

Amit D. Ranade

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Professional Overview

Amit's practice focuses on bankruptcy and receiverships as well as real estate, land use, and environmental litigation. In the bankruptcy and receivership context, he represents creditors, potential buyers and investors, and corporate debtors. Outside of the bankruptcy and receivership context, he has handled a broad range of real property-related litigation matters, including secured debt financing disputes, title and boundary disputes, evictions, construction disputes, condemnations, environmental cost recovery actions, and land use appeals. Amit has an active pro bono practice focusing on civil rights and liberties.

Amit has worked with a wide variety of clients, from local municipalities, to financial institutions, large and small private businesses, and individuals.

In addition to his practice, Amit is an adjunct faculty member of the University of Washington School of Law, where he teaches courses in bankruptcy and UCC Article 9. He is also President of the University of Washington Alumni Association Board of Trustees. Amit is an active member of the American Bar Association and Washington State Bar Association.

Representative Matters

- Helped obtain for an institutional client a full recovery on a substantial unsecured claim in the "Easterday Farms" bankruptcy case. Among other things, helped form and lead the Official Unsecured Creditors' Committee, resist efforts to provide releases non-debtor parties, and negotiate a Chapter 11 Plan that provided a prompt and full recovery.
- Representing secured noteholder in receivership proceeding of online shoe business with assets in Washington and British Columbia.
- Representing John Deere, as secured creditor, in a receivership and personal guaranty action involving a construction business operating in Washington and Hawaii.
- Representing John Deere, as secured creditor, in a Chapter 12 "agricultural bankruptcy" proceeding in Western Washington.

- Representing a group of farm workers asserting wage and hour claims and discrimination claims in Chapter 12 “agricultural bankruptcy” proceedings.
- Representing one-half owner of mobile home park in partnership dissolution and receivership matter.
- Representing Laird Norton Real Estate in Michigan Court of Appeals in a real estate purchase option and eviction dispute involving property in Holly, Michigan.
- Representing Centex Homes in land use appeal of subdivision project in Duvall, Washington.
- Representing homebuilder in construction contract and lien dispute involving property in Seattle, Washington.
- Representing real property owners in eminent domain matter in Poulsbo, Washington.
- Representing real property owner in MTCA cleanup action of dry cleaner business in Silverdale, Washington.
- Ongoing representation of several lending institutions in various Chapter 11 and Chapter 7 bankruptcy cases as well as receivership proceedings in Washington and Oregon.
- Represented Robert Ingersoll and Curt Freed, the prevailing parties, in *Ingersoll v. Arlene’s Flowers*, 187 Wn.2d 804, 389 P.3d 543 (2017), in which the Washington Supreme Court held that a flower shop selling its goods and services to the general public cannot refuse to sell wedding flowers to a same-sex couple under the guise of religious freedom.
- Obtained dismissal for Seattle Art Museum of SEPA appeal before Seattle Hearing Examiner challenging the renovation and expansion of Seattle Asian Art Museum.
- Obtained dismissal for Daniels Real Estate of SEPA appeal before Kenmore Hearing Examiner challenging the rehabilitation of the Seminary in St. Edwards State Park.
- Negotiated favorable just compensation terms for a group of real estate owners in Covington, Washington on a local utility expansion project.
- Represented the prevailing party in *Northwest Wholesale v. Pac Organic Fruit Fruit, LLC, et al.*, 184 Wn.2d 176, 357 P.3d 650 (2015), cert. denied ___ U.S. ___ (2016), in which the Washington Supreme Court rejected contrary federal bankruptcy court case law to become the first state appellate court in the country to hold that the dissociation provisions of a state limited liability statute are not preempted by the so-called “*ipso facto*” provisions of the United States Bankruptcy Code.
- Negotiated favorable settlement terms for local cement company in an international chemical conglomerate’s multi-state bankruptcy proceeding.
- Negotiated consensual sale of intellectual property licensing rights on favorable terms in multi-state receivership proceeding.
- Enforced real estate security interests for California Bank & Trust against Shilo Inn group of hotel businesses in Washington and Oregon.
- Appeared before the U.S. Court of Appeals for the Ninth Circuit in matters including bankruptcy appeals, free speech rights, and anti-spam litigation.

- Appeared in U.S. District Courts in a wide range of disputes including bankruptcy appeals, Clean Water Act claims, environmental cost recovery, mortgage fraud and lender liability, and commercial disputes.
- Appeared in state courts on matters including land use appeals, boundary and title disputes, environmental cost recovery, partnership and securities disputes, construction disputes, lending and finance disputes, and contract disputes.
- Active bankruptcy and insolvency practice representing creditors, creditor committees, corporate Chapter 11 debtors in possession, potential asset purchasers, and interim financing.

Articles and Presentations

Amit is an adjunct faculty member of the University of Washington School of Law, where he teaches courses on Bankruptcy Law and Secured Transactions under UCC Article 9.

- Presenter, "[UCC-9: Creation, Enforcement, Perfection, and Priority of UCC Security Interests](#)," *Washington State Bar Association - Creditor Debtor Rights Section Webinar*, December 8, 2020.
- Presenter, "Opportunities in Distressed Real Estate Investing," *HCMP Bankruptcy & Insolvency Webinar*, May 27, 2020.
- Featured in "[Global Baristas bankruptcy case could reveal who owns Tully's Coffee](#)" *Puget Sound Business Journal*, October 2018
- Presenter, "Structuring A Workout," *HCMP Lender Services Seminar*, March 27, 2018
- Author, "[Why Washington State is Good for Entrepreneurs](#)," *Seattle Business*, August 2016

Professional and Civic Involvement

- Member, Seattle Parks Foundation Board of Trustees, 2022 - present
- Owners' Counsel of America, Washington Member, 2022 - present
- University of Washington Alumni Association, Board of Trustees, 2015 - present
- ACLU of Washington, Member, Board of Directors, 2017 - present
- ABA House of Delegates, Member, Rules and Calendar Committee, 2016 - 2018
- Public Disclosure Commission, Commissioner and Chair, 2011 - 2015
- Seattle Ethics & Elections Commission, Member, 2010 - 2011
- Seattle Parks Commission, Chair, 2005 - 2009
- University of Washington Board of Regents, Student Regent, 2001 - 2002

- Washington State Bar Association, Legislative Committee and Task Force on Cost of Civil Litigation
- American Bar Association, Member, House of Delegates
- South Asian Bar Association

Honors / Awards / Prior Experience

- Repeatedly recognized by *The Best Lawyers in America*® in the fields of Bankruptcy & Creditor Debtor Rights/Insolvency & Reorganization Law, Commercial Litigation, Litigation - Bankruptcy, Litigation - Real Estate, and Real Estate Law, most recently for 2022.
- Repeatedly named a Super Lawyer by *Washington Super Lawyers*, in 2020, 2021, and most recently in 2022.
- Recognized as a Top 100 Super Lawyer by *Washington Super Lawyers*, 2020, 2021, and most recently in 2022.
- Repeatedly recognized by *Best Lawyers in America*®, most recently for 2022.
- 2015 King County Bar Association President's Award.
- 2013 Recent Graduate Award from the UW Law School Alumni Association.
- Chairman, Washington Public Disclosure Commission, 2001 - 2015.
- Associate, K&L Gates, 2003 - 2007.

Education

- J.D., University of Washington School of Law, 2003
- B.A., University of Washington, 1998

Bar/Court Admissions

- Washington State Courts
- Oregon State Courts
- U.S. Court of Appeals for the Ninth Circuit
- U.S. District Court for the Western and Eastern Districts of Washington



Personal

In the summer, if I'm not playing softball or watching baseball, you will find me in the mountains or in my garden. In the winter, you may find me barreling down one of Washington's many fine slopes (often face first). I also travel when time permits, and I am an avid scuba diver. I also make some mean short ribs during tailgates outside Husky Stadium in the fall. I live in Seattle's Beacon Hill neighborhood with my wife and two daughters.

Languages

- Fluent in Marathi (India)
- Conversational German