



## Erika D. Shinpaugh

### Associate

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## OVERVIEW

Erika Shinpaugh advises clients on a wide variety of real estate-related matters, such as development and construction, acquisitions, dispositions, financing, and leasing in connection with local, national, and international transactions and projects. Erika's practice includes representing property owners, investors, developers, lenders, and borrowers in the acquisition and disposition of office buildings, malls, retail stores, agricultural land, multifamily housing communities, and senior housing properties, drafting and negotiating purchase and sale agreements, and preparing covenants, easements, loan agreements, and ancillary documents. Erika also has a broad range of experience in commercial leasing, including traditional office, serviced office, retail, and industrial leasing, and related documentation and negotiation.

## PROFESSIONAL BACKGROUND

Prior to joining the firm, Erika served as an associate at a Seattle law firm where she advised financial institutions and private lenders in connection with commercial lending transactions, with an emphasis on construction loans, C&I financing transactions involving complex collateral, and loan syndications and participations. She also advised clients on a variety of real estate-related matters including acquisition, disposition, and leasing of real property, and forming partnerships and limited liability companies for real estate investment and development.

## ACHIEVEMENTS

- Listed in *Best Lawyers in America* "Ones to Watch," 2021 (Real Estate Law)
- Recognized as a Rising Star by *Washington Super Lawyers*, 2017-2020
- Named on the Top Women Attorneys List in *Washington Super Lawyers*, 2017-2019

## PROFESSIONAL / CIVIC ACTIVITIES

- Member, NAIOP Washington State
- Member, Washington State Bar Association

- Member, Washington Women Lawyers
- Volunteer Attorney, Northwest Immigrant Rights Project
- Former Instructor, Advanced Real Estate Law

## SPEAKING ENGAGEMENTS

- “Practical and Legal Strategies for Selling a Home During the Divorce Process,” King County Bar Association, co-presenter, 2018
- “Real Estate Forms Update” for clock-hour credit, Windermere Real Estate, co-presenter, 2015
- Pre-Licensing Real Estate Class, Windermere Real Estate, co-presenter, 2015
- “The Fair Housing Act,” Master Builders Association of King County, co-presenter, 2015

## EDUCATION

- J.D., University of Idaho College of Law, 2011
- B.A., University of Washington, 2002

## ADMISSIONS

- Bar of Washington
- United States District Court for the Western District of Washington

## OTHER PUBLICATIONS

- Author, “Ask a Legal Professional: Cross-Collateralization and Cross-Default Clauses in Commercial Loan Documents,” *Puget Sound Business Journal*, 2019

## AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction
- Real Estate Finance
- Real Estate Joint Ventures

- Technology Transactions and Sourcing

## INDUSTRIES

- Agribusiness
- Consumer Products
- Proptech
- Technology

## REPRESENTATIVE EXPERIENCE

- Representation of private investment company in restructuring agricultural assets held in national farmland portfolio.
- Representation of lender in connection with \$55,000,000 financing of mixed-use property in Oregon.
- Counsel technology company in connection with various real estate-related regulations.
- Drafting of plain English form loan documents for national lender in connection with complex real estate finance transactions.
- Representation of lender in connection with \$96,000,000 financing of industrial park in Washington State.
- Representation of client in the disposition of national industrial property portfolio.
- Representation of church organization in connection with allocation of real estate assets.
- Representation of purchaser in the acquisition of business park in Redmond, Washington.
- Representation of multinational manufacturer, as tenant, in leasing office, retail, and industrial premises throughout the United States.
- Representation of national lenders in connection with commercial loans for large retail, health care, hospitality, and mixed-use projects throughout the western United States, including loans involving complex ownership structures.
- Representation of limited liability company in the acquisition of agricultural property in Washington State.
- Representation of institutional investment manager in connection with acquisition of almond and grape land in California, and related post-closing lease transactions.
- Representation of private investment in the disposition of farmland in Louisiana.
- Representation of vertical farm in connection with food safety regulations.

- Counsel high net worth individuals in various matters related to private residential properties, including purchases, sales, leasing, financing, condominium and homeowners' association issues, and real estate broker duties.
- Representation of purchaser in the acquisition of a waste management facility in California.
- Representation of global technology company, as tenant, in leasing serviced office premises around the world.
- Representation of lender in connection with \$74,500,000 loan assumption and subsequent loan modification regarding historic office building in Seattle, Washington.
- Representation of lender in connection with \$100,000,000 financing of shopping mall in Utah.