



CGS3
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Dorothy Groza

Senior Counsel

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Dorothy approaches deals with an owner mindset and seeks to find the right balance between business opportunity and legal risk. Combining in-house and firm experience, her entrepreneurial spirit and knack for creative problem-solving have made her an invaluable legal advisor to clients. She has represented clients in numerous industries including real estate, hospitality, restaurant, cannabis, automotive, manufacturing and technology.

With over 12 years of experience in all phases of complex real estate and business transactions, Dorothy has a deep understanding of navigating complex deals in her client's best favor. She has facilitated the acquisition, disposition, leasing and development of over 900 million dollars in real estate transactions, gaining significant purchase and sale, financing, leasing, due diligence, contract negotiation, loan documentation, regulatory, construction, zoning, and easement experience. Dorothy has served as counsel to purchasers and sellers of hotels, office buildings, multi-family, shopping centers, industrial warehouses, offices and mixed-use projects throughout the United States.

Prior to joining CGS3, Dorothy was general counsel for Empire, a leading California retailer, manufacturer, and distributor. During her tenure at Empire, she led the company's legal department where she handled complex business, real estate, and regulatory matters. Concurrently, she also managed her own independent law firm, Groza Law, for nine years – where she focused on major hospitality acquisitions and handled a variety of transactional and commercial matters, including business formation, start-up funding, governance, shareholder agreements, licenses, and distribution agreements.

Dorothy was also previously in-house counsel for SOCA, a multi-state portfolio developer and worked as an associate attorney at Prenovost, Normandin, Dawe & Rocha, an Orange County based business, real estate and construction firm where she gained litigation experience.

In her off time, Dorothy puts a dynamic twist on her professional persona and is a vintage auto and motorcycle enthusiast. You can find her rally driving through backroads and canyons or racing the Norra Mexican 1000 through Baja with friends.

Education

- J.D., Southwestern Law School
 - President, Student Bar Association
 - Law Review Contributor
 - Founder, Elder Law Advocacy Group
- B.A., California Baptist University

Bar Admissions

- California
- United States District Courts (Central, Eastern, Northern)

Involvement

- California Department of Real Estate, Broker, #01916156
- CHIEF, Member
- Long Beach Commercial Real Estate Council, Member
- Food on Foot, Volunteer

Notable Deals/Cases

- Represented joint venture partners in the dissolution of their business relationship, and subsequent disposition of partnership assets in excess of \$82 million dollars.
- Represented loan brokerage in obtaining favorable settlement in multi-million-dollar claim brought by disgruntled investor involving land in Southern California.

- Represented foreign investor group in the negotiation of franchise agreements for multiple assets with worldwide brand.
- Negotiated and drafted in excess of 200+ complex and bespoke high dollar value real estate purchase and sale agreements, and related financial instruments and transactional documents.
- Represented foreign hotel group in the purchase and acquisition financing of a \$39.8 million dollar hotel in Norwalk, California.
- Represented joint venture partners in the acquisition and related 1031 exchange of a \$28.5 million dollar hospitality asset.
- Represented developer in negotiating joint venture agreements with financier, and related financing of \$57 million dollar apartment development project in Irvine, CA.
- Represented major foreign hotel group in the purchase and acquisition financing of a hotel in Los Angeles County.
- Represented investor in the purchase and sale of 3 fully entitled development projects in Orange County.
- Represented client in the negotiation and equities acquisition of \$40 million-dollar commercial building located in Chicago, including negotiation of subsequent asset management and property management agreements.
- Represented investor in the acquisition and development of mixed-use 216-unit residential complex located in Orange County.
- Represented 9 participant investors in defense of lawsuit arising from breach of tenant-in-common partnership agreements involving property located in Texas.

Practice Areas

- Purchase & Sale
- Commercial Leasing
- Construction & Development
- Entity Formation & Tax
- Financing
- Management