



TRISTAN SWANSON PARTNER

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BACKGROUND:

A lawyer should be a value added product. Our job is to improve our clients' situation and leave our clients better off economically than when they walked through the door. This is why before even agreeing to take a client's case, I put myself in the client's shoes to see if getting a lawyer involved even makes sense. And, if it does, my animating concern is reaching the right result, the right way for the individual client. No client or piece of litigation is the same. I pride myself on creating strategies for successful outcomes that are tailored precisely to my clients and the unique situations they find themselves in.

RESULTS:

I focus my practice on construction disputes, real estate disputes and insurance coverage disputes. I have achieved successful outcomes for my clients in state court, federal court, and in alternative dispute proceedings. Such successes include:

- Representing a subcontractor relative to a 7-figure OCIP claim which lead to the insurer paying out policy limits without even filing a lawsuit
- Reaching an advantageous settlement for two Washington contractors in multi-state litigation arising out of the construction of the Apple "Spaceship" campus
- Dismissing a lawsuit filed by a buyer for non-performance of a purchase and sale agreement for a commercial property which resulted in the buyer being forced to pay my attorney fees
- Helping a downtown Seattle hotel recover six-figure mitigation costs from its property insurer following a sewer line loss event
- Defeating an "upset offer" legal action following my client's purchase of real property at trustees' sale
- Recovering near policy limits on an OCIP claim for a local developer relative to construction defects and water intrusion arising out of the construction of several duplexes
- Helping an Anchorage hotel developer recover hundreds of thousands of dollars from a builder's risk policy after a fire suppression system water event.

A significant amount of my work is also assisting my clients *avoid* disputes. For example, I advise my contractor clients relative to construction contracts, notice procedures, lien claims, demand letters, and insurance tenders. For my policyholder clients, pre-litigation negotiation and dispute resolution assistance often allows lawsuits to be completely avoided. Likewise, I advise real estate clients relative to their purchase and sale agreements, draft demand letters, and provide counsel relative to the risk/reward of moving forward with formal claims and/or lawsuits.

PUBLICATIONS:

"Contractors Face New Risks With Early Design," *Seattle Daily Journal of Commerce*, 2015

"Washington Court of Appeals Limits the Liability of Owners and Developers for Safety Violations", ConstructionAdvisor.net



PRACTICE AREAS:

Insurance Recovery
Construction Litigation
Real Estate Litigation
Commercial Litigation

EDUCATION AND HONORS:

University of Washington School of Law, 2009
Evergreen State College, 2003
Rising Star, Super Lawyers Magazine, 2015 - 2018
President, Moot Court Honor Board (2008-2009)
1L Appellate Champion (2007)

COURT ADMISSIONS AND ASSOCIATIONS:

Future Leaders Forum (Associated General Contractors of Washington)
Moot Court Honor Board Advisory Board (University of Washington School of Law)
Board of Managers, Downtown YMCA (Seattle)
National Utility Contractors Association of Washington
Washington State Bar Association