



Christian F. Torgrimson

Partner

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t 404.665.1232



Christian Torgrimson is an experienced commercial real estate attorney, focusing on eminent domain and condemnation. She has litigated eminent domain proceedings, private property disputes, and other real-estate-related matters for approximately 20 years.

Christian helps her clients navigate the complexities of eminent domain issues and condemnation procedures, representing a wide spectrum of businesses and property owners as well as governmental entities. Her clients include real estate investors and trusts, large and small businesses, mixed-use and shopping center developers, restaurant franchisors and franchisees, and owners and operators of hotels and convenience stores. Her experience on both sides of the condemnation aisle, particularly with real estate and business damage claims, allows her to reach resolutions that make business sense for her clients. She brings extensive experience to all aspects of condemnation proceedings throughout Georgia, including in jury trials, mediations, acquisitions, closings, and special master hearings.

She helps write the authoritative book on eminent domain laws across the United States, serving as the editor and author of the Georgia chapter in the American Bar Association's national eminent domain compendium. She is a past chair of the Eminent Domain Section of the State Bar of Georgia. A respected national speaker on Georgia eminent domain law, Christian frequently writes and speaks on condemnation issues for various professional organizations, including the American Law Institute. In 2018, Christian was awarded the CRE designation by the Counselors of Real Estate, an international membership of real estate professionals recognized as leading advisors in complex real property matters.

Christian is also a past president of the Georgia Association for Women Lawyers (GAWL), and she served on its executive board for more than 10 years. She was instrumental in creating the GAWL Foundation in 2003, serving as its founding president for two years.

REPRESENTATIVE EXPERIENCE

- Settled condemnation case involving the partial taking and damaging of convenience store in Douglas County for \$1 million, representing a 253 percent increase above the original offer.



ATLANTA OFFICE



PRACTICE AREAS

Eminent Domain & Condemnation
Real Estate Litigation
Construction



EDUCATION

Emory University
JD, 1997
University of South Carolina
BA, *cum laude*, 1992



ADMISSIONS

Georgia



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- Successfully negotiated \$4.7 million settlement for partial taking and damaging of multiple-tenant office complex in DeKalb County, representing a 500 percent increase above the original offer.
- Settled condemnation case involving a partial taking and damaging of a hotel in Rockdale County for nearly three times the original offer.
- Resolved the condemnation of a commercial shopping center in Forsyth County for more than double the original offer, resulting in a settlement prior to the filing of litigation.
- Successfully negotiated access rights, easement rights, and compensation for a commercial office building in a condemnation matter prior to litigation.
- Secured relocation compensation for bail bonding business in Gwinnett County in condemnation action brought by the Georgia Department of Transportation (GDOT) for an amount 25 times greater than original offer.
- Secured compensation for damage to an easement owned by a telecommunications tower as a part of a GDOT project in condemnation action in which no offer was made to the tower owner.
- Settled a condemnation case involving the taking and damaging of three separate commercial parcels for two and a half times the original offer.
- Obtained \$1.7 million jury verdict in favor of client for partial taking and damaging of gas station and convenience store in Fulton County by GDOT, representing a 539 percent increase above the original offer.
- Secured \$19.5 million settlement of a condemnation case brought by GDOT involving mixed-use development property in midtown Atlanta, along with a new driveway cut on a limited access street.
- Negotiated a settlement for business value of four times the original offer in a condemnation case for the full taking of a franchise fast food restaurant by GDOT.
- Secured \$1 million settlement during the jury trial of a condemnation case by GDOT involving an office building development, representing an 850 percent increase above the original offer.



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- Negotiated a settlement for land value of more than double the original offer in the partial taking of land from a retail shopping center for a county water tower project.
- Obtained \$11 million jury verdict in favor of client for the taking of a hotel site by GDOT in Atlanta, representing a 150 percent increase above the original offer.
- Obtained \$5.9 million jury verdict in favor of high-end automobile dealership client for appraised property and business value against GDOT, representing a 450 percent increase above the original offer.
- Secured a jury verdict as first chair in favor of client for fully appraised property value, and successfully represented client in subsequent appeals before the Georgia Court of Appeals and Supreme Court.
- Successfully represented MARTA in case challenging a transit oriented development project involving public use and private enterprise features before the Georgia Supreme Court.

Reported Cases

- *RCI Realty, LLC v. Department of Transp.*, 307 Ga. App. 511, 705 S.E.2d 862 (2010)
- *Department of Transp. v. Jordan*, 300 Ga. App. 104, 684 S.E.2d 141 (2009)
- *Torrente v. MARTA*, 269 Ga. App. 42, 603 S.E.2d 470 (2004)
- *Garden Hills Civic Ass'n v. MARTA*, 273 Ga. 280, 539 S.E.2d 811 (2000)

PUBLICATIONS

- "The Eminent Domain Consequences of a U.S. Supreme Court Ruling," Law360, August 2019
- "Think Eminent Domain Doesn't Apply in a Closing? Think Again," Real Estate Issues, May 2019
- "Fifty-State Survey: The Law of Eminent Domain," American Bar Association, March 2019



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- "Why Pending Public Projects and Potential Condemnations Should Be on Every Closing Attorney's Due Diligence List," State Bar of Georgia, November 2018
- "Eminent Domain Implications of the Cityhood Movement in Georgia," State Bar of Georgia's Real Property Law Section Newsletter, October 2018
- "Janie's Got A Gun," The Network Magazine, June 2017
- "Using the Client in the Valuation Case: Effective Client Testimony," The American Law Institute, January 2017
- "Conservation Easements and Condemnation: Which One Wins?," Georgia Land Title Association, October 2016
- "Signs, Signs, Everywhere Signs, Blocking All the Scenery," National Association for Minority and Women Owned Law Firms (NAMWOLF), February 2016
- "You Say Tomato, I Say tomAhto: Why Condemnation Clauses in Commercial Leases Should Never Be Boilerplate," National Association for Minority and Women Owned Law Firms (NAMWOLF), February 2016
- "Eminent Domain Trial Lessons," The American Law Institute, January 2016
- "Voir Dire: Hunting for Biases - The Condemnor and the Condemnee Perspectives," The American Law Institute, January 2016
- "Gun Laws and Premises Liability," National Association for Minority Women Owned Law Firms (NAMWOLF) , September 2015
- "Condemnation 101: How to Prepare and Present an Eminent Domain Case," The American Law Institute, February 2015
- "Five Simple Rules for Partial Takings," The American Law Institute, February 2015
- "The Five C's of a Condemnation Case Prior to the Filing of A Declaration," in *in limine: Blog of Real Estate Litigation and Condemnation*, March 2014
- "U.S. Supreme Court Confirms Temporary Flooding Is Compensable Taking," American Bar Association, May 2013



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- "Navigating Recovery of Damages for the Business Owner in a Condemnation," The Daily Report In-House Counsel Seminar, March 2013
- "How to Attack or Defend Comparable Sales: Condemnee's Perspective," The American Law Institute, January 2013
- "Preparation for an Order of Taking: Condemnee Viewpoint," The American Law Institute, January 2013
- "Strategic Discovery: A Plan and Purpose of Requesting Documents and Other Discovery," American Bar Association & American Law Institute, January 2012
- "The Case for Recovery of Business Loss in the Taking of Real Property," American Bar Association, December 2011
- "Problems With Proofs and Juries in Condemnation Cases," American Bar Association & American Law Institute, February 2011
- "Thoughts on Trying Real Property Claims in Nuisance, Trespass, Inverse Condemnation and Condemnation," American Bar Association, April 2009
- "What Is the Highest and Best Use of Wetlands? Think Mitigation," State Bar of Georgia, January 2008
- "Dealing with Appraisers and Other Experts: Challenges in Professionalism, Ethics, and Related Issues," State Bar of Georgia, September 2007
- "Consequential Damages and Business Damage: Can the Cost Ever Be Cured," State Bare of Georgia, January 2005

SPEAKING ENGAGEMENTS

- "Commercial Real Estate and the Importance of Valuation From an Attorney's Perspective," Georgia State University, July 2019
- "Why Pending Public Projects and Potential Condemnations Should Be on Every Closing Attorney's Due Diligence List," State Bar of Georgia, November 2018



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- "Three Approaches to Value in Eminent Domain," The American Law Institute, January 2018
- "Using the Client in the Valuation Case: Effective Client Testimony," The American Law Institute, January 2017
- "Key Concepts for the Beginning Eminent Domain Practitioner," ALI-CLE Eminent Domain and Land Valuation Litigation, January 2017
- "Conservation Easements and Condemnation: Which One Wins?," Georgia Land Title Association, October 2016
- "Liability, and Labeling, and Licenses ... Oh My! The Lions and Tigers and Bears of Selling, Serving and Sampling Food & Alcohol," National Association for Minority and Women Owned Law Firms (NAMWOLF) Annual Meeting, September 2016
- "Advice for Beginning Eminent Domain Trial Lawyers on How to Win a Case," The American Law Institute, January 2016
- "Five Simple Rules for Partial Takings," The American Law Institute, February 2015
- "Second Annual Atlanta Construction and Development Summit," Moderator, Bisnow, February 2014
- "The Leader Within," Georgia Association for Women Lawyers (GAWL), January 2014
- "Navigating Recovery of Damages for the Business Owner in a Condemnation," The Daily Report In-House Counsel Seminar, March 2013
- "Condemnation 101: Winning the High Ground with Fundamentals of Eminent Domain Valuation and Trial Practice," American Bar Association & American Law Institute, January 2012
- "Condemnation and Forensic Valuation," Georgia Society of CPAs, April 2011
- "Condemnation 101: Making the Complex Simple in Eminent Domain," American Bar Association & American Law Institute, March 2011
- "Condemnation Laws and Practice Across the Fifty States," The American Law Institute, March 2011



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- "Setting the Table: Trial Proofs and Strategy in Condemnation," American Bar Association, April 2009
- "Dispelling the Myths: The 411 on the Condemnation Process in Georgia," Commercial Real Estate Women (CREW) Atlanta, May 2007

HONORS

- *The Best Lawyers in America* in Eminent Domain and Condemnation Law, 2019-2020
- Real Estate Forum's Women of Influence, 2018
- Counselors of Real Estate, CRE Designation, 2018
- AV Preeminent Peer-Review Rated by Martindale-Hubbell, 2004-present
- *Georgia Super Lawyers* Top 50 Women Lawyers, 2014-2019
- *Georgia Super Lawyers* Top 100 Lawyers, 2014-2018
- Commercial Real Estate Women (CREW) Entrepreneurial Spirit Award, 2015
- CREW Atlanta's Leadership Class of 2014
- *Georgia Trend* magazine's "Legal Elite," 2008-2010, 2014
- Georgia Association for Women Lawyers Foundation's 2013 Honorable Debra Bernes Community Volunteer Award
- *The Daily Report's* "On the Rise," 2009
- *Atlanta Woman* magazine's "Leader in Law," 2008
- Supreme Court Justice Robert Benham Community Service Award, 2004

MEMBERSHIPS

- Georgia Association for Women Lawyers (GAWL), President, 2008-2009; Member, 1999-present
- Commercial Real Estate Women (CREW) Atlanta



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- Counselors of Real Estate (CRE)
- Lawyers Club of Atlanta

