



Perry Woodward

Partner

San Jose

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Perry Woodward represents clients in real estate, business and technology litigation.

Perry's experience includes cases involving:

- Land use
- Real estate transactions
- Fraud and non-disclosure
- Construction
- Partition
- Easements
- Quiet title
- Slander of title
- Eminent domain
- Title insurance claims
- Partnership dissolutions
- Foreclosure actions
- Brokerage commission claims
- Commercial lease disputes

Areas of Focus

Services

[Litigation](#)

[Real Estate & Development](#)

[General Business & Complex
Commercial Litigation](#)

[Real Estate Litigation &
Disputes](#)

[Financial Services](#)

Sectors

[Construction](#)

[Financial Institutions](#)

[Industrial & Manufacturing](#)

[Wholesale & Retail](#)

[Distribution](#)

[Technology](#)



Perry also regularly handles business litigation involving misappropriation of trade secrets, fraudulent transfers, unfair business practices, wrongful termination, copyright, trademark and breach of contract cases. In addition, Perry serves as a member of the firm's Executive Committee.

Prior to joining the firm, Perry was a partner for 14 years at Terra Law LLP. Before practicing law, he was a real estate broker in Santa Clara County from 1989 to 1996.

Experience

Real Estate Sales and Options

- Successfully represented clients in a claim accusing them of nondisclosure, fraud and defective construction. Client ultimately prevailed.
- Represented one of the state's largest affordable housing developers in a complex real estate breach of contract and fraud case. Following a four-week bench trial, client was awarded approximately \$2.2 million dollars in damages plus most of the attorney fees and costs it incurred.
- Assisted in representing Applied Materials in connection with the exercise of its purchase options on three large commercial buildings. Following extensive trial court and appellate proceedings the court ruled that Applied Materials was entitled to acquire the buildings.

Construction

- *Hollander Smith Construction, Inc. v. Garlock and Company, Inc.* Represented Hollander Smith Construction, Inc. in a \$2 million breach of contract. The matter was successfully resolved at mediation.
- *McQuillan v. Monterey Development Group.* Represented buyer of a new house, who several years after moving in discovered the house was sinking due to improper compaction of the building site. The matter was successfully resolved at mediation.

Easements

- *Berkeley Bazaar Partners v. Richerson.* Achieved summary judgment in a quiet title lawsuit brought against an adjacent landowner who claimed to have a parking easement.

Corporate Litigation

- Successfully defended client against a \$5 million fraud claim in Delaware Chancery Court, and obtained findings that plaintiff spoliated evidence, acted in bad faith and brought frivolous claims. The court originally dismissed the case and then later awarded \$2.3 million of attorney fees and costs to our client.
- *Ludwig Betchart, Inc. v. Betchart.* Won trial in which client was accused of misappropriation of corporate funds.

Credentials

Education

- Santa Clara University School of Law, J.D.
- University of California - Santa Cruz, B.A., Economic and Politics

Bar Admissions

- California (1996)
- Nevada (1999)

Court Admissions

- U.S. Court of Appeals for the Ninth Circuit
- U.S. District Court for the District of Nevada
- U.S. District Court for the Central District of California
- U.S. District Court for the Eastern District of California
- U.S. District Court for the Northern District of California
- U.S. District Court for the Southern District of California
- U.S. Supreme Court

Community Involvement

- City of Gilroy
 - Mayor, 2016
 - Vice-Mayor, 2012-2015
 - Council Member, 2007-2011
- Santa Clara Valley Transportation Authority, Board of Directors, 2010-2016
 - Board Chair, 2015
- Peninsula Joint Powers Authority
 - Board of Directors (Caltrain)

- Board of Directors, 2013-2016 (Chair 2016)