

## Daniel M. Engler

PARTNER

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### Overview

Dan Engler is a real estate transactional attorney who represents clients in the buying, selling, leasing, and development of real estate across a range of industries including residential, commercial, mixed-use, life science, health care, and renewable energy. Dan provides smart, business-oriented advice and helps clients solve problems and close transactions quickly and efficiently.

Dan has significant experience advising clients on complex, mixed-use development projects, including construction-related and operational considerations, and negotiating purchase and sale agreements, disposition and development agreements, ground leases, reciprocal easements agreements, cost-sharing agreements, and other transactional documents. As part of his practice, Dan counsels owners, developers, and investors regarding development and construction-related laws and issues, and Dan has particular expertise with the entitlement and development process in San Francisco.

With a deep understanding of the renewable energy industry, Dan regularly assists renewable energy clients with due diligence, site acquisition and assemblage, construction financing, and tax equity investments. Dan has advised clients on the development of thousands of megawatts of solar and wind energy projects in California and other states, including with respect to title issues, mineral issues, and California-specific real property issues.

### Practice Areas

Commercial Real Estate Leasing  
Commercial Real Estate Transactions  
Land Use  
Master-Planned Development  
Real Estate

### Industries

Banking & Financial Institutions  
Energy & Renewable Energy  
Life Sciences  
Technology

### Real Estate Sectors

Industrial  
Mixed-Use  
Multifamily  
Office  
Residential, Mixed-Use  
Development & Homebuilding

Dan also represents landlords, tenants, and corporate users of real estate in office, medical office, life science, and other commercial leasing and purchase and sale transactions, and advises clients on lease-related issues and disputes.

## Bar & Court Admissions

State Bar of California

## Education

J.D., University of California College of the Law, San Francisco, 2008, magna cum laude

B.A., Wesleyan University, 1999

## Experience

Ongoing representation of master developer in the redevelopment of a former Navy fuel depot site into a mixed-use project with up to 2,040 residential units and approximately 640,000 square feet of commercial uses, including negotiating a Disposition and Development Agreement and statutory Development Agreement with the City of Richmond.

Represented developer in the entitlement of a 425-unit multifamily, mixed-use project in City of San Bruno, including negotiating a statutory Development Agreement and providing strategic counsel on CEQA, land use, title, and other development related matters.

Ongoing representation of office developer and owner in commercial leasing transactions.

Represented developers in securing entitlements, including zoning and general plan amendments, and CEQA clearance for mixed-use development projects in San Francisco.

Assisted a real estate developer with its entitlement and permitting of an 8,000 housing unit master-planned community on a former military base in San Francisco.

Represented renewable energy developers in the purchase, lease, and financing of wind and solar energy projects in Kern County, Merced County, and Solano County, California.

Represented resort operator in \$63 million acquisition of a ski resort in Lake Tahoe.

Represented investor in \$57 million acquisition and financing of a portfolio of 17 multi-family apartment buildings in San Francisco.

Represented developer in the entitlement of a 520-foot-high residential condominium tower project in San Francisco that includes a museum component, a retail component, and the rehabilitation of an historic building, including the negotiation of a Purchase and Sale Agreement with the Successor Agency to the Redevelopment Agency of the City and County of San Francisco and related transactional documents.

Represented developer in obtaining entitlements for a 270,000 square foot office building in San Francisco, including an office space allocation under Proposition M.

Represented developer in obtaining entitlements for a 270,000-square-foot office building in San Francisco, including an office space allocation under Proposition M.

Representation of large technology company in acquisition of property and site assembly for new corporate campus in Sunnyvale.

Represented client in lease negotiations with the City and County of San Francisco for a ground lease of retail, entertainment, cultural, and open space facilities in San Francisco.

Represented developers in securing entitlements, including zoning and general plan amendments, and CEQA clearance, for various other mixed-use development projects in San Francisco.

Ongoing representation of developer in the acquisition of a 6-acre site from the City of Santa Clara for the development of a mixed-use project with affordable, mixed income, and market rate housing components, as well as retail and urban farm components, including the negotiation of a Disposition and Development Agreement with the City of Santa Clara and related transactional documents.

## Insights

### News

Cox, Castle & Nicholson Announces 2020 Partners  
Press Release, *CCN*, 1.6.20

Fifteen Cox, Castle & Nicholson Attorneys Recognized As 2018 Northern California Super Lawyers & Rising Stars  
Press Release, *Northern California Super Lawyers*, 7.13.18

### Speaking Engagements

Real Estate Agreements for Renewable Energy Projects  
Speaking Engagement, Online, 1.30.23

### Publications

Understanding Title Insurance for Renewable Projects: The 36 Series  
Client Alert, 8.3.23

Update: Impact of Changes to State and Bay Area Shelter-In-Place Orders on Construction  
Client Alert, 4.30.20

Update: SF Bay Area Issues More Stringent Shelter-In-Place Orders That Pose Significant Limitations on the Construction Industry  
Client Alert, 4.1.20

Covid Update: SF Bay Area Shelter In Place Order  
Client Alert, 3.17.20

## **Awards & Affiliations**

### **Honors & Recognitions**

Northern California Super Lawyers, Rising Star, 2018

### **Professional Affiliations**

NAIOP, San Francisco Bay Area Chapter, Board of Directors and Government Affairs Committee

Urban Land Institute, Co-Chair of SF Sustainability Committee

Bay Area Council, Housing Committee

San Francisco Planning + Urban Research Association (SPUR)