

David K.Y. Tang

Partner

Business Law, Asia, Finance, Insolvency and Real Estate

Seattle

Tel: (206) 623-7580

Fax: (206) 623-7022

dtang@prestongates.com



David Tang's law practice concentrates in the areas of international commercial transactions, venture and secured financing, investment matters and real estate transactions. Managing Partner 1995-1999. He is based in the Seattle and Hong Kong offices and speaks Chinese. Member of American Law Institute and included in International Who's Who of Business Lawyers and Washington Law & Politics Super Lawyers. He is currently deputy chairman of the board of the Federal Reserve Bank of San Francisco and chair of the Greater Seattle Chamber of Commerce.

Professional Activities

- **International**
 - Chair, Trade Development Alliance
 - Board, Pacific Council on International Policy
 - Board, National Bureau of Asian Research
 - Board, National Committee on U.S. - China Relations
 - Board, National Center for APEC
 - Board and former Chair, Washington Council on International Trade
 - Member, Council on Foreign Relations
- **Real Estate**
 - Member, Anglo-American Real Property Institute
 - International Who's Who of Real Estate Lawyers
 - Euromoney Guide to World's Leading Real Estate Lawyers
 - Former Board of Governors, American College of Real Estate Lawyers
- **Member, American Law Institute**
- **American Bar Association**
 - Section of Real Property, Probate and Trust Law (Chair 2001 - 2002)
 - House of Delegates (2002 -)
 - Nominating Committee (2003 -)
 - Asian Law Initiative, Council Member
 - Chair, Multi-jurisdictional Practice Committee, Section Officers Conference
 - Special Committee on the Common Law
 - Special Committee on the Future of the Legal Profession 1996-1999
 - Board, American Bar Foundation

Publications

- "Real Estate Lawyers in Cyberspace - U.S. Perspective (Electronic Signatures)," IBA 2000
- "American and International Proposals for Facilitating Electronic Commerce," Oxford University Press, 1999
- "Special Concerns of Foreign Investors in Sophisticated Real Estate Transactions," PLI, 1998
- "International Intellectual Property Law," in International Law Deskbook, ABA Press, 1996
- "International Joint Ventures," in Negotiating and Structuring International Business Transactions, 1994
- "Foreign Investors as Joint Venture Partners," in Foreign Investment, 1990
- "Economic Trade and Organizations in China," in Doing Business in China, Matthew Bender, 1989
- "Wholly Foreign Owned Enterprises," in Journal of Chinese Law, 1988
- Various Newspaper Op-eds and Letters to Editor

Education and Community Activities

- Visiting Committees, Columbia University School of Law and University of Washington School of International Studies
- Member, Committee of 100
- Faculty, Practising Law Institute, ALI-ABA, American Conference Institute and various Bar programs
- Member, Washington State Bar Association Future of the Profession Study Group (Vice Chair, Multi-jurisdictional Practice)
- Former Trustee, Lakeside School (Chair, Schools Committee)
- Former Board Member, Seattle Art Museum
- Former Board Member and Treasurer, Legal Foundation of Washington
- Former Board and Chair, The Evergreen State College
- Former Board, Higher Education Coordinating Board
- Former Board, Harvard Alumni Association
- Former Trustee and Chair, Epiphany School
- Former Adjunct Faculty, University of Washington Law School

Bar Memberships Include

- American Bar Association
- International Bar Association
- Inter-Pacific Bar Association
- National Asian Pacific American Bar Association
- Washington State Bar Association

Real Estate Experience

David Tang's law practice includes representing institutional and foreign investors in acquiring, developing, financing and operating real estate projects in the U.S. and foreign markets. These projects have ranged from traditional retail, commercial and multifamily projects to less traditional transactions involving public-private interests or operating properties such as hotels, golf courses, farms and industrial facilities. He has focused on creating and structuring appropriate investment vehicles, especially joint venture vehicles where accountability and flexibility need to be balanced; and when necessary, restructuring and refinancing investments among the parties. In addition to serving as legal counsel, David has served as the owner's representative for investor clients in various real estate projects, where he has dealt with leasing, marketing, tax planning, regulatory and redevelopment matters.

Among his other activities, David is a board member of the Pacific Council on International Policy, a governor of the National Center for APEC, and a national elected director of the Harvard Alumni Association. He is a trustee of the Pacific Science Center and Seattle Art Museum; has served as an instructor at the University of Washington School of Law and as chairman of the Washington Council on International Trade. David's professional activities include serving on the council and as the chairman of the Foreign Investment Committee and Affordable Housing Group, Section of Real Property Law, American Bar Association. He is a member of the American College of Real Estate Lawyers, where he co-chairs the Delivery of Legal Services Committee, and the Council on Foreign Relations in New York, where he chairs the Term Membership Committee. His recent publications include "Foreign Investors as Joint Venture Partners" and "Public/Private Joint Ventures." He has been invited to speak at numerous business and legal seminars. Languages: Chinese.

Examples of Real Estate Transactions

- Nauru Phosphate Royalties Trust (Investment Trust for the People of Nauru):
 - Acquire major office complex, Houston, Texas
 - Acquire mixed-use project, Washington, D.C.
 - Acquire and develop high-rise residential project, Honolulu, Hawaii
- Represent publicly-traded financial partner in joint venture to acquire and develop One Pacific Tower, Seattle, Washington
- Represent financial partner in joint venture to acquire and develop Centennial Tower, Seattle, Washington
- Acquire Waterfront Place, Seattle, Washington
- Acquire Pacific Building, Seattle, Washington
- Acquire and develop Westlake Center, Seattle, Washington
- Acquire Warwick Hotel, Seattle, Washington
- Acquire and redevelop Aurora Village, Seattle, Washington
- Acquire several office projects, Toronto, Ontario
- Acquire and develop golf course projects in Guam and Mt. Vernon, Washington
- Acquire and develop Black Angus Ranch, Ellensburg, Washington
- Acquire and develop industrial facility, Quincy, Illinois
- Refinance Carillon Point project for Teachers Insurance and Annuity Association of America
- Multiple real estate financings nationally for Hongkong Bank and Credit Lyonnais

International Business Experience

David Tang's law practice concentrates in the areas of international commercial transactions, venture and secured financing, and foreign investment matters. He has over twenty years of transactional experience in the Greater China market of China, Hong Kong, and Taiwan. He was Managing Partner of the law firm from 1995-1999. He is based in the Seattle and Hong Kong offices and speaks Chinese. He is a member of American Law Institute and included in International Who's Who of Business Lawyers and Washington Law & Politics Super Lawyers. He is currently deputy chairman of the board of the Federal Reserve Bank of San Francisco and chair of the Greater Seattle Chamber of Commerce.

Recent Transactions in Greater China

- Represent major U.S. foundation in application for Qualified Foreign Institutional Investor status for the right to invest in equity and debt in the China market.
- Represent major U.S. financial institution in the sale of its software subsidiary in Shanghai.
- Represent foreign investor in medical instruments joint venture in Beijing through off-shore structure.

- Counsel in structuring acquisition of technology company in China and of licensed technology.
- Advise on licensing arrangements and venture financing for telecommunications company in Hong Kong.
- Advise on investment in biotechnology company in Taiwan.