HansonBridgett



David C. Longinotti

Partner

DLonginotti@hansonbridgett.com
(415) 995-5041

Hanson Bridgett LLP
425 Market Street, 26th Floor
San Francisco, CA 94105

Firm Leadership
Food & Beverage Practice Co-Leader
Finance Committee, Member

Areas of Focus

- Real Estate
- Real Estate Finance
- Corporate
- Food and Beverage
- Health / Senior Care Real Estate
- Green Building

Scan for expanded vCard

David offers a broad array of transactional and counseling skills to our clients. He specializes in complex real estate secured transactions and related debt and equity financing arrangements. He is also an experienced business attorney, providing corporate, tax, and international licensing and distribution experience to the firm's agribusiness and other transactional clients. David is an adjunct professor at the University of California College of the Law, San Francisco (formerly UC Hastings), where he teaches Commercial Real Estate Transactions. Having qualified as a LEED® accredited professional, he provides specialized green building services to owners and developers. David leads in our organization as Real Estate Partner and Chair of our Agile Workforce Committee.

Representative Work

$100M LEED® Silver food processing facility (Developer's Counsel)

$120M line of credit loan facility (Borrower's Counsel)

$35M purchase loan secured by 9 properties in 5 states (Lender's Counsel)

$20M construction loan (Lender's Counsel)

$238M sale leaseback of 32 property portfolio (Seller's Counsel)

$144M loan restructuring transaction (Borrower's Counsel)

$54M purchase of 10 property portfolio (Buyer's Counsel)

$40M mezzanine financing transaction (Borrower's Counsel)

Publications

"Enforcing NDAs in International Transactions," *Food and Beverage Practical Insight* (May 2022)

"Two New California Laws Expand Regulation of Greenwashing Claims," *Food and Beverage Law Alert* (February 2022)

"Proposed Farm Workforce Modernization Act Holds Promise for Immigrant Farmworkers," *Food and Beverage Law Alert* (June 2021)

"Biden Signs FASTER Act; Sesame Becomes 9th Major Food Allergen Requiring Mandatory Food Labeling Disclosures," *Food and Beverage Law Alert* (May 2021)

"Open Sesame! FDA Draft Guidance and Proposed FASTER Act Open Door to Regulation of Sesame as a Major Food Allergen," co-author, *Food and Beverage Law Alert* (December 2020)

"When Sugars are Not Counted as Sugars: FDA Clarifies Nutrition Facts Labeling Requirements for Allulose," co-author, *Food and Beverage Law Alert* (October 2020)

"FDA Will Be Flexible in Enforcing New Nutrition and Supplement Facts Labeling Requirements for Small Food Manufacturers," co-author, *Food and Beverage Law Alert* (September 2020)

"FDA Publishes Final Rule on Gluten-Free Labeling of Fermented or Hydrolyzed Foods," co-author, *Food and Beverage Law Alert* (August 2020)

"Requesting Rent Abatement: A Practical Approach During the COVID-19 Pandemic," *Real Estate Law Alert* (April 2020)

"New State Law Requires Commercial Real Estate Brokers And Agents to Disclose Dual Agency Representation," co-author, *Real Estate Law Alert* (January 2015)

"Nine Keys to Navigating a JV Development Deal," *Seniors Housing Business Magazine* (March 2014)

"The New Wave of Misbranding Cases and Implications of Proposition 37," *Special Report to the National Council of Farmer Cooperatives Legal and Tax Committee* (October 2012)

"California's Proposition 37 would Require Strict GMO Food Labeling," *Food and Beverage Law Alert* (October 2012)

"Green Building Litigation: Summary of Cases and Analysis of Trends," co-author, *Real Estate Law Alert* (October 2012)

"Green Refinance Plus: A New Option for Senior Care Refinancing and Aquisitions," co-author, *California Assisted Living Association News & Views* (Winter 2012)

"Green Lease Fundamentals for Tenants," *Real Estate Alert* (November 2011)

"San Francisco's Energy Performance Ordinance: Spotlighting Commercial Building Energy Use," *Hanson Bridgett Real Estate Alert* (April 2011)

"Raising the Sustainability Bar: San Francisco Amends its Green Building Ordinance to Comply with CalGreen," co-author, *Hanson Bridgett Real Estate Alert* (January 2011)

"Not So Golden Years—Top Tier Senior Housing Adapts to Troubled Times," *The Registry* (August/September 2009)

"HUD Loan and Grant Financing Incentives Available Under the Green Retrofit Program," *Hanson Bridgett Senior Care Real Estate Alert* (June 2009)

"San Francisco's Green Building Ordinance: All That Glitters…," *The Registry* (September 2008)

"Prop G: Coming To a Neighborhood Near You—Cities May Adopt Legislation That Discriminates Among Competitors To Further a Legitimate Legislative Purpose," *The Registry* (June 2008)

"Going for the Gold—San Francisco Considers Heightened LEED Building Requirements," *The Registry* (December 2007)

"Allocating Risk in the Sale of a Business," *The Marin Lawyer* (July 2007)

Presentations

"Foreign Investment in U.S. Real Estate," Future Leaders Institute (October 2015)

"The New Wave of Misbranding Cases and Proposition 37 as a Cautionary Tale," Special Report to the National Council of Farmer Cooperatives Governmental Affairs Committee (November 2012)

"Green Leases: Evolving Legal Issues for Commercial Landlords and Tenants," Strafford Webinar (November 2012)

“Demystifying CALGreen,” USGBC GreenerBuilder Conference (June 2011)

“Negotiating a Green Lease Rider in Today’s Marketplace,” BOMA (March 2010)

“How Emerging Green Building Laws Impact Project Underwriting,” USGBC, The Competitive Edge Series (March 2010)

“Preparing Green Leasing Strategies Following an Energy Retrofit,” USGBC, The Competitive Edge Series (February 2010)

“San Francisco’s Green Building Ordinance: The New LEED Gold Standard,” BOMA Lunchtime Workshop Series (October 2008)

“Secured Loan Remedies,” Lorman Seminar (October 2005)

“A Primer on Leasing Economics,” Lorman Seminar (July 2004)

“The Art of Negotiation,” San Francisco Barristers (February 2003)

“A Ticket To Ride: Transit Oriented Development,” California Redevelopment Agency Legal Developments Seminar (2002)

Press

“Are Your Clients Prepared For the End of LIBOR?,” *Continuing Education of the Bar* (June 2021)

Honors & Awards

Northern California Super Lawyers (2006)

Professional Affiliations

State Bar of California (Real Estate Section)

Urban Land Institute (Associate Member)

National Council of Farmer Cooperatives

United States Green Building Council

Professional Licenses

U.S. Green Building Council LEED® Accredited Professional

Education

J.D., *cum laude* University of San Francisco School of Law (1987)

M.A., Rutgers University (1980)

B.A., Rutgers University (1978)

Admissions and Courts

California