



Beth A. Clark

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Practices

Real Estate CHAIR

Industries

Transportation Industries

Infrastructure

Right-of-Way

Practice Summary

Beth chairs the firm's real estate group and has 25+ years of experience in counseling public and private real estate owners, developers and investors in all aspects of property acquisitions, development and disposition, including office buildings, industrial parks, master planned communities, hospitals and medical office buildings, multifamily housing and large intermodal and other infrastructure projects. Beth also represents public and private utility and transportation clients in a variety of real estate and regulatory issues, including property dispositions, leasing, easements, property exchanges, eminent domain and structuring of public/private projects.



Beth is local real estate counsel to a Class 1 railroad and in that capacity frequently works on property acquisitions, dispositions, complex easements, and track management issues such as track expansions, crossing agreements, industrial track agreements, franchise agreements, intermodal facilities development, etc.

Beth is listed in "*Best Lawyers in America*" and was recently singled out by the highly-regarded *Chambers USA 2012* legal directory. Chambers noted Beth's counsel to private and institutional owners and investors in all aspects of real estate development.

Representative Matters:

- Representation of local and national developers in entitlements, development and lot/home sales within numerous residential and retirement communities
- Representation of public/private joint venture in disposition and re-development of several military housing communities and historic properties throughout the Pacific Northwest
- Representation of King County in connection with rail corridor projects involving railbanked trail and disposition of use of the corridor for public transportation, utilities and recreational uses
- Representation of Class 1 railroad in major bypass project funded by the State of Washington
- Representation of King County in potential expansion of Washington State Convention Center project

- Representation of local developer in structuring and acquisition of downtown retail site involving residential and entertainment tenants and public parking
- Representation of local developer in structuring and negotiating long-term ground lease for location of Chihuly Glass and Gardens Project at Seattle Center
- Representation of public pension fund in acquisition and re-development of downtown Seattle office tower
- Representation of national developer in acquisition and development of environmentally contaminated site for major retail/residential project
- Representation of Seattle Monorail Project in all phases of acquisition (and later disposition) of fee and easement interests for 14-mile right-of-way corridor through Seattle

Experience

Foster Pepper PLLC

Member, 1992-Present

Executive Committee Member, 1997-2004; 2009-2011

Chair – Real Estate Practice Group, 2005-2009; 2011-Present

Bar Admissions

Admitted to practice in Washington, 1984

Activities

Professional / Civic Activities

Commercial Real Estate Women (CREW)

Former member of Executive Committee for Washington State Bar Association, Real Property, Probate & Trust Section

Washington Women Lawyers

Board of Directors, Seattle-King County Chapter

Northwest Women's Law Center

Adjunct Professor, Seattle University School of Law

Association of Transportation Law Professionals

American Railway Development Association

Transportation Lawyers Association

Honors & Awards

The Best Lawyers in America® - Real Estate Law, 2011-2013

Washington Super Lawyers®, 2003-2012

Chambers USA Top Ranked List, Real Estate Law, 2009-2012

Top Lawyer, *Seattle Metropolitan* magazine

"Top 50 Women Lawyers", *Washington Law & Politics*, 2006

Martindale-Hubbell AV rating

Education

University of Washington School of Law, J.D., 1984

University of Washington, B.A., cum laude, 1980