



## BRIAN GUTHRIE PARTNER

4400 Columbia Center  
701 Fifth Avenue  
Seattle, Washington 98104  
phone: 206.386.5900  
email: bguthrie@ashbaughbeal.com  
www.ashbaughbeal.com

### BACKGROUND:

Excellent legal representation begins with actively and compassionately listening to your client. Too many lawyers gloss over this critical threshold step and make assumptions about their client's needs and goals based upon their "significant experience" dealing with "similar" legal issues in the past. Unfortunately, these poor communication skills breed cookie-cutter legal strategies that often fail to efficiently achieve the client's goals.

Thoughtful, effective and efficient legal counsel can only occur after a lawyer has taken the time to understand the full context of their client's situation. Everyday I strive to provide superior client service by engaging in the lost art of being a patient and active listener. Armed with a deep understanding of my client's unique situation and goals, I collaborate actively with my client to develop a custom-tailored legal strategy. As a result, I have achieved consistently excellent results for my clients. I look forward to the opportunity to learn more about how I can help solve your unique legal problem.

### RESULTS:

- Successfully defended general contractor in bid protest matter. Case went up to WA Supreme Court - where we convinced the Court to deny the appeal. As a result my client entered into a \$43 million dollar construction contract with County.
- Represented property owner in zoning dispute with City. Negotiated favorable settlement agreement allowing my client to build townhouse development as planned.
- Represented general contractor in multi-million dollar construction dispute arising out of \$50 million mixed-use condo project.
- Represented company in multi-million dollar tax dispute with State. Obtained summary judgment dismissal of State's claim for back tax. Court ruled my client owed State \$0 in back taxes and awarded our client attorney fees.
- Represented commercial property owner in dispute with tenant. Negotiated payment of back rent (\$475,000) and favorable amended lease agreement. Breach of lease and business interference claims at issue.
- Represented insurance company in defense of claims by subcontractors and suppliers for non-payment by bankrupt general contractor. Successfully settled over \$1.5 million in claims and obtained summary judgment dismissal of two improper claims.
- Represented property owners in eminent domain dispute with State arising out of highway expansion project. Obtained summary judgment on our client's claims for \$3.5 million in damages due to illegal government taking of private property.
- Represented design professional in defense of multi-million dollar professional negligence and breach of contract claims by developer. Negotiated favorable settlement at mediation.
- Represented developer in large hotel development project. Drafted and negotiated complex real estate and construction agreements related to the hotel project.
- Represented property owner in a breach of contract and professional negligence dispute with commercial real estate broker. Obtained summary judgment on my client's claims.



### PRACTICE AREAS:

#### Construction Law

- Public Contracting (state, county, city)
- Federal Government Contracting (Bid Protests, Miller Act Litigation, Court of Claims Litigation)
- Bid Protests
- Liens
- Contract drafting/negotiation
- Complex construction claims resolution

#### Commercial Litigation

- Real Estate
- Land Use
- Breach of Contract
- Property Rights / Eminent Domain
- Tax
- Professional Negligence
- Insurance Coverage

### EDUCATION AND HONORS:

University of Washington School of Law, J.D. 2008

University of Washington, B.A. 2005

### COURT ADMISSIONS AND ASSOCIATIONS:

Washington, 2008

CFMA Puget Sound Chapter, Board Member

Associated General Contractors of Washington

Washington State Bar Association