



BULLIVANT
HOUSER



RONALD L. RICHMAN

Shareholder, General Counsel

D 415 352 2722 E ron.richman@bullivant.com

Ron Richman partners with clients to resolve their most complex civil, commercial and contract disputes that affect their business. Skilled in multiple approaches to resolution, he litigates, arbitrates and mediates in state and federal courts throughout California. Ron has served in several leadership positions at Bullivant Houser, including member of the Board of Directors, Practice Group Leader, Shareholder in Charge of the San Francisco office and member of the Governance Committee. Ron currently serves as the General Counsel for Bullivant.

He has extensive experience defending cases in the real estate and construction industries, especially those involving breach of contract and lease disputes, property and boundary disputes, construction litigation and mechanic liens, and surety bond litigation. He's also skilled at analyzing and advising on a wide variety of commercial contracts to help clients avoid conflicts in the future. Ron also represents multi-employer union Trust Funds in ERISA compliance and litigation.

Ron believes in forging relationships with clients by working with them as a team so they are part of the process in developing strategies for resolving disputes. He helps them understand what is happening in their case and is diligent about providing updates to avoid surprises.

Ron's litigation experience goes back to his days in the military when he served as a legal officer with the U.S. Navy JAG Corps for three and a half years. He handled criminal litigation for local and regional Navy and Marine bases while stationed at the former Naval Station, Treasure Island, San Francisco. A highlight of Ron's service came when he successfully defended a sailor in a case of first impression for the Navy that made national news.

TYPES OF DISPUTES/PROJECTS AND CLIENTS

- **Real estate and land use issues**, including property and boundary disputes, easements, and encroachments representing owners, title insurers, and developers
- **Commercial lease and contract disputes** representing owners, developers, landlords, property managers and tenants, including restaurateurs
- **Construction disputes**, including construction defect, breach of contract, delay claims, and contractors' remedies such as mechanics' liens, surety payment, and performance bonds and stop notices representing sureties, owners, developers, contractors, subcontractors, and suppliers

- **ERISA multi-union employer trust funds**, representing state and multi-union employer trust funds
- **Third-party policies including fiduciary liability, directors, and officers (D&O), and errors and omissions (E&O)** representing national and international insurance companies and their insureds

PRACTICE AREAS

Commercial Litigation
Construction
D&O Liability
ERISA & Employee Benefits
Fidelity & Surety
Professional Liability

EDUCATION

- University of Dayton, School of Law – J.D., 1984
- Bowling Green State University – B.S., 1981

BAR ADMISSIONS

- Ohio, 1984
- California, 1989

COURT ADMISSIONS

- U.S. Court of Appeals, Ninth Circuit
- U.S. Court of Appeals for the Armed Forces
- U.S. District Court, Northern District of Ohio
- U.S. District Court, Southern District of Ohio
- U.S. District Court, Central District of California
- U.S. District Court, Eastern District of California
- U.S. District Court, Northern District of California
- U.S. District Court, Southern District of California

PROFESSIONAL AND CIVIC INVOLVEMENT

- American Bar Association (Member, Tort, Trial and Insurance Practice Section, Litigation Section)
- Bar Association of San Francisco (Member)
- San Francisco Superior Court (Mediation Panelist, Early Settlement Program)
- U.S. Navy Reserve Force (Lieutenant, Judge Advocate General's Corps, 1985-1988)
- University of California, Davis (Member, Parent and Family Council)

AWARDS AND HONORS

- Nominated and appointed by the San Francisco Superior Court to serve as a panelist for the Court's Early Settlement Program in recognition of his skills in resolving complex litigation cases
- Recipient of the 2014 Andrew C. Hecker Memorial Award from the Tort Trial and Insurance Practice Section (TIPS) of the American Bar Association (ABA)
- Selected for inclusion in Northern California Super Lawyers (2010-2022 – Business Litigation)

PUBLICATIONS AND PRESENTATIONS

- Co-Chair and Panelist, Surety Claims Institute, Annual Program, Ethics Panel (2020)
- Panelist, "Mediation and Negotiation Strategy," Thomson Reuters Webinar (2016)
- Moderator, "Emerging Issues in Trial Practice Now and in the Next 10 Years," American Bar Association (ABA) Tort Trial and Insurance Practice Section (TIPS) Annual Meeting (2016)

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PUBLICATIONS AND PRESENTATIONS (CONTINUED)

- Author, "Adverse Possession and Prescriptive Easements – Get off of My Property! Can't You Read the Sign?" California Land Use Reporter (2006)
- Program Chair, "A Mighty Wind or Just a Lot of Hot Air? – The Newest Coverage Arguments Being Asserted by Insurers and Policyholders," American Bar Association, Tort Trial and Insurance Practice Section (TIPS) (2005)
- Author, "Is the Grass Really Greener on the Other Side? A Primer on Property Boundary Disputes for the Land Use Practitioner," California Land Use Reporter (2005)
- Program Chair, "Insurance Coverage in the Aftermath of 9-11 and the Growing Accounting Nightmare in Corporate America," American Bar Association, Tort Trial and Insurance Practice Section (TIPS) (2003)
- Panelist, "A New World for Insurance Coverage Attorneys," American Bar Association, Tort Trial and Insurance Practice Section (TIPS) (2002)
- Panelist, "How to Grab the Jury in Your Opening Statement through Development of Themes Early on in the Case," American Bar Association, Tort Trial and Insurance Practice Section (TIPS) (2001)
- Author, "Insurance Coverage for Defective Construction," American Bar Association, Tort Trial and Insurance Practice Section (TIPS), The Brief (2000)