

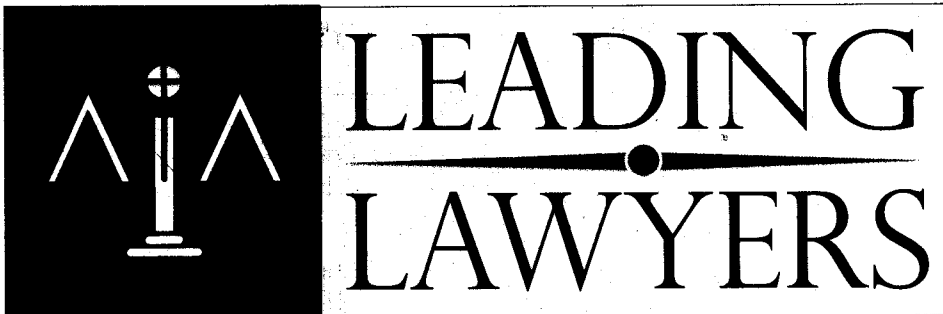
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Attorneys featured on the following pages applied for consideration in *The Business Journal's* Leading Lawyers program and were selected by a panel of judges for their contributions to the legal industry and the community. Applicants were required to submit their résumés, letters of recommendation and answer a brief questionnaire about their skills, experience and community involvement. The 10 attorneys selected as Leading Lawyers talked to contributing writer Jan Buchholz about their most challenging and rewarding cases. See what they recall as milestones in their careers.

JUDGES

Jennifer Browning, PetSmart Inc.

K. Royal, Arizona State University, College of Law

Yvonne Hunter, Arizona Public Service Co.

Ilana Lowery, *The Business Journal*

Downtown development wins lawyer's devotion



Mark Dioguardi

MARK DIOGUARDI
Firm: Tiffany & Bosco PA
E-mail: mdd@tblaw.com
Specialty: Real estate law
Years in practice: 25
Law school: Arizona State University
Community involvement: Board director,

Habitat for Humanity; supporter, Cystic Fibrosis Foundation and the Phoenix Art Museum; community bank founder; chair, Republican Party, District 25

Mark Dioguardi knew as a teenager what he wanted to do for a living.

"My stepfather was a real estate developer and he'd rant and rave about attorneys on a regular basis," Dioguardi remembers. "So I decided to be one."

Nevermind that the Phoenix commercial real estate market was in the tank. Dioguardi and a few fellow lawyers opened their own firm in 1986 financed with plastic, aka personal credit cards.

"We found a garden office near 32nd and Camelback and worked till midnight seven days a week," Dioguardi says. For a while, cash flow barely amounted to more than a trickle. Clients were politely asked to pay their bills immediately.

"Fortunately, they were very good sports," he says.

And fortunately, things have changed dramatically over the years. Today, Dioguardi is a shareholder at Tiffany & Bosco, handling zoning and development matters for large real estate projects across the Valley.

He's particularly proud of his legal work that facilitated the development of the Springhill Suites by Marriott at Ninth and Van Buren streets.

"It was a catalyst for cleaning up a very blighted area and making downtown more viable for other investors," he says.

Not that it was easy.

"There were a lot of private owners, including two holdouts. One property we never did acquire and the other one the city agreed to condemn. If the city had not taken a proactive approach, we would not have had the resurgence that we see in downtown today," he says.

The continued redevelopment of downtown remains a passion.

"My first job was downtown and it was really desolate," says Dioguardi. "We had one place to go to lunch, the Matador."

Today he's equally excited about volunteering at Habitat for Humanity. He says it's great to find a charity that could take advantage of his skills.