



Paulina J. Wu

Associate

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OVERVIEW

Paulina Wu is an associate in the firm's Seattle office. She focuses her practice on various aspects of commercial real estate and agribusiness, including acquisitions and sales, real estate financing and loans, and leasing. Paulina's experience includes issues related to commercial mortgages and financing, farmland, shopping centers, and other commercial mixed-use properties.

Paulina also has experience in addressing regulatory issues impacting the commercial real estate and agribusiness sector. This experience includes advising clients on mortgage lending licenses in various states, the use of unmanned aircraft, and regulatory compliance matters affecting foreign investors under the Agricultural Foreign Investment Disclosure Act and analogous state statutes.

PROFESSIONAL BACKGROUND

Paulina was a K&L Gates summer associate in 2015. In 2014, she was a summer legal extern at the Federal Trade Commission in Seattle, Washington.

PROFESSIONAL / CIVIC ACTIVITIES

- Washington State China Relations Council, Board Member

EDUCATION

- J.D., The University of Chicago Law School, 2016 (*with honors; Staff Member, Chicago Journal of International Law*)
- B.A., University of California at Los Angeles (UCLA), 2012 (*summa cum laude; Phi Beta Kappa*)

ADMISSIONS

- Bar of Washington

LANGUAGES

- Chinese (Mandarin)

THOUGHT LEADERSHIP *POWERED BY HUB*

- 12 September 2018, Acquisition and Disposition of U.S. Agricultural Land by Foreign Investors: Federal and State Legislative Restrictions, Limitations, and Disclosure Requirements (*White Papers*)
- 8 August 2018, Drones (and Insurable Risk) are in the Real Estate Air (*Alerts/Updates*)

OTHER PUBLICATIONS

- “Unmanned Aircraft and Agriculture – Legal Issues for Landowners,” *Real Property, Probate & Trust*: Vol. 43: No. 1 (2016)
- “Impossible to Regulate: Social Media, Terrorists, and the Role for the UN,” *Chicago Journal of International Law*: Vol. 16: No. 1, Article 11 (2015)

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Real Estate Acquisitions and Dispositions

INDUSTRIES

- Agribusiness
- Consumer Products

REPRESENTATIVE EXPERIENCE

AGRIBUSINESS

- Represented an institutional investor on the acquisition of farmland and related agricultural assets held in national farmland portfolio.
- Represented an institutional investment manager on the assignment and amendment of multiple permanent cropland leases in California.
- Represented an institutional investment manager on various dispositions and acquisitions of farmland located in California, Colorado, Idaho, Illinois, Michigan, Mississippi, Texas, and Washington.

- Represented an institutional investment manager on the leasing of apple orchards in Grant County, Washington.
- Represented a property manager on the development and update of its agricultural real estate forms library, covering multiple states and including purchase and sale agreements, leases, and diligence forms.

COMMERCIAL REAL ESTATE

- Representation of technology company in acquisition of data center sites throughout the U.S.
- Represented a technology company in the acquisition of multiple office buildings located in Washington state.
- Representation of an investment fund, as landlord, in negotiations and preparation of leases for retail premises in Washington and Oregon.
- Represented a life insurance company in the \$43,000,000 financing of a mixed use building in Seattle, WA.
- Represented a life insurance company in the \$100,000,000 financing of a commercial building in San Francisco, CA.
- Represented a lender in connection with modifying an existing loan forbearance agreement.
- Represented a tenant in connection with its early termination of multiple existing commercial leases.
- Advised a real estate investment company on the real estate brokerage and mortgage lending licensing regulations in Arizona, Colorado, Nevada, Oregon, Utah, and Washington.
- Represented a retail tenant in the negotiation of its lease in Encinitas, California.
- Represented a lender in the \$34,000,000 financing of a shopping center in Pittsburgh, Pennsylvania.
- Represented a purchaser to resolve easement issues in connection with the acquisition of a property in the process of being constructed, including access, sewer, and water easements.