



## Jerry J. Ruiz

### Shareholder

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### Practices & Industries

- Transactions
- Financial Institutions
- Government & Regulatory

### Overview

Jerry Ruiz has a broad and varied practice helping his clients manage their real estate needs. From commercial leasing agreements to purchases and sales to property management arrangements, he has led hundreds of transactions on behalf of his financial institution and corporate clients, first as an in-house lawyer at one of the world's largest retail banks, then at AlvaradoSmith. To each matter, he brings in-depth knowledge and understanding of the risks for his clients, the legal requirements of the deal, and the business solutions that will allow his clients to best protect their interests and meet their business objectives.

In addition to his real estate practice, Jerry is active in community and economic development initiatives across southern California. Prior to joining AlvaradoSmith, he spent several years leading the Los Angeles-based Community Development team at a global financial institution, and is as such well-positioned to help large banks manage their qualifying investments under the Community Reinvestment Act (CRA), to assist Community Development Financial Institutions with loans to entities creating jobs with businesses in low and moderate income areas, and to work with private foundations and other groups to make mission-driven investments and loans.

Jerry is active in community and civic organizations. He is the co-founder of the Academy of Special Dreams Foundation, a non-profit arts organization designed to increase public awareness, appreciation, and recognition of the creative talents of people with disabilities.

## Memberships

- Chair of the LGBT Division, Hispanic National Bar Association
- Co-Founder, Academy of Special Dreams Foundation
- Member, Excellent Education Development (ExED) Board of Directors
- Treasurer, Heritage Housing Partners Board of Directors
- Member, Grupo Nuevo Los Angeles Board of Directors
- Past Regional President, Hispanic National Bar Association

## Education / Admissions

### Education:

- J.D., University of California, Berkeley Boalt Hall School of Law, 1980
- B.A. in Economics, University of California, Santa Cruz, 1977

### Bar Admissions:

- State Bar of California
- State Bar of Texas

## Accolades

- Professional Achievement Award, Mexican American Bar Foundation (May 2003)
- Corporate Leadership Award, Asian Pacific AIDS Intervention Team (October 2007)

## Matters

Jerry's work includes:

- Assisting a major defense contractor in negotiating and documenting the first-ever ground lease to develop a 10-acre parcel of land located on an active United States Air Force base. Jerry crafted an agreement that satisfied each of the four separate actors involved in the deal – one of which was the US Government – while ensuring that his client achieved their objectives and got the deal done.
- Working with the same defense contractor to revive what would turn out to be a 10-year, \$110 million lease involving approximately 225,000 square feet for space in a Southern California office park. The deal, which included the extension of an existing lease of space within the same office park, allowed his client to consolidate several of the company's business groups into a campus-like setting.
- Representing one of the largest private foundations in Los Angeles dedicated to expanding access to affordable, quality health care for underserved individuals and communities and to promote fundamental improvements in the health status of all Californians through investments designed to provide smart health care solutions across the state.
- Helping a major Community Development Financial Institution with the documentation for \$30 million of in-bound loan capital to fund its small business lending programs.

- Represented a financial institution in the lease acquisition of nine retail branch bank facilities along the U.S.-Mexico border.

## Other Publications

### **Public Speaking:**

- “Surrender Provisions in Landlord-Tenant Transactions” presented to Northrop Grumman Law Department (June 2012)

## Recent News

- AlvaradoSmith’s Jerry Ruiz has been selected to serve as Chair of the Hispanic National Bar Association – LGBT Division
- AlvaradoSmith is excited to be part of HNBA Annual Convention and Hispanic National Bar Association – LGBT Division in Philadelphia, PA.