

# SPIBA Legislation & Lobbying Committee Elections

DENTONS

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Dear SPIBA members,

It is a great honor for me to stand for election to the SPIBA Legislation & Lobbying Committee.

I'm an associate in the real estate practice group of Dentons' St. Petersburg office. I provide legal support for various aspects of real estate transactions, construction and renovation, lease of commercial premises, and investment projects.

My recent work experience includes: structuring and supporting real estate transactions; preparing various types of agreements; preparing due diligence reports, summaries, and memorandums; and advising on a wide range of corporate, antimonopoly, and labor law issues.

#### My recent experience with large-scale projects includes:

- **Morgal Investments**, a large Israeli developer: Complex structuring of a project relating to a proposed sale of part of a 240 plus hectare territory for implementation of large residential projects by various developers; preparing all type of relevant transaction documentation (e.g., preliminary, sale and purchase, lease and purchase, co-investment, assignment agreements and the like); negotiations in connection with project structuring and various contracts. The investment agreement for this US\$3 billion project was signed by the Governor of St. Petersburg during the 2014 International Economic Forum.
- **Avielen A.G.**, an international developer of a multifunctional complex consisting Class A business centre and hotel: Advising on the sale of a Class A business center in St. Petersburg. The project included assisting the seller in structuring, negotiating and performing a complex transaction for the sale of a Class A business center in St. Petersburg, involving aspects of a combined share and asset deal, bank financing, real estate security, lease and corporate issues. Among others we drafted the model office lease agreement for existing business centre and business centre which is under construction (lease of the future object).
- **An international port management company**: Review of the due diligence report with respect to real estate and movable property owned/lease by a Russian port, drafting various lease agreements for such property.
- **A wholly owned subsidiary of the world's largest gas producer and one of the world's largest energy companies**: Full legal support of a construction project in St. Petersburg implying substantial reconstruction of a building leased from a Russian legal entity converting it into a multifunctional business centre.
- **One of the leading Russian developers**: Legal structuring of relations between the owner, management company and end users in one of the first commercial apartment building projects in Russia, including regulation of cash-flows, tax issues and potential classification of the property as a hotel.

- **One of the leading global energy companies in marketing and trade:** Advising with regard to the reconstruction of a building for future use as an office center, including development of agreements with contractors/subcontractors and suppliers of services associated with the design, non-state expert assessment of project documentation and engineering surveys, construction works, performance of technical customer functions and construction compliance monitoring.

**As a member of the SPIBA Legislation & Lobbying Committee, I envision my main tasks in 2015 to be:**

1. Regular interaction with SPIBA members in the form of round tables, seminars, etc., for the purpose of:
  - Elucidating the main legal problems currently facing SPIBA members;
  - Assisting in their resolution;
  - Exchanging experiences regarding the legal aspects of conducting business in various sectors of the economy;
  - Keeping members informed of changes and planned changes to federal and regional law;
  - Developing recommendations for government authorities on how to improve business conditions in the Northwest region.
2. Increase the levels of cooperation between SPIBA committees to:
  - Ensure an integrated approach to resolving issues encountered by SPIBA members;
  - Analyze the factors affecting the development of entrepreneurship in various sectors of the economy in the Northwest region.
3. Developing proposals to amend federal and regional legislation, possibly using foreign examples as a guide.
4. Working with government to promote and represent SPIBA members' interests.
5. Combining forces with other business associations to improve conditions for entrepreneurial activity. Increase the attractiveness of SPIBA for both business circles and business associations.

**About Dentons**

Dentons is a global law firm driven to provide clients a competitive edge in an increasingly complex and interconnected world. A top 20 firm on the Acritas 2014 Global Elite Brand Index, Dentons is committed to challenging the status quo in delivering consistent and uncompromising quality in new and inventive ways. Dentons was formed by the combination of international law firm Salans LLP, Canadian law firm Fraser Milner Casgrain LLP (FMC) and international law firm SNR Denton. Dentons' clients now benefit from approximately 2,600 lawyers and professionals in more than 75 locations spanning 50-plus countries across Africa, Asia Pacific, Canada, Central Asia, Europe, the Middle East, Russia and the CIS, the UK and the US. The firm serves the local, regional and global needs of a broad spectrum of clients, including private and public corporations; governments and government agencies; small businesses and startups; entrepreneurs; and individuals.