



## Hilary Vaughn

Of Counsel

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**Hilary helps clients navigate complex real estate, financing, and corporate transactions.**

### PRACTICES

Commercial Leasing  
Corporate  
Real Estate Development and Finance  
Distressed Assets

### EDUCATION

University of Idaho College of Law, J.D.,  
2005  
University of Idaho Law Review  
Symposium Coordinator  
Duberstein Bankruptcy Moot Court  
Participant, Spring 2005  
  
College of Idaho, B.A., 2001

### BAR ADMISSIONS

Idaho

She focuses on commercial real estate development, land use, acquisitions and dispositions, due diligence and title review, commercial leasing, property exchanges, real estate finance and secured transactions, and rehabilitation and disposition of special assets. Hilary has handled a wide variety of commercial real estate projects, including retail, office, medical office, hospitality, industrial, agricultural, mixed-use, multi-family and investment properties, as well as master-planned developments and renewable energy projects. Her experience as an underwriter at a national title insurance company also makes her a helpful resource for resolving tough title issues.

Hilary also advises clients on business matters, including entity formation and organization and general corporate representation.

### PUBLICATIONS

"Force Majeure: Impossibility Impracticability, and Frustration of Purpose," *Certified Commercial Investment Member (CCIM) Idaho's 2020 Membership Directory*, March 2020

### SPEAKING ENGAGEMENTS

"Idaho 2020 Spring Market Update," *Panelist, Certified Commercial Investment Member (CCIM) Idaho Chapter*, April 28, 2020

"Food for Thought: What's Happening in Treasure Valley Commercial Real Estate," *Panelist, Urban Land Institute (ULI) Idaho*, April 8, 2020

"Developing a Deal: A Transactional Real Estate Case Study," *Presenter, University of Idaho College of Law Real Estate Club*, March 12, 2020

"LLC's - The In's and Out's," *Idaho Land Title Association Annual Winter Ed Seminar*, March 5, 2020

"Leasing: Legal Issues in Commercial Development," *Idaho State Bar Real Property Law Section*, March 4, 2020

"Annual Commercial Real Estate Legal Update," *Certified Commercial Investment Member (CCIM), Idaho Chapter*, 2019, 2020

"Handling Your First or Next Real Estate Case," *Idaho Law Foundation*,

co-presenter, March 13, 2019

"Understanding Common Title Insurance Issues in the Closing Process," *Idaho State Bar Real Property Section "Business Insights for Real Estate Attorneys,"* co-presenter, February 22, 2019

"The Title Commitment and Issues in Title Insurance," *Title Law in Idaho, NBI Seminar, Boise, Idaho*, July 17, 2017

## RECOGNITION

- *Idaho Business Review*, "Accomplished Under 40" Honoree, 2013
- *Chambers USA: America's Leading Lawyers for Business*, Real Estate, 2011, 2012, 2021

## PROFESSIONAL AND CIVIC AFFILIATIONS

- City of Boise Design Review Committee, June 2013 – May 2018
- Idaho State Bar
  - Member, Real Property and Business and Corporate Law Sections
  - Secretary/Treasurer, Real Property Section, 2012 – 2013
  - Vice Chair, Real Property Section, 2013 – 2014
  - Chair, Real Property Section, 2014 – 2015
  - Immediate Past Chair, Real Property Section, 2015 – 2016
- Idaho Land Title Association, Member
  - Legislative Committee Chair, 2015 – 2017
- CREW Idaho, Member
  - Secretary, 2012 – 2014
  - Board of Directors, 2012 – 2015
- Urban Land Institute, Idaho, Member
  - Executive Committee, 2008 – 2009
  - Young Leaders Group Chair and Management Committee Member, 2013 – 2014
  - Co-Chair Programs Committee, 2018 – 2019
  - Advisory Board, 2014 – Present
- International Council of Shopping Centers, Member
- Idaho Women Lawyers, Member
- Discovery Center of Idaho
  - Secretary and Member of Board of Directors, 2017
- Idaho Business for Education, Policy Committee Member