



## **Terry John Mollica**

California State Bar No. 139816

Chiarelli & Mollica LLP  
2121 N. California Blvd., Suite 290  
Walnut Creek, CA 94596  
Tele. (925) 974 3325  
Fax (925) 974 3506  
[tjm@cmlawoffices.com](mailto:tjm@cmlawoffices.com)

---

Terry Mollica is an equity partner in Chiarelli & Mollica LLP and was formerly with such prestigious law firms as Jeffer, Mangels, Butler & Marmaro LLP, Arter & Hadden LLP, and Tobin & Tobin. Mr. Mollica has more than eighteen years of experience in trying, litigating and arbitrating civil cases involving real estate and commercial transactions and insurance coverage and defense cases. Mr. Mollica specializes in general business litigation, contract disputes, insurance coverage and defense, business torts, corporate, partnership and joint venture disputes, governance and dissolution matters, and real estate-related matters, including cases involving construction finance, defect and contract litigation, commercial lease disputes, and land use and entitlement issues. He has prosecuted or defended cases concerning business and escrow negligence, insurance breach of contract, bad faith, a wide variety of commercial transactions as well as consumer class actions, trademark, unfair competition and business practices, defamation, fraud, forgery and related consumer cases. He has arbitrated, mediated and litigated virtually every type of transaction, and has resolved numerous disputes through creative and cost-effective solutions. He has substantial experience in both state and federal courts, at both the trial and appellate levels.

### **PROFESSIONAL ACCOMPLISHMENTS**

- Successfully defended insured lenders and homeowners in First District Court of Appeal proceeding entitled *Spear v. Wells Fargo Bank, N.A. et al.*, First District Court of Appeal Case No. Case A112070 (California Supreme Court Case No. S148233)
- Represented insureds under title insurance policies in various civil litigations involving negligence, fraud, forgery, and unfair business practices litigation
- Prosecuted and successfully settled breach of contract and specific performance action on behalf of national banking institution against finance lease originator





- Successfully represented national mortgage banking institution in bad faith and breach of contract actions against the primary and “pool” insurance coverage dispute
- Successfully represented Bank of America N.A. & S.A., at trial and on appeal in dispute over acquisition and construction financing relating to a San Diego real estate development
- Successful appellate representation of insurer in coverage dispute in appellate proceeding entitled *Lick Mill Apartments v. Chicago Title Insurance Co.*, (1991) 231 Cal.App.3d 1654
- Successful representation of appellants and respondents in appellate proceedings in the following cases: *Crocker & Co. v. Transamerica Title Insurance Co.*, (1994) 27 Cal.App.4th 1722; *Stephen W. Boney, Inc. v. Boney Services, Ltd.*, (1997) 127 F.3d 82
- Tried commercial landlord/tenant dispute to conclusion in bankruptcy proceeding, recovering damages, attorney's fees and costs
- Successfully defended at trial action for adverse possession and prescriptive easement upon landowners

#### **ADMITTED TO PRACTICE**

- State Bar of California
- California State Courts
- U.S. District Court for the Eastern Districts of California
- U.S. District Court for the Northern Districts of California

#### **EDUCATION**

- J.D., Hastings College of the Law  
University of California, 1988  
Best Brief Award Recipient
- University of California, Berkeley  
Bachelor of Arts, with Honors 1982

#### **LEGAL AFFILIATIONS**

- Member, American Bar Association
- Member, Bar Association of San Francisco
- California Real Estate Broker's License No. 1703172
- Former Member, International Council of Shopping Centers (1999 to 2003)
- Former Executive Committee Member, Real Estate Section of the Bar Association of San Francisco (1997)
- Managing Member, Central Coast Custom Homes LLC



## **PUBLICATIONS**

- Co-author, *The Class Action Conundrum: Privacy Rights and Public Notice*
- Co-author, *Dances with Toxics: The Secured Real Property Lender Dealing With Environmental Hazards*