



## Paul B. Terpak

Principal

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### BIOGRAPHY

Mr. Terpak is one of the premier Eminent Domain Lawyers in Virginia. He is editor of "Eminent Domain Law in Virginia" (2017), and is listed in BEST LAWYERS and SUPER LAWYERS in the area of Eminent Domain. He has three times been named Best Lawyers LAWYER OF THE YEAR in the DC Metro area in the area of Eminent Domain, most recently for 2018. He has handled many hundreds of eminent domain (or condemnation) cases, including over 40 trials before juries and commissioners in every jurisdiction in Northern Virginia. With his mentor, Hugo Blankingship, Paul has obtained many of the largest condemnation awards in Virginia, including numerous multi-million dollar verdicts. Paul has handled many of the largest cases caused by the construction of the Hot Lanes project on the Beltway, the new Metro line to Dulles Airport and the Route 66 expansion. He has developed a special expertise in power line, billboard sign, and homeowner association condemnation cases. Despite his experience in very large cases, he regularly handles cases of all sizes, including homeowners and small business condemnations.

He has also handled a wide variety of commercial real estate litigation including specific performance claims, rescission suits, brokers' commission claims, partition suits, breach of warranty claims and other matters. One landmark case is his victory at the Virginia Supreme Court for the Northern Virginia Regional Park Authority regarding control of telecommunications rights on the W&OD bike trail.

Paul has spoken at numerous continuing legal education courses, and was selected by the Virginia State Bar Professionalism Committee to lecture its faculty of judges and senior lawyers on how to deliver effective speeches.

### REPRESENTATIVE CASES

See case list in the Eminent Domain section of this website.

### PROFESSIONAL HONORS & ACTIVITIES

President, Fairfax Bar Association (1996-97)  
Chairman, Virginia State Bar Committee on Lawyer discipline (1998-99)  
Lecturer, Virginia State Bar Professionalism Course (1994-2004)  
Member, State Bar Council (2005-08)

### SELECTED PUBLICATIONS AND LECTURES

### PRACTICE AREAS

Civil Litigation

The Virginia Eminent Domain Group at  
Blankingship & Keith

### BAR ADMISSIONS

Virginia State Bar (1980)

District of Columbia (1981)

Eastern District of Virginia (1981)

### EDUCATION

University of Virginia, School of Law, 1980

University of Virginia, Echols Scholar, 1977

- Author, Valuation of Quarry Property in Virginia, Spring 2020, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Author, May a Condemnor Compel a Landowner to Accept Land as a Component of Just Compensation?, Spring 2019, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Editor, Eminent Domain Law in Virginia, Author, Trial Chapter (2012).
- Editor, Eminent Domain - State and Federal, 1993, 1998, 2003, Co-author "Regulatory Takings" chapter.
- Author, Obtaining Just Compensation for Condemnation of Common Area Owned by Homeowners Associations, July 2015, Quorum Magazine.
- Author, Limits on Consideration of Mandatory Dedications in Eminent Domain, Fall 2014, *the Fee Simple* (the newsletter of the Virginia State Bar Real Property Section).
- Co-author, Eminent Domain Chapter in *The Virginia Lawyer*, (2011-2013).
- Lecturer, "Successful Condemnation Actions," Eastern Electric Transmission Conference, Washington, D.C. (2015).
- Lecturer, "Condemnation Trial Tactics in Taking of Outdoor Advertising Signs," Outdoor Advertising Association of America (2014).
- Lecturer, "Annual Eminent Domain Conference" (2008); Co-author "Special and General Damages" chapter.
- Lecturer, "Eminent Domain Update" at Local Government Attorneys Association Conference (2008)
- Lecturer, "Annual Eminent Domain Conference," (2007); Co-author "What's New in Eminent Domain Law" chapter.
- Moderator and Editor, "Eminent Domain Updated," (2006); Author "Emerging Trends in Public Use" chapter.