



Sarah C. Ellis | Member

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LICENSURE OH | WV
EDUCATION J.D. The Ohio State University

Growing up, Sarah Ellis would accompany her dad, who was a real estate developer and contractor, to his office almost daily. Sarah watched his excitement as he put together deals and made plans for new development. Those moments with her dad shaped Sarah's career path, and she followed in his footsteps, in her own unique way. In a commercial development or transaction, Sarah can be found in a variety of roles, including the architect of the deal, lender's counsel, title insurance agent, and borrower's counsel. From government buildings, energy facilities, and manufacturing facilities to gas stations and hotels, there aren't many project types that Sarah has not participated in. Beyond commercial developments, Sarah works closely with banking clients on collateral, bankruptcy, and collection issues.

The passion that Sarah's dad had for his career was passed to Sarah and she has been known to point out a new building to her children and excitedly say "I helped with that!" That dedication and excitement is also evident to Sarah's clients and they know that she is personally invested in their success.

REPRESENTATIVE EXPERIENCE

Lender's counsel in transaction for the purchase of long-term care facility, as an interim measure to secure HUD financing

Borrower's counsel for a long-term care provider in obtaining HUD loan for the term financing of additional facilities

Frequently acts as lender's counsel for financing of GSA leased facilities

Represented lending institution in a transaction involving the financing of cell towers in multiple states, including property title due diligence and reviewing cell tower licensing agreements with telecommunications vendors

Led a team of multi-disciplined lawyers and professionals in a transaction to finance the purchase of traditional oil and gas wells in 7 West Virginia counties. The project, completed for a multi-state bank, involved the due diligence and perfection of security interests for over 640 wells and over 1000 mineral and surface leases.

Assisted lending institution in strategically structuring a credit facility, specifically the collateral package, for borrower's purchase of a high wall coal mine

Negotiated new easements and shared services agreements between adjoining major international manufacturing facilities to allow for access to necessary services

Provided survey review, environmental survey review, title insurance, and loan structure advice to international manufacturing company for credit facilities in excess of over \$600 million

Assisted lenders in negotiation and documentation of conventional and derivative financing totaling in excess of \$4.5 billion

Conducted due diligence to ensure proper collateralization and documentation of loans by assisting in evaluation of real and personal property liens, appraisals, surveys, environmental surveys, taxes, mineral rights, corporate structure, leases and other related items

Represented creditors by guiding them through the intricacies of bankruptcy, foreclosure, and collection methods to maximize recovery of secured and unsecured debt

WORK EXPERIENCE

2006 Steptoe & Johnson PLLC

2002-2003 Voinovich Center for Leadership and Public Affairs, Appalachian Regional Entrepreneurship Initiative

MEMBERSHIPS AND AWARDS

PROFESSIONAL

The Best Lawyers in America®

2016 Super Lawyers® West Virginia Rising Star

Nancy H. Rogers Prize in Dispute Resolution, The Ohio State University Moritz College of Law 2006

College of Business Outstanding Graduate in Management, Ohio University 2001

Graduated summa cum laude, Ohio University

Masthead Editor, I/S: A Journal of Law and Policy for the Information Society

INDUSTRY/CIVIC

Greater Kanawha Valley Foundation Education Task Force

The Greater Kanawha Valley Foundation Distributions Committee

Community Bankers Association of West Virginia

Charleston Area Alliance

Leadership Kanawha Valley 2007-2008

American Cancer Society Relay for Life Committee