

## **DOUGLAS M. CHAMPION**

828 North Hudson Avenue, Unit 101, Los Angeles, CA 90038  
H: (323) 464-1710 • C: (310) 428-8114 • E: Doug.Champion@gmail.com

### PROFESSIONAL EXPERIENCE

**GIBSON, DUNN & CRUTCHER LLP**, Los Angeles, CA

**Senior Associate, Real Estate Practice Group** (September 2006 – Present) / **Summer Associate** (Summer 2005)

Represent real estate developers, energy companies, commercial lenders, and other institutions in a broad range of real estate and land use matters, including the purchase, sale and leasing of agricultural land and commercial, mixed-use and multi-family assets; the negotiation and processing of land use approvals; REO portfolio management and disposition; and the origination and restructuring of senior secured mortgage debt. Responsibilities include:

- Management of multiple deal teams and serving as primary point of contact for several clients.
- Drafting and negotiation of deal documentation, including loan origination and modification documents; purchase and sale agreements; leases, lease amendments and subordination agreements; settlement agreements; easements, licenses, and other land use agreements; and vendor contracts and other general real estate agreements.
- Supervising work of junior associates and paralegals on deal teams, including supervising all aspects of diligence, entitlements and title/survey review on large portfolio matters.
- Coordinating the work of outside consultants and local/co-counsel.
- *Firm Activities:* Co-Chair, L.A.-Area Diversity Committee; Member, Hiring Committee; 2011 Summer Program Coordinator; UCLA Law Recruiting Team.

**MUNGER, TOLLES & OLSON LLP**, Los Angeles, CA

**Summer Associate** (Summer 2004) (Received invitation to return for 2L summer)

**MCKINSEY & COMPANY, INC.**, Dallas, TX

**Business Analyst** (September 2001 – May 2003)

Worked in consulting teams for special projects in multiple industries, including retail, media and entertainment, marketing, energy and consumer packaged goods. Led client team to author a strategic plan to reduce aggregate corporate overhead by 25% at multi-channel entertainment company, including developing metrics and reports to evaluate departmental activities, implementing evaluation standards for corporate employees, and proposing process improvements to reduce cost and increase efficiency. Prepared economic growth models for major consumer packaged goods company and Native American tribal gaming operation. Provided analytical support to significant customer service/marketing initiative at major luxury retailer.

### EDUCATION

**UNIVERSITY OF CALIFORNIA, BERKELEY, SCHOOL OF LAW**, Berkeley, CA

*J.D.*, May 2006

- *Activities:* Teaching Assistant, Legal Research and Writing; Mary C. Dunlap Gala Chair, Boalt Hall LGBT Caucus

**SOUTHERN METHODIST UNIVERSITY (DEDMAN COLLEGE)**, Dallas, TX

*B.S., Mathematics; B.A. with Honors, English, summa cum laude*, May 2001 – GPA (3.98/4.00)

- *Honors:* Graduated 3rd in class; *Phi Beta Kappa*
- *Awards:* SMU President's Scholar (full academic scholarship); Golden Key; Robert S. Hyer Scholar; Dedman College Outstanding Senior
- *Study Abroad:* Oxford University (University College), Summer 2000 program in Medieval and Gothic Literature

**DARTMOUTH UNIVERSITY (AMOS TUCK SCHOOL OF BUSINESS)**, Hanover, NH

*Business Bridge™ Certificate Program*, July 2001

Completed 7-week intensive training in introductory accounting, finance, marketing, business communication and technical writing.

### ADDITIONAL INFORMATION

**BAR ADMISSIONS:** California (State Bar No. 246515).

**HONORS:** Selected for Southern California Rising Stars by *Law and Politics* magazine (2009 and 2013).  
2011 Frank Wheat Award for *Pro Bono* Deal Team of the Year for work with the Tejon Ranch Conservancy.

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LIST OF REPRESENTATIVE TRANSACTIONS

- Ongoing representation of MidAmerican Energy Holdings Company, and its affiliates MidAmerican Wind and MidAmerican Solar, in all aspects of real estate, permitting, and subdivision matters related to three high-profile acquisitions of renewable energy projects in California.
- Represented an equity partner in joint venture acquiring a multi-asset portfolio in Arizona, including advising on land use approvals and related water rights.
- Ongoing representation of Los Angeles' Fashion Institute of Design & Merchandising (FIDM) as outside general counsel, responsible for the preparation and negotiation of lease and license agreements and amendments; advising on landlord/tenant disputes and issues arising under reciprocal easement agreements; and negotiating with contractors, third-party vendors and municipal agencies.
- Represented Tejon Ranch Conservancy in its negotiations with the California Wildlife Conservation Board for state funding of the purchase of perpetual conservation easements across 62,000 acres of significant wildlife habitat on the Tejon Ranch, creating one of the largest conservation easements in California.
- Represented the Madison Square Garden Company in real estate matters related to MSG's acquisition of the historic Forum building in Inglewood, California.
- Represented HSBC Bank USA in senior secured mortgage financings for multiple office, multifamily, and commercial properties in California, Colorado, Florida, and Virginia.
- Represented Lehman Brothers as land use counsel in its bankruptcy restructuring of multiple housing developments throughout Southern California.
- Represented UBS in the workout of a \$400 million loan portfolio, including negotiation of deeds-in-lieu of foreclosure, restructuring of existing debt, and disposition and strategic management of 51 multi-family residential and hotel properties.
- Represented Clinica Oscar A. Romero, Lambda Legal Defense and Education Fund, and New Heights Charter School in the negotiation of major lease amendments.