



CGS3
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David Dick

Of Counsel

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A highly skilled commercial real estate transactional attorney, David L. Dick is a seasoned professional with a deep knowledge of complex real estate matters and the law.

With years of both law firm, and corporate experience, he inherently understands complicated issues from a client's perspective and recognizes both legal and business issues enabling him to negotiate and close deals strategically and efficiently, while effectively advocating for and protecting his clients' interests. David embraces a practice style that expands his role beyond an attorney to that of a strategic advisor and consultant to his clients guiding them through all stages of a transactions and important business decisions.

David is a key member of the firm's transactional practice – handling a wide array of matters involving all asset types and deal structures, from residential to office, from purchase and sale to leasing, and from traditional mortgage financing to more esoteric structures such as credit tenant lease finance, UPREITs and 1031 exchanges. David's clients include development and construction companies, high net worth individuals, family offices and technology firms.

Over the course of his lengthy legal career, David's strategic, results-oriented approach has earned him a reputation as a valued advisor and given him a wide breadth of experience and extensive expertise in commercial property acquisition, development planning and government entitlements, equity and debt financing, leasing, disposition, risk management and dispute resolution as well as purchase and sale and ground lease agreements.

Prior to joining CGS3, David was President of his own firm, Lexterra PLC, prior which he was a partner or affiliated with several high-profile San Diego law firms, including as a partner in both Hogan Guiney Dick LLP and Gray Cary Ware & Freidenrich (now DLA Piper). His career also included a time as Partner and General Counsel to The Allen Group, a San Diego-based real estate development firm.

View CGS3's release of David's addition and on LinkedIn.

Education

- J.D., University of Southern California Gould Law School, Hale Moot Court Honors
- B.A., Stanford University

Bar Admissions

- California

Involvement

- Board Member; Peninsula Community Planning Board
- Commissioner; San Diego Housing Commission
- San Diego Rotary Club
- Lecturer: California Continuing Education of the Bar
 - *Real Estate Purchase and Sale Agreements*
 - *Commercial Real Estate Leasing*
- LEAD San Diego Alumni
- San Diego County Bar Association

Notable Deals/Cases

- Represented the buyer in the acquisition of a full city block of downtown San Diego property through the purchase from a life insurance company of defaulted senior secured mortgage debt, foreclosure and relief from stay in bankruptcy.
- Represented the developer in the purchase of an option to acquire an entire city block of downtown San Diego property, the negotiation of the terms of an Owner Participation Agreement with the City of San

Diego, exercise of the option and purchase of the property and all aspects of the development, construction and financing of the Pinnacle Museum Tower condominium project in collaboration with the Children's Museum of San Diego.

- Represented the developer in all aspects of the development and financing of a multi-property portfolio of Class A San Diego commercial property and the eventual disposition of that portfolio in an UPREIT structured transaction with a NYSE-traded real estate investment trust.
- Represented the developer in a \$200+ million credit-tenant lease transaction for the development and construction of a corporate headquarters facility for a Fortune 100 company in downtown San Diego.
- Represented the ground tenant in the negotiation of a long-term ground lease of downtown San Diego property for the development of a high-rise mixed-use urban retail and multi-family residential project, the leasing of the retail portion of the project to a national retailer and the venture and construction financing of the overall project.

Practice Areas

- Purchase & Sale
- Commercial Leasing
- Workouts
- Land Use, Environmental & Natural Resources (LER)
- Financing
- Dispute Resolution & Litigation
- Construction & Development
- Entity Formation & Tax