



**RUSING LOPEZ
& LIZARDI**
ATTORNEYS AT LAW



Janet G. Betts

PARTNER

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Janet Betts joins RL&L as the newest member of our transactional team representing a wide variety of clients on real estate and business matters.

Throughout her career, in the business arena, Janet advises on the formation and operation of partnerships, corporations, and limited liability companies, with special attention to tax and securities issues. She represents companies of all sizes in mergers, acquisitions/sales of assets and interests, joint ventures, financing, sales and purchases of their single-purpose assets, and business divisions. Her clients include companies, trusts, and family-owned businesses, as well as tax-exempt organizations. Janet also brings a depth of experience and an insider's perspective in advising nonprofit entities.

In the real estate arena, Janet represents landlords, tenants, real estate developers, investors, property owners, and family-owned real estate companies in the acquisition, financing, development, leasing, management, and sale and purchase of all types of real properties. She implements like-kind exchanges and defeasance transactions. Janet documents financing transactions secured by real property and/or assets. Janet also provides comprehensive counsel to hotels and other hospitality entities, advising on and representing them in matters ranging from service contracts, leases, and entitlements.

Highly respected in her fields of practice, Janet is repeatedly recognized by The Best Lawyers in America® in the areas of Corporate Law and Real Estate Law. She is listed among Arizona's top lawyers by Arizona Business Magazine and was selected as one of Arizona's 50 Most Influential Women by AZ Business Magazine.

Professional Experience

Corporate

- Representing businesses in acquisitions and sales of assets/interests through mergers or other tax benefit entities.
- Representing borrowers in lending transactions challenged by lender restrictions.
- Assisting persons in the formation of partnerships, corporations, and limited liability companies with special attention to tax and securities issues.

EDUCATION

- LL.M., DePaul University School of Law, 1982
- Juris Doctor, Illinois Institute of Technology School of Law, 1979
- Bachelor of Science, Loyola University, School of Dentistry, 1976

ADMISSIONS

- Arizona
- U.S. District Court for the District of Arizona
- U.S. Court of Appeals, Ninth Circuit
- U.S. Tax Court

PRACTICES

- Equity Incentive Plans
- Contracts
- Business Formation & Corporate Governance
- Acquisition & Disposition
- Commercial Property & Real Estate Development
- Finance
- Private Placements
- Mergers, Acquisitions & Divestitures

Real Estate

- Representing buyers and sellers of improved commercial, residential, retail, and multifamily projects.
- Representing landlords and tenants in lease transactions with knowledge of demands of each.
- Representing developers in the acquisition and development of mixed-use and commercial properties and residential communities.

Presentations / Publications

Meeting the Challenges of Running a Law Firm

Chapter entitled *Managing a Law Firm* published by Aspatore | 2010 edition

Transacting Business in Arizona as Foreign Corporation

Number 84 of the Corporate Practice Series, *The Bureau of National Affairs, Inc.* (BNA) | 2006, 2009 and 2015 editions

Doing Business in Arizona

BNA Portfolio | 2006 and 2020 (updated from time to time)

Honors & Awards

- The Best Lawyers in America®, Corporate Law, 2013 - 2024; Real Estate Law, 2011 - 2024
- Arizona Business Magazine, "Top Lawyers in Arizona" (2010)
- AZ Business Magazine, "50 Most Influential Women," Arizona
- Martindale-Hubbell AV, "Premium Rated Lawyer"

Personal

Janet enjoys exploring national and state parks both by foot and on a mountain bike.