



RICHARD E. CHAMBLISS

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Richard (Rick) Chambliss began practicing with Broening, Oberg, Woods & Wilson, P.C., in 1995. At the time he joined the firm, he had fifteen years of prior experience in the areas of complex commercial and real estate litigation, commercial and real estate transaction, title insurance and foreclosure, and creditors' rights.

Rick was appointed as a judge pro tem for the Maricopa County Superior Court in 1996 and served in that position through 2008. He has conducted dozens of settlement conferences and has been retained by his peers to serve as the arbitrator and mediator in a number of private arbitrations and mediations.

In the last several years Rick has expanded his practice to include the representation of lawyers in professional malpractice claims.

With over thirty-five years of commercial and real estate practice, Rick has represented clients in a wide range of business matters, including asset and stock sales, business formation, commercial lease negotiations, loan workouts, and best practices. For many clients, he serves as their general business advisor. Rick's approach to every matter is to look for the most cost-effective, pragmatic resolution. If the matter cannot be reasonably resolved, Rick enjoys the battle of the courtroom. He has extensive jury trial experience and has argued cases before the Arizona Court of Appeals, Arizona Supreme Court, and Ninth Circuit Court of Appeals.

EDUCATION

- Arizona State University College of Law, J.D., 1977
- Arizona State University College of Business, B.S., 1974

BAR ADMISSIONS

- State Bar of Arizona, 1977
- U.S. District Court, District of Arizona 1977
- U.S. Court of Appeals, 9th Circuit, 1994

REPRESENTATIVE EXPERIENCE

Real Estate Transactions

- Purchase/Sale of Unimproved Land, Commercial Property, Industrial Property, and High Density Residential Property
- Acquisition, Sale, Leaseback and Construction Financing for development of Commercial Property
- Commercial Leases (business condominium, office, restaurant, & industrial)
- Real Estate Financing (Commercial and Industrial)
- Section 363 Bankruptcy Purchases/Sales

Real Estate Litigation

- Borrower Default rights/remedies
- Boundary disputes/prescriptive easements
- Creditors' Rights
- Escrow Services
- Landlord-Tenant disputes
- Quiet Title/Declaratory Relief
- Judicial Foreclosure
- Receiverships

Business Transactions

- Corporation and LLC formation and maintenance
- Shareholder/Member agreements
- Mergers and Acquisitions
- Commercial Financing
- Equipment Purchase/Maintenance agreements
- Equipment Leasing
- Employment/Severance agreements

Commercial Litigation

- Breach of Contract and Enforcement
- Non-Compete and Restrictive Covenant Enforcement
- Commercial Collections
- Fraud/Misrepresentation Claims
- Shareholder/Member Disputes
- Partnership Disputes

Legal Malpractice Defense

- Abuse of Process Claims
- Breach of Contract Litigation
- Commercial Transactions
- Partnership Disputes
- Prescriptive Rights
- Probate Matters
- Quiet Title