

CYNTHIA S. DILLION

Pepperdine University School of Law, LLM 2015-2016

- Straus Institute for Dispute Resolution

USC School of Law, J.D. 1979-1982

- Southern California Law Review

UCLA, B.S. 1974-1978

Co-Founder and Managing Member

Groundswell Air, LLC - December 2011-

- Manage, maintain, determine upgrades for high performance, single pilot airplane; maintain private pilot certificate (Single Engine Land, High Performance, Complex and Instrument Rated). Negotiate client Access Agreements for business use for remote office and site visits; provide pilot services to various destinations, including international airports and rural airstrips.

Groundswell Investments, LLC - February 2009-

- Identify acquisitions. Review, negotiate and approve real estate, limited partnership and venture capital investments; manage ongoing assets.
- Manage all aspects of real estate construction and remodel projects; compliance/tax matters.

Groundswell Property Management, LLC - September 2007-

- Manage weekly oceanfront rentals and townhome and single family leases.

Vice President, Closing and Construction Services

Pacific Life Insurance Company - December 1987 – 2006

Responsible for negotiating and closing Pacific Life real estate investments division transactions, directing outside counsel and overseeing Construction Services Department functions. 2005 volume of transactions exceeded \$4 billion.

- Responsible for developing and implementing structure, strategy and documentation, negotiating terms and resolving issues, finalizing transaction documents for complex real estate transactions. Transactions included mortgage loans, mezzanine loans, joint ventures, purchases and sales, CMBS and secondary market investments. Collateral included commercial buildings, shopping centers, apartment complexes and golf courses across the United States and Canada.
- Asset management including review and approval of acquisition, disposition and leasing proposals.
- Problem asset oversight including developing, negotiating and implementing deal restructuring and workout strategies and structures.

- CMBS loan servicing for multi-billion dollar portfolio.
- Negotiate, approve and fund construction draws and change orders based on inspections of progress and quality of construction improvements.

Attorney

Irell & Manella, Newport Beach office, December 1982 – November 1987

- Public and private securities offerings, including common stock, debentures and subordinated notes; public company compliance and reporting.
- Leveraged lease financings, primarily of commercial aircraft and engines of regional airline, venture capital transactions.
- Mergers and acquisitions including American Airlines acquisition of regional airline.
- General real estate for large public and private commercial and residential builders.

Current Philanthropic Affiliations:

- Orangewood Children's Foundation 2000 – present. Member of Board of Directors (since 2000) and Executive Committee of Orangewood Children's Foundation.
- Angel Flight Mission Pilot 2016 – present. Provide non-emergency air travel for children and adults with serious medical conditions and other compelling needs.

Past Philanthropic Affiliations:

- Corona Del Mar High School Foundation and PTA
- Board of Directors of the Environmental Nature Center
- Finance Chair of the 2000 United Way Leadership Gala Committee
- Board of Directors of the Pacific Life Foundation
- Vice Chairman and Chairman of the United Way at Work Campaign at Pacific Life Insurance Company (1990-1992)

Hobbies: Golf, Flying, Travel