



## JENNIFER A. CRANSTON

### Shareholder

Gallagher & Kennedy  
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### My Practice

CONDEMNATION AND VALUATION - Acquisition and Condemnation on behalf of Government Agencies, Inverse Condemnation, Landowner Representation, Real Estate Valuation

INSURANCE - Coverage Analysis and Litigation for Insurance Companies, Insurance Disputes, Insurance for Individuals and Businesses

ADMINISTRATIVE LAW - Public Utilities Regulation and Compliance

REAL ESTATE - Real Estate Litigation

PUBLIC UTILITIES - Public Utility Financing, Public Utility Mergers, Acquisitions & Divestitures, Public Utility Policy & Rulemaking, Public Utility Ratemaking

LITIGATION - Appellate, Real Estate Litigation

## PROFESSIONAL SUMMARY

Jennifer A. Cranston (formerly Ratcliff) is a shareholder and member of the Gallagher & Kennedy board of directors. She has three primary practice areas: real estate disputes involving condemnation and valuation issues; insurance coverage analysis and bad faith litigation; and public utility issues.

Jennifer's goal in representing her clients is to provide valuable services and reach cost-effective resolutions. She has successfully negotiated favorable settlements for many, and also has experience representing clients at hearings, in arbitrations, at trial, and on appeal. Her trial experience includes representation of landowners who obtained two of the largest condemnation verdicts in the history of Arizona.

### Real Estate Disputes

Jennifer advises clients in connection with a broad range of real estate disputes. Much of her experience has been in the area of condemnation – which is when the government acquires private property for public purposes, such as parks, roads and power lines. She helps her clients (who over the years have included large land developers, private property owners and utilities) determine how much the land is worth.

### Insurance

In her insurance practice, Jennifer helps clients analyze insurance policies to determine whether the policies provide coverage for a given event or loss. She also analyzes whether the insurance company has complied with the law or acted in bad faith. She provides these services to clients both on the insurance company side and for individuals and businesses seeking coverage. Additionally,

Jennifer consults with individuals and businesses to determine whether their current insurance policies provide adequate protection.

## Public Utility

Jennifer's regulatory practice involves the "fourth branch" of the Arizona government – the Arizona Corporation Commission. She assists public utilities (such as telecommunications providers and power companies) in maintaining compliance with Commission rules as well as obtaining approvals and waivers necessary to their business operations. She also represents utilities in rate cases in which the companies seek to increase or decrease the rates they are allowed to charge their Arizona customers.

## REPRESENTATIVE EXPERIENCE

- Representation of landowners in condemnation lawsuits to determine the fair market value of their property;
- Representation of utilities in condemnation lawsuits to acquire property rights for public purposes;
- Analysis of insurance policies to determine coverage;
- Analysis and advice regarding insurance bad faith;
- Review of insurance policies to determine adequacy of coverage;
- Representation of public utilities in obtaining approvals, waivers and rate authorizations from the Arizona Corporation Commission.
- Prosecution and defense of civil cases on appeal before the Arizona Court of Appeals and Arizona Supreme Court.

## EDUCATION

University of Arizona  
J.D., 2000  
Order of the Coif

St. Mary's College of California  
B.A., *summa cum laude*, 1997

## BAR & COURT ADMISSIONS

- Arizona, 2000
- U.S. District Court, District of Arizona, 2000

## ASSOCIATIONS & MEMBERSHIPS

- State Bar of Arizona, Member
- State Bar of Arizona, Administrative Law and Regulatory Practice Section, Member
- State Bar of Arizona, Property Law Section, Member
- Arizona Commercial Real Estate Women (AZCREW) Network, Member; Past Sponsorship Committee Co-Chair; Past Board Secretary & Governance Chair; President-Elect
- Maricopa County Bar Association, Member and Past President
- Maricopa County Bar Association, Young Lawyers Division, Past President

## HONORS & AWARDS

- AV Preeminent Peer Review Rating, *Martindale-Hubbell*
- *Arizona Business Magazine*, Top 100 Lawyers in Arizona, 2019
- ALM Media Legal Leaders, Top Rated Litigator, 2019
- ALM Media Legal Leaders, Woman Leader in The Law, 2019
- *AZRE Magazine*, Most Influential Women in CRE, 2018
- *Arizona Business Magazine*, Top 100 Lawyers in Arizona, 2017
- *Az Big Media*, People & Projects to Know in Commercial Real Estate (PTK), 2017
- *Southwest Super Lawyers®* - Rising Stars Edition, Eminent Domain, 2012-2015
- Maricopa County Bar Association Robert R. Mills Member of the Year, 2013
- "Forty Under 40," *The Business Journal*, 2010

## COMMUNITY & PHILANTHROPY

- American Heart Association, Phoenix Metro Division, Past Director
- Valley of the Sun United Way Women's Leadership Council, Steering Committee and Past Chair
- Valley of the Sun United Way Public Policy and Advocacy Committee, Member
- Maricopa County Justice Museum & Learning Center Foundation, Vice-President
- Gallagher & Kennedy's Professional Women's Group, Past Chair

## PUBLISHED WORKS

- Arizona Supreme Court Rules on Broad Discretion in Utility Rates, October 1, 2016
- Arizona Civil Subpoenas 101, February 1, 2016
- Lowering the Cost of Litigation, October 1, 2015
- 10 Potential Pitfalls for Claims Handling in Arizona, August 3, 2015
- Five Surprises for Insurance Companies in Arizona, June 1, 2015
- The Fourth Branch of the Arizona Government, February 1, 2015
- Legal Controversies Raised by New Rideshare Trends, November 1, 2014
- When Loss of Access to a Public Street Is Compensable: An Arizona Case Study, September 4, 2014
- Lesson Learned From Recent Underinsured Motorist Case, August 1, 2014
- AZ Supreme Court Clarifies Damages for Loss of Access, June 1, 2014
- Is Your Business Insured?, April 1, 2014
- Condemnation Comp not Just for Landowners, February 4, 2014
- Need 2 Know: Dealing with Condemnation Issues in the Recovering Economy, February 4, 2014
- Court Clarifies Insurance, December 11, 2013
- Duties Insurance Companies Owe Their Insureds, October 1, 2013
- U.S. Supreme Court Sides With Owners of Property, August 1, 2013
- Lawyers Contribute to Public Good, Reap Rewards With Pro Bono Work, February 10, 2012
- Expert Discovery, March 1, 2011
- Construction Law: Personal Liability Without Personal Gain, October 1, 2010
- Appraisal Malpractice – Who Can Sue and What Other Limits Apply, March 1, 2010
- *Eminent Domain in Arizona*, State Bar of Arizona, 2013
- *Eminent Domain in Arizona*, State Bar of Arizona, 2004

## LIVE MEDIA

- Phoenix Day School Book Delivery and Donation, May 28, 2014

## SPEAKING ENGAGEMENTS

Jennifer has presented to a variety of law-related and industry organizations on various topics including litigation, appraisal and insurance matters. Recent appearances include presentations at the Maricopa County Bar Association, Arizona Association of Defense Counsel, Independent Insurance Agents & Brokers of Arizona, and the Phoenix Chapter of the Appraisal Institute. Jennifer is also the co-host and organizer of the biannual Condemnation Summit in Arizona.