

Lotus Fung

San Francisco, California
Attorney

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Areas of Practice & Industry Specialties

Real Estate; Land Use; Commercial Lease Law; Real Estate Finance;
Trade Secrets & Employee Mobility; Tax, Benefits and Estate Planning;
Greater China Practice; Title Insurance & Escrow

Lotus Fung is a member of the Firm's Real Estate, Land Use, and Real Estate Finance and Tax Benefits and Estate Planning Practice Groups in Buchalter's San Francisco Office. Ms. Fung's real estate practice focuses primarily on commercial real estate transactions including leasing, financing, acquisitions and sales, 1031 exchanges, land development and use, permitting/entitlements, title issues, conservation easements, tentative map and final map processing. Ms. Fung represents various clients including land developers, lenders, investors, landlords, and tenants, through all stages of the real estate process.

Ms. Fung has been the lead in coordinating major real estate projects within the real estate group, which includes her and her teams' review and analysis of over 1,000 lease portfolios for a national supermarket chain to assist in the development of their online delivery business. This also included drafting all the tenant estoppels and SNDAs for the sale of the Transamerica Pyramid block in downtown San Francisco, one of the largest commercial real estate deals in 2021. Some of her other projects have included multiple out of state acquisitions of apartment complexes in various cities in Texas, conducting due diligence (including reviewing conditions of approval) to assist a lender in determining whether to conduct a major stock purchase, and assisting in the processing of a final map for a multi-use subdivision in the Bay Area.

Ms. Fung has been named a Northern California "Rising Star" by *Super Lawyers Magazine* from 2021-2023 for her work in real estate law.

Representative Matters

- Represented the State Bar of California in the sale of its 211,000 square foot headquarters office building in San Francisco in a \$54MM transaction.
- Reviewed and analyzed over 100 lease portfolios for a national supermarket chain.
- Drafted tenant estoppels for the sale of an office building in downtown San Francisco. The transaction amount was nine figures.

Publications

- The Impact the New Prop 65 Warning Regulations on Multi-Family Apartments and Other Prop 65 Updates, *Buchalter Client Alert*, June 25, 2019
- The Impact the New Prop 65 Warning Regulations on Commercial Property Owners, *Buchalter Client Alert; Law360*, September 18, 2018
- Proposed San Francisco Assessment District May Affect Buildings You Own or Manage in the Historic "North of Market" Financial District, June 5, 2018

Education

Ms. Fung earned her J.D. at the University of California, Davis School of Law where she was a Research Editor of the *International Law Journal*. She earned her M.A. in World Economy from Beijing Normal University, and earned her B. A. in Communications, with a minor in Classic Civilization, from the University of California, Los Angeles.

Bar Admissions

- California

Community

- Corenet Global, Northern California Chapter
- Asian American Bar Association

Languages

- Mandarin