

JENNIFER T. KAROL

JUDICIAL EXPERIENCE

Office of Administrative Hearings (June 2018 – Present)

Senior Administrative Law Judge (Dec 2020 – Present)

Supervise, manage, coach and train a team of up to twelve Administrative Law Judges on the Employment Security caseload. Coordinate and collaborate with Senior Management on management decisions and special workgroups. Preside over hearings on the Employment Security and Modified Adjusted Gross Income caseloads. Develop complete hearing records and prepare and process timely orders.

Administrative Law Judge (June 2019 – November 2020)/Pro Tem (June 2018 – May 2019)

Preside over hearings on the Employment Security and Modified Adjusted Growth Income caseloads. Mentor new judges.

King County District Court – Redmond Pro Tem (2011 – 2018)

Preside over small claims and traffic court matters.

LEGAL EXPERIENCE

Private Practice (February 2007 – July 2022)

Cedar River Law (2013 - 2022)

Hanson Baker Ludlow Drumheller P.S. (2009 –2013)

Bishop, White & Marshall P.S. (2007 –2009)

Trial and appellate litigation and transactional work in Washington and Oregon for corporate and individual clients in matters involving business, finance, leasing, lending and general real estate.

Teaching – Green River Community College (2007-2008)

Adjunct Professor – Individual Rights

Public Service - Office of the Attorney General of Washington (2001 – 2007)

Client advice, trial, and appellate litigation of civil rights, public disclosure act, HIPPA, and civil commitment matters. (Sole/lead counsel in jury trials ranging from 4-10 days.)

Published Appellate Cases: *In re McGary*, 128 Wn.App. 467, 116 P.3d 415 (2005); *In re Greenwood*, 130 Wn.App. 277, 122 P.3d 747 (2005); *In re Bedker*, 134 Wn.App. 775, 146 P.3d 442 (2006); *In re Griffith*, 136 Wn.App. 480, 150 P.3d 577 (2007); *In re Leland*, 115 Wn.App. 517, 61 P.3d 357 (2003); *In re Higgins*, 152 Wn.2d 155, 95 P.3d 330 (2004).

Member of procurement team for expert witnesses, new attorneys, interns, and staff.

Advised and trained Department of Corrections executive and professional staff.

ADMISSIONS

Washington State Courts, Washington Federal District Courts, 9th Circuit Court of Appeals, United States Bankruptcy Court, Western District of Washington, Oregon State/Federal District Courts (Inactive).

EDUCATION

Gonzaga University School of Law, Spokane, Washington

JD, 2001 Cum Laude. Member International Law Review, Trial Team and Moot Court Council.

Gonzaga University, Spokane, Washington

BA, 1998 Magna Cum Laude. Majors: Criminal Justice and Sociology.

PROFESSIONAL & CIVIC INVOLVEMENT

Washington State Bar Association Administrative Law Section, Secretary and Executive Board Member

Kodiak Volleyball Club, Director

King County Bar Association, Past President Real Property, Probate & Trust Section

South King County Bar Association, Past President

Greater Maple Valley Black Diamond Chamber of Commerce, Past Vice President, Past Ambassador

Covington Chamber of Commerce, Past Member

Mother Attorneys Mentoring Association of Seattle, Past Director and Current Member

Tahoma School District Bond Oversight Committee

Parent Teacher Association, Member

Black Diamond/Maple Valley Kiwanis Club, Past Member

Girl Scout Leader/Boy Scout Adult Volunteer

HONORS/AWARDS

2018 Best Attorney/Law Firm – Covington, Maple Valley, Black Diamond Reporter

2018 Finalist Community Business Leader – Covington, Maple Valley, Black Diamond Reporter

2017 Business of The Year – Maple Valley Black Diamond Chamber of Commerce

2009-2010 Super Lawyer Rising Star – Washington Law & Politics

"AV" rated by Martindale-Hubbell

A+ Better Business Bureau Rating

Rated 10.0 "Superb" by Avvo, a nation-wide internet rating service of attorneys

PRESENTATIONS

Commercial Leases and Business Success: What You Don't Know Now Might Hurt You Later

Maple Valley Black Diamond Chamber of Commerce (2019)

Resources For Managing Your Law Practice

South King County Bar Association (2014-2017)

Attorney Survivor, Real Estate Broker Training

Women's Council of Realtors (2014, 2017-2018)

What Every Lawyer Should Know About Real Estate & Landlord Tenant Law

King County Bar Association (2013)

Getting Judgments Paid

Washington Women Bankruptcy Attorneys (2013)

Initial Fallout from Bain v. MERS Decision

King County Washington Women Real Estate Attorneys (2012)

Garnishments

Washington Landlord Association Spring Conference (2011)

PUBLISHED ARTICLES

Case Affects Vacation Rental Rules in HOAs (2014); *How To Go About Finding And Selecting An Expert Witness* (2013); *Will MERS Go Dark? Ruling Questions System* (2012); *Wake-up Call: Snoozing Lender Loses Lien Rights* (2012) - King County Bar Journal