



Contact Info:

Phuong N. Le, Esq.
KLD LLP

Wilshire Financial Tower
3600 Wilshire Blvd, Ste. 1108
Los Angeles, CA 90010
ple@kldllp.com

Direct: +1 (213) 260-0440

Phuong Le | PARTNER

Phuong Le is a Partner with & KLD LLP. He has over 13 years of experience and leads a global EB-5 practice group with an emphasis on projects and Vietnam. He draws upon an extensive background advising parties on all sides of EB-5 transactions, including Regional Centers, project developers, agents, and investors. Prior to joining the firm, he was in-house counsel for a large Southern California EB-5 Regional Center and real estate developer. There, he managed over \$500 million in EB-5 financing and guided the company to several milestones, including approvals for their first 100 I-829 petitions.

His clients span the entire industry. He has successfully advised Regional Centers and businesses across the U.S. on over \$2 billion in EB-5 deals, including commercial real estate developments, multifamily apartment buildings, charter schools, hotels, medical office buildings, and restaurant franchises. He has successfully advised on well over a thousand EB-5 petitions, including hundreds of families from Vietnam.

He works closely with businesses throughout the EB-5 financing process, including structuring debt/equity EB-5 offerings as part of a diversified capital stack, and coordinating complex review and structuring with securities attorneys, economists, business plan writers, and escrow banks.

He regularly consults businesses on forming and managing their own Regional Centers, including filing annual I-924A compliance reports and creating I-526 and I-829 templates to ensure Regional Centers and investors have consistent work product, including peer review of other attorneys' EB-5 filings. He also lectures and trains other attorneys, migration agents, and professionals on EB-5 project structure and due diligence.

He oversees his firm's Vietnamese practice group and hosted a weekly immigration TV special to serve the Vietnamese community in Orange County, CA. As the oldest of six children of Vietnamese refugees, Phuong has been fortunate enough to experience firsthand the successes and hardships of people at every level, from his time growing up in underprivileged neighborhoods to his work today as the lead



advisor on countless investment deals around the world. He regularly draws on his life experiences in his practice, which includes traveling to Vietnam where he works closely with the firm's business partners, agents, and investors. Finally, he also frequently shares his knowledge regarding project structuring, source of funds, and complex EB-5 matters with the industry as a lecturer, author, and as co-counsel/peer review for other EB-5 attorneys.

Past representative EB-5 financing matters include:

- I-924 exemplar approval for \$50 million EB-5 offering for a 300+ unit apartment complex in Southern California
- \$180 million in debt/equity EB-5 financing for 400,000 square foot mixed-use commercial real estate development in Orange County
- EB-5/L-1 financing raises for multiple franchise and QSR restaurants

Education

- J.D., U.C. Hastings, College of the Law
- B.A., Philosophy, U.C. Irvine
- B.A., Criminology, Law, & Society, U.C. Irvine

Admitted to Practice

- State Bar of California
- United States Court of Appeals for the Ninth Circuit
- United States District Court Central District of California

Memberships & Professional Organizations

- Advisory Panel – American Bar Association (2012-2014)
- Best Practices Committee Member (2014-2015), Association to Invest in the USA (IIUSA)
- U.C. Riverside – Design Thinking Advisory Board (2019-2020)
- American Immigration Lawyers Association (AILA)
- Asian Pacific American Bar Association (APABA)
- Southern California Chinese Lawyers Association (SCCLA)
- Orange County Asian American Bar Association
- Vietnamese American Bar Association of Southern California (VABASC)
- National Asian Pacific American Bar Association (NAPABA)
- Orange County Hispanic Bar Association (OCHBA)

Publications & Speaking Engagements

- Co-Author, "[The Evolving Role of EB-5 Counsel – Considerations for Multi-Party Representation in EB-5 Deals](#)" ([English](#); [Vietnamese](#)) by Nima Korpivaara, Esq. & Phuong N. Le, Esq. NES Financial's ebook, *Navigating a Changing EB-5 Sector: Insights from Experts* (Summer 2016).
- Author, "[Recap of the 2016 Ho Chi Minh EB-5 Delegation](#)" by Phuong Le. *EB-5 Investors Magazine*. Volume 4, Issue 1. (Winter 2016)
- Co-Lecturer, "Counseling Business Clients." Western State College of Law (July 2016)



- Speaker/Panelist, ["EB-5 at a Quarter-Century: Myths, Facts, and a Look Forward" \(CLE Breakout Session\)](#) - 2016 National Convention - National Asian Pacific American Bar Association (November 2016)
- Co-Author, ["Bridging the Gap Between Investors and Projects: Five Considerations for Structuring EB-5 Deals"](#) by Nima Korpivaara, Esq. & Phuong N. Le, Esq. *Trade & Invest In America / The EB-5 Gateway* (published on April 4, 2017)
- Moderator, "Migration Agents: An Inside Look on the Growth Spurt of the Vietnamese Market: Trouble Shooting, What is Working & What is Not, How Can U.S. Projects Approach Vietnamese Agents, & Growing Pains." *EB-5 Investors Magazine* - 2017 Ho Chi Minh City EB-5 Delegation (March 2017)
- Co-Author, ["Practical Steps for Investors in Traditional & Emerging Markets Considering Regional Center Versus Direct EB-5 Investments"](#) by Phuong Le, Aaron Goforth, & Osvaldo Torres. *EB-5 Investors Magazine*. Volume 5, Issue 2. (Winter 2018)
- Speaker, "Baker Tilly Capital's 2018 Ho Chi Minh EB-5 Seminar." Baker Tilly Capital, LLC (March 2018)
- Speaker, "American Resettlement and the EB-5 Program." *EB-5 Investors Magazine* - 2018 Ho Chi Minh City EB-5 Expo (March 2018)
- Moderator, "Preparing for Changes in EB-5." *EB-5 Investors Magazine* - 2018 Ho Chi Minh City EB-5 Expo (March 2018)
- Speaker, "ILW's 2018 Hanoi EB-5 Expo" *ILW, Immigration Law Weekly* (March 2018)
- Co-Author, ["EB-5 Bridge Financing: A Study of Market-Driven Applications & Definitions"](#) by David Hirson, Nima Korpivaara, & Phuong Le. *IUSA Regional Center Business Journal*, Volume 6, Issue 1 (April 2018)
- Co-Lecturer, "Counseling Business Clients." *Western State College of Law* (July 2018)
- Co-Author, ["Keys to a Successful Partnership Between U.S. Law Firms and Vietnamese Migration Agencies"](#) by Phuong Le & An Nguyen. *EB-5 Investors Magazine – Vietnamese Edition*. Volume 1, Issue 1. (Winter 2018)
- Co-Author, ["Practical Steps for Investors in Traditional & Emerging Markets Considering Regional Center Versus Direct EB-5 Investments"](#) by Phuong Le, Aaron Goforth, & Osvaldo Torres. *EB-5 Investors Magazine – Vietnamese Edition*. Volume 1, Issue 1. (Winter 2018)
- Speaker, "EB-5 Legislation and Vietnam Retrogression Update: Pitfalls for Investors Waiting in Retrogression: Obtaining Visitor and Student Visas while Waiting; Maintaining Student Visa Status Properly; Effect of New Memorandums from Trump Administration for Investors in Backlog." *EB-5 Investors Magazine* – 2018 Fall EB-5 Expo Ho Chi Minh City (September 2018)
- Speaker, "When Things Go Wrong [with EB-5 Projects]." [Faith Pincus' EB-5 Investor-Based Business Immigration Conference – Downtown Los Angeles \(October 2018\)](#).
- Speaker, ["Challenges & Considerations in Selecting an EB-5 Project"](#) *EB-5 Webinar*. Texas Regional Center and David Hirson & Partners, LLP (October 2018)
- Speaker, "Doing Business in Asia." *Asian Pacific CPA Association Annual Gala* (November 2018)
- Co-Author, ["EB-5 Bridge Financing: A Study of Market-Driven Applications & Definitions"](#) by David Hirson, Nima Korpivaara, & Phuong Le. *CIT/NAV*, Volume 6, Issue 1 (February 2019)



- Speaker, “Complexities of Retrogression: Examining the Factors that Play into Adjudicating Cases, Processing Times, and the Effects.” EB-5 Investors Magazine – 2019 EB-5 & Uglobal Immigration Expo Ho Chi Minh City (March 2019)
- Speaker, “How to Market to and Find Investors Already in the U.S.: E-2 and EB-5 and Other Visa Backlog Solutions.” IIUSA – 12th Annual EB-5 Advocacy Conference – Washington DC (May 2019)
- Speaker, Behring Regional Center’s EB-5 Innovation Summit 2019 – San Ramon, CA (June 2019)
- Speaker, “[EB-5 Source of Funds, Best Practices for Vietnamese Nationals.](#)” EB-5 Affiliate Network. (November 2020)
- Speaker, “[EB-5 Current Trends: Strategies to legally prove source and path of funds for EB-5 investments on a global scale.](#)” EB-5 Investors Wealth, Tax Planning, & Virtual Immigration Expo (December 2020).

Television & Media

- Co-Host, “KVLA’S Weekly Immigration Show: *Luot Di Tru Hoa Ky.*” KVLA TV – Channel 57.8, Orange County, California (2018)
- “[Real Estate Developers Look to Vietnam for Cheap Financing](#)” by Konrad Putzier. *The Wall Street Journal*. (published March 5, 2019)
- “[Good Morning, Vietnam: Country is Becoming a Large EB-5 Participant](#)” by Eddie Small. *The Real Deal*. (published March 5, 2019)
- “[Các nhà đầu tư bất động sản Mỹ nhắm tới nguồn vốn EB-5 từ Việt Nam](#)”. *Tuoi Tre Newspaper/Online*. (published March 8, 2019)



Contact Info:

Eric Dominguez, Esq.

KLD LLP

Wilshire Financial Tower
3600 Wilshire Blvd, Ste. 1108
Los Angeles, CA 90010
edominguez@kldllp.com

Direct: +1 (714) 905-9122

Eric M. Domínguez | PARTNER

Eric has over a decade of experience assisting companies and individuals with their immigration matters. Prior to founding KLD, LLP, Eric led the non-EB-5 practice group of a boutique immigration law firm and before that, gained considerable experience with complex employment immigration matters at a large business immigration firm where he represented multinational clients in the entertainment, manufacturing, pharmaceutical, and technology industries.

He continues to represent clients in a variety of industries with a focus on assisting overseas companies expand to the United States and US-based startups onboard foreign talent. Eric also represents a growing roster of talented athletes, musicians, and film/television professionals in obtaining temporary and permanent employment visas.

Eric draws from his experience as the child of immigrants to devote considerable time to various non-profit organizations. Serving on the board of the Public Law Center, Orange County Justice Fund, and ChispaOC. He has also served as President of the Orange County Hispanic Bar Association, Regional President of the Hispanic National Bar Association, and Chair of the Immigration Section for the Orange County Bar Association, where he has also served on the Nominations and Pro Bono Committees.

Memberships & Professional Organizations

- American Immigration Lawyers Association (AILA)
 - Congressional Advocacy Liaison (2015-present)
 - Department of State Liaison (2016)
- Hispanic National Bar Association (HNBA)
 - Chair, Immigration Section (2018-present)
 - Deputy Regional President (2020-present)
 - Regional President (2018-2020)
- Orange County Hispanic Bar Association (OCHBA)
 - President (2017)



- Board of Directors (2015-2018)
- Orange County Bar Association (OCBA)
 - Pro Bono Committee (2018-2020)
 - Appointments Committee (2019)
 - Chair, Immigration Law Section (2015)

Awards

- Southern California Super Lawyers, Rising Star (2015-present)

Publications & Speaking Engagements

- Panel Presenter, HNBA Corporate Counsel Conference & Annual Conference, “The Post-Covid/Pre-Election State of Immigration”, September 21, 2020
- Panel Presenter, AILA, “H-1B RFE Trends and Strategies for Winning at CSC, NSC, TSC, and VSC”, August 4, 2020.
- “Rising Above the Rhetoric: Employer Tips for Navigating the Changing Immigration Landscape”, Hispanic National Bar Association Corporate Counsel Conference Publication, 2018.
- Panel Presenter, Alumni Panel, Chapman University Dale E. Fowler School of Law, November 15, 2017
- Panel Presenter, Diversity in the Legal Profession, University of California, Irvine School of Law, April 13, 2017
- Panel Presenter, “Immigration Town Hall hosted by Congressman Lou Correa”, Santa Ana College, January 27, 2017
- Panel Presenter, Immigration Awareness Week Immigration Forum, University of California, Irvine, April 27, 2015
- Speaker, “Business Immigration Law: Representing Corporate Clients and High-Skilled Workers.” Lecture, Western State College of Law, Fullerton, CA, February 5, 2015.
- Panel Presenter, “L-1 Visas: Current State of Adjudications and Best Practices.” Panel presentation, Orange County Bar Association Immigration Law Section, October 7, 2014.
- Panel Presenter, “Deferred Action for Childhood Arrivals.” Panel presentation, League of United Latin American Citizens, September 15, 2012.
- Presenter, “DACA Issues for Employers and Career Center Staff.” Lecture, University of California, Riverside, September 11, 2012.
- Featured/quoted by: *Associated Press, Daily Journal, Orange County Register, Orange County Business Journal, Excelsior, Orange County Lawyer, La Opinión*

Community Service

- Board Member, Public Law Center (2020 – present)
- Board Member, Orange County Justice Fund (2017 – present)
- Board of Directors, ChispaOC (2017 – present)
- Board of Directors, Community Lawyers Inc. (2015 – 2017)
- On-site Attorney, Artesia Family Detention Facility (Artesia, New Mexico), as part of the AILA Artesia Pro Bono Project
- Volunteer Attorney, CARECEN – Los Angeles, CSU Project
- Volunteer Attorney, Public Law Center

Education



- J.D., Chapman University School of Law
- B.A., Political Science, Chapman University

Admitted to Practice

- State Bar of California
- United States Court of Appeals for the Ninth Circuit
- United States District Court Central District of California