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PLLC

## **James Randall**

### **Areas of Practice**

- Business
- Formation
- Transactions
- Financing arrangements
- Litigation
- Contracts
- Creditor-debtor

### **Real Estate**

- Purchase and sale
- Construction and development
- Covenants and easements
- Foreclosure matters
- Litigation
- Land use

Jim has been practicing business, real estate and creditor-debtor law in the Olympia area since 2001. About half of Jim's practice is devoted to litigation and the remainder to transactional work and counseling his clients.

Jim is a thoughtful and pragmatic adviser and a strong advocate for his clients. He works hard to understand the complicated issues facing his clients and to find ways to help them navigate those issues and achieve their goals. "I really enjoy representing local businesses. Helping them succeed is one of the most gratifying parts of my practice."

In the past several years, Jim's practice has increasingly emphasized advising clients regarding distressed real estate situations and creditor-debtor issues. Jim has conducted a number of commercial foreclosures and represented banks, businesses, and individual clients in a variety of debtor-creditor cases. "Debtor-creditor work used to comprise only about 20% of my practice. The dynamics of the real estate market have changed so drastically that it has affected virtually every case I have been working on for the past three years." Jim has successfully represented clients in complex state court litigation and in bankruptcy proceedings. He has also counseled clients in a number of workouts and resolved their issues successfully without litigation.



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Jim is very involved in the Olympia community and enjoys volunteer work and advising local non profits. “Working with local organizations has helped me better understand the community. Particularly in a community the size of Olympia, the impact you can have is quite tangible and really satisfying.”

Jim lives in Olympia with his wife and three children. When he is not working, Jim enjoys cycling, running, squash, kayaking, skiing, hiking and camping.

### **Education**

- Michigan State University, J.D. cum laude
- University of Washington, B.A. double major in Political Science and History

### **Community Involvement**

- Member, West Olympia Rotary
- Director, West Olympia Business Association
- Director, West Olympia Community Visioning Group
- Member, Thurston County Bar Association