



## Ryan D. White

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## Introduction

Ryan's practice is focused on real estate transactions, including representation of developers, lenders and public-sector clients. His practice includes acquisitions and sales, due diligence, condominium formation and sales, commercial leasing, financing, homeowners' associations, entitlements and permitting, easements, covenants, boundary disputes and title issues. Recently, his work has included a high volume of real estate debt and equity financing transactions, including acquisition and construction loans, syndications and formation of real estate private equity funds. Ryan's background also includes business transactions and litigation, giving him insight into clients' needs outside of his core practice area. Ryan is driven by his interest in urbanism and transit-oriented development and his belief that innovative development and thoughtful land use planning can create vibrant urban neighborhoods that serve business, social and ecological interests.

## Experience & Results

- Advised buyers and drafted purchase agreements in over half a billion in real estate acquisitions since 2015
- Recently advised a client in acquisitions for a portfolio of properties in the SoDo neighborhood of Seattle, amounting to a total investment of more than \$120 million
- In a recent year, prepared offering documents for real estate private equity funds and syndications for projects valued at more than \$180 million
- Advised borrowers and drafted loan documents in over \$420 million in real estate loan transactions in 2018
- Represented a multinational homebuilder in the acquisition of 16 plats in 2018

- Recently advised a client and prepared condominium documents for a downtown Seattle high-rise condominium, with special features that are new to the Seattle market, under the regime of the new Washington Uniform Common Interest Ownership Act
- Guided a client through the acquisition, financing, development and ultimate re-sale or lease-up of a variety of urban infill projects in Seattle
- Advised a client in the due diligence, acquisition, formation, construction and sale of a mixed-use condominium in an established urban neighborhood
- Represented several community banks and one national bank in lending transactions and transactions for bank-owned properties
- Recently advised a buyer in the acquisition of a downtown hotel, including complex negotiations with multiple owners, assistance with due diligence and analysis regarding a related development proposal
- Recently advised a client in the acquisition and development of an urban mixed-use project, including a public-private partnership with the City related to various street and park improvements
- Drafted lease documents for over 150,000 square feet of office, industrial and retail space in recent years
- Negotiated and documented agreements with investment banks, lenders and partners, assuring client a substantial profit and diminished liability in the acquisition of a portfolio of properties valued at more than \$100 million. After negotiating agreement with first and second-priority mortgagees, helped client assign the agreement to another party
- Advised Sound Transit in the acquisition, formation, construction and sale of a mixed-use condominium in Seattle's University District. The project required crafting a complex deal structure between the declarant and a prospective owner and working with third-party developers and other stakeholders to address the needs of each to assure both a viable project and the protection of client's interests
- Represented a community bank in preparing loan documents for a bond financing
- Formed well over a dozen of urban and suburban condominiums, including residential multifamily, commercial airspace and mixed-use condominiums

## Education

- University of Washington (B.A., 2002)
- University of Colorado School of Law (J.D., 2005)

## Admissions

- Washington
- U.S. District Court, Western District of Washington

## Awards/Honors and Organizational Memberships

- Named on the Washington Rising Stars list by Super Lawyers® Magazine
- Pro Bono Publico Service Commendation, Washington State Bar Association
- Urban Land Institute (ULI), Member
- National Association of Industrial and Office Properties (NAIOP), Member
- Downtown Seattle Association (DSA), Member

## Publications/Speaking Engagements

- Speaker, "The Condominium Solution," Thurston County Bar Association continuing legal education seminar