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## Douglas C. Sands

### Partner

San Francisco

### Details

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Doug Sands maintains a broad transactional real estate practice with specific emphasis on finance, leasing, purchases and sales, and conservation transactions. His wide-ranging skills were recognized by the California Real Estate Journal as a Dealmaker of the Year for negotiating a significant ground lease development transaction in San Francisco's historic Presidio. Doug's active finance practice covers loans throughout the Bay Area, as well as other areas including Boston, Chicago, Seattle, and Los Angeles.

Doug received his undergraduate degree cum laude in economics and business from Westmont College in 1984. He earned his law degree magna cum laude from the University of San Francisco in 1987, where he was a member of the University of San Francisco Law Review and received numerous awards for academic excellence.

### Notable Representations

#### Permanent Financing

Doug represented the lender in a \$43.7 million permanent loan associated with a development property purchase in San Francisco, California; the lender in an \$18 million permanent loan on an office building in Los Angeles, California; the lender in permanent financings for multifamily developments in Berkeley and Oakland, California; and the borrower in a \$48 million CMBS financing of a subdivided portion of an office tower in San Francisco, California.

#### Construction Financing

Doug represented the lender for a \$136 million construction loan on ground leased land in Boston, Massachusetts; the lender in a \$236 million residential condominium project in San Francisco; and the lender for the \$110 million construction/permanent loan to finance significant renovations of a Downtown Los Angeles hotel.

#### Conservation Easements

Doug serves as lead outside real estate counsel to Pacific Gas and Electric Company in the implementation of its groundbreaking Land Conservation Commitment, a series of dispositions and conservation easement transactions providing for the permanent conservation of 140,000 acres of watershed lands located in Northern and Central California. This program ensures that more than 1,000 parcels across 22 California counties are permanently preserved.

#### Property Acquisitions and Dispositions

Doug represents buyers and sellers in purchase and sale transactions of retail, office, residential, hotel, and development properties. He recently represented the seller of a 120-acre development property in Contra Costa County, California, and the buyer of a large industrial property in Seattle, Washington.

#### Leasing

Doug's extensive experience in leasing transactions was instrumental in Presidio rehabilitation projects, one of

which is now the home of the International Center to End Violence. Doug handles the leasing for two large industrial parks in Alameda County, as well as large office/retail buildings in San Francisco and Marin Counties.

### Honors & Awards

Doug is listed in the Best Lawyers in America in the Real Estate Law category since 2019. He was named California Real Estate Journal's Dealmaker of the Year in 2009 for his work on the Presidio Landmark conversion of the Public Health Services Hospital in San Francisco to residential uses.

### Professional Activities

Doug is a member of the Real Estate and Corporate Law Sections of the State Bar of California. He is a past board member of Episcopal Community Services of San Francisco and the board chair of BayMarin Community Church in San Rafael. He has also served two terms on Coblenz's management committee.

### Education

J.D., magna cum laude University of San Francisco (1987)

B.A., cum laude Westmont College (1984)