbia Heights section of Washington, D.C., across from the historic Tivoli Theater.

Represented developer in connection with acquisition, financing, and development of the Southeast Federal Center (now known as The Yards), an approximately 42.5-acre multi-use development parcel located in Washington, D.C., on the southeast waterfront between the Washington Nationals baseball stadium and the Navy Yard. The transaction is one of the largest redevelopments in the District of Columbia and one of the largest dispositions of urban real property by the federal government.

Represented a large religious organization with respect to the redevelopment of a property located in midtown Manhattan, including construction of a new headquarters facility for such an organization.

## Practice Areas

- Real Estate Development
- Real Estate Finance
- Real Estate Leasing
- Nonprofit & Tax-Exempt Organizations

## Industry Sectors

- Real Estate & Construction

## Education

- University of Maryland School of Law, J.D., 1992
- University of Maryland, B.A.

## Bar Admissions

- District of Columbia
- Maryland

## Affiliations

District of Columbia Building Industry Association

Urban Land Institute

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Represented a large code promulgation nonprofit organization with respect to various owned and leased real properties throughout the United States.

Represented various entities engaged in mergers, acquisitions, and other corporate transactions in which leased and/or owned real estate comprised some of the underlying assets.

Represented various investors with respect to the acquisition, disposition, and financing of commercial, industrial, retail, residential, mixed-use, and other types of real estate or of equity interests therein.

Represented a national investment management company that was the sponsor member in a joint venture transaction in which 26 industrial properties were acquired in multiple states across the United States. This representation included negotiating a purchase and sale agreement for 25 of the properties (and a separate agreement for the remaining property); conducting environmental, land use, title, and survey review; preparing opinion letters required by the lender for eight of the states in which properties were acquired; and preparing for and handling the closing of each acquisition.

### ***Real Estate Leasing***

Represented landlord in connection with a lease to Qwest Communications of approximately 100,000 sq. ft. at Eckington Place, Washington, D.C.

Represented landlord in connection with a lease to XM Satellite Radio of approximately 125,000 sq. ft. at Eckington Place, Washington, D.C., used for XM's global headquarters and studios.

Represented a national telecommunications company as a tenant in connection with more than 20 office leases and data center leases across the country.

Represented a large national collocation services provider in connection with leases of collocation facilities and licenses with collocation customers.

Represented a large code promulgation nonprofit organization in connection with the lease of its headquarters in Washington, D.C.

Represented a large nonprofit teacher support organization in connection with the lease of its headquarters in Washington, D.C.

Represented a large governmental advisory firm in connection with the lease of its headquarters in Washington, D.C.

Represented a large mutual fund in connection with the lease of its headquarters in Bethesda, Md.

Represented large local ballet organization in connection with the lease of a practice and performance space at Town Hall Education Arts Recreation Campus, located in southeast Washington, D.C.

Represented a large nonprofit charitable disease foundation in connection with office leases throughout the country.

Represent restaurant tenants in the negotiation of leases for restaurant space.

### ***Real Estate Financing and Workouts***

Represented a large institutional lender in structuring debt and equity facilities with respect to real estate assets.

Represented a large institutional lender in a work out of defaulted debt facilities, obtained through a repo agreement, as a result of the bankruptcy of a large investment company.

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Represented a large financial organization in its acquisition and refinancing of large pools of mortgage and mezzanine loans.

Represented numerous developers and property owners in mortgage and mezzanine financing.

***Nonprofit Law***

Represented nonprofit organizations in developing guidelines and procedures with respect to donations of real property.

Represented various nonprofit organizations in connection with the acquisition, management, and disposition of donated real property.

Represented a religious higher educational institution in all aspects of wind down of operations, including the disposition of real estate, disposition of UPMIFA-subject endowments, required submissions to controlling governmental regulatory agencies, disposition of personal property, and other matters.

Represented board members in connection with board control issues and disputes.

Represented an animal welfare organization in connection with matters related to corporate formation and organization, corporate governance, contracts, and compliance with state and local laws.