

**Charles F. Hudson**

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**Areas of Practice**

Chip Hudson represents individual and corporate clients in a broad range of commercial litigation and alternative dispute resolution, including real estate, administrative law, securities and eminent domain matters. He has been with Lane Powell since 1983.

**Admitted to Practice**

Oregon  
Washington  
U.S. District Court, District of Oregon  
U.S. District Court, Eastern District of Washington  
U.S. District Court, Western District of Washington  
Ninth Circuit Court of Appeals  
U.S. Supreme Court

**Academics**

University of Virginia, (J.D., 1982)  
Editorial Board, *Virginia Journal of Natural Resources Law*  
University of Virginia (B.A., with distinction, 1977)

**Practice Group and Specialty Team Memberships**

Commercial Litigation  
Public/Private Partnerships  
Real Estate Litigation  
Renewable Energy  
Securities Litigation

**Representative Matters and Clients**

*City of Beaverton v. Microclimates, Inc.*, Washington Co. Circuit Court Case No. C042269CV.  
Represented City in condemnation of substantial utility assets. Successfully defended challenges to condemnation authority, after which the case and related contract litigation was settled.

*Dept. of Trans. v. Pyramid Investments LLC*, Deschutes Co. Circuit Court Case No. 03CV0172MA.  
Final recovery following trial of more than \$98,000, including fees, against ODOT alleged value of \$10,500.

*Washington Water Power v. Union Pacific Railroad*, Superior Court for Spokane County No. 97-2-06870-8 and *Union Pacific Railroad Company v. Avista Corporation*, Superior Court for Spokane County No. 03-2-03883-5. Successfully defended 5-year “test case” condemnation litigation and negotiated multi-state agreement for railroad and utility crossings.

Counsel for intervenor Burns Bros, Inc. in *International House of Pancakes, et. al. v. State of Oregon Dept. of Transp.*, Washington Co. Circuit Court Case No. C96 0399CV (1966), obtaining an injunction requiring ODOT to condemn property owners’ rights of access prior to closure of a frontage road.

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Counsel for defendant property owners in *Altimus v. State of Oregon*, 513 US 801 (1994), the first case nationally to apply *Dolan v. City of Tigard's* principle of rough proportionality to the evidentiary use of exactions in condemnation cases.

Co-counsel for defendant property owners in *USA v. 0.8952 Acres of Land*, U.S. District Court for District of Oregon, Civil No. 93 84 ST., involving the federal government's condemnation of a downtown Portland block for the construction of the current federal courthouse. The case resulted in a judgment of more than \$5,580,000 following trial.

Co-counsel for plaintiffs in *Alsea Veneer, Inc., et al. v. State of Oregon, et al.*, 318 Or 33, 862 P2d 95 (1993), a successful class action for employer beneficiaries of the State Accident Insurance Fund.

Counsel for defendant property owner in *Department of Trans. v. Southern Pacific Transp. Co.*, 89 Or App 344, 749 P2d 1233, rev denied 305 Or 671 (1988), the leading Oregon decision on valuation of transportation corridors.

### **Publications**

"Considerations for Banks Named as Parties in Eminent Domain Actions," *Issues and Answers* magazine, Washington Bankers Association (July/August 2011)

Oregon Eminent Domain Program, NBI Continuing Legal Education series (1999, 2002, 2003, 2006)

"Condemnation Update and Primer," TSG Annual Government Law Conference (October 2002)

Oregon Road and Access Law, NBI Continuing Legal Education Program (1999, 2002, 2003 and 2007)

### **Speaking Engagements**

"Eminent Domain and Government Takings," TSG annual program, Faculty (2001-2003, 2006, 2008-2010)

LSI Annual Seminar on Eminent Domain, Instructor (1994, 1995, 1998, 1999)

### **Awards and Honors**

Named one of *The Best Lawyers in America*®, Eminent Domain and Condemnation (2011-2012)

Named as "Oregon Super Lawyer," *Super Lawyers* magazine, Business Litigation (2010-2011)

Peer Review Rated "AV" in Martindale-Hubbell

Multnomah Bar Association Pro Bono Honor Roll (2006 -2007)

### **Professional and Community Activities**

Multnomah Bar Association; Senior Law Project (1984-1992); Volunteer Lawyers Project/Oregon Advocacy Center, Southeast Legal Clinic (1993-Present)

Oregon Center for the Photographic Arts, Inc. ("Blue Sky Gallery"), Board of Directors (1989-Present)

Oregon State Bar; Sections on Real Estate and Land Use, and Securities Regulation

Washington State Bar Association

Federal Bar Association