

Raighne C. Delaney

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PRACTICE AREAS

Appellate Practice
Construction
Government Contracting
Commercial & Civil Litigation
Internet Defamation

INDUSTRIES

Construction
Government Contracting
Title Insurance

EDUCATION

The George Washington University Law School, J.D. with honors, 1995

- Articles Editor, *The Environmental Lawyer*

Temple University, B.A., cum laude, 1989

United States Army Intelligence Center & School, Military Intelligence Officer Basic Course, 1989 and Strategic Debriefing & Interrogator Course, 1992

National Trial Advocacy College, 1998

BAR & COURT ADMISSIONS

Virginia, 1995
District of Columbia, 1996

Raighne (pronounced "Renny") Delaney is a shareholder with Bean, Kinney & Korman. He practices in the area of general civil litigation. He has prosecuted and defended numerous cases in the following areas: real estate litigation, business litigation, government contracts and construction litigation.

Raighne is a LEED Accredited Professional, with knowledge of the construction, design and operation of green buildings.

Prior to attending law school, Raighne served as an officer in the U.S. Army and his awards include the Army Commendation Medal with Bronze Oak Leaf Cluster, the Armed Forces Expeditionary Medal (for the invasion of Panama) and the Parachutist Badge.

Honors

Arlington Magazine, Top Attorney - Appellate, Litigation, 2019

Washington, D.C. Super Lawyers in Business Litigation, 2014 - present

Virginia Super Lawyers in Business Litigation, 2013 - present

Virginia Business, Legal Elite in Civil Litigation, 2009

Virginia Business, Legal Elite in Appellate Law, 2016

Virginia Lawyers Weekly, Leader in the Law, 2009

Virginia Super Lawyers, Rising Star in Business Litigation, 2007

AV rated by Martindale-Hubbell

Litigation Counsel of America, Fellow

Experience

- Represented the developer in an Establishment Clause challenge to the construction of a government funded \$50 million affordable housing project

Maryland, 2001

U.S. Supreme Court, 1999

erected over a church.

- Represented the developer and twice reversed the trial judge's refusal to enjoin a local government from considering a zoning appeal filed by a business competitor in hopes of preventing the client from receiving a \$230 million government contract.
- Represented the purchaser of a website and received a \$1.14 million jury award for the purchaser in a software failure case, the first case ever decided under the Uniform Computer Information Transactions Act.
- Represented a homeowner and reversed the trial court's decision to allow on a first position judgment lien in the first reported case in America in which the equitable subrogation doctrine was applied to a purchaser.
- Represented the appellant and reversed the trial court's decision that a convicted murderer lost all interest in jointly owned real property.
- Represented a protestor before the GAO in a dispute over a \$15 million contract to haul hazardous cargo for the Army and ultimately, his client was awarded the contract.
- Represented a franchisor in a three week bench trial after which the trial court dissolved a preliminary injunction against the franchisor and then permitted the franchisor to enforce restrictive covenants against franchisees.
- Represented and obtained a security clearance for an applicant before the Defense Office of Hearings and Appeals despite the applicant's admissions of false statements and improper personal activity.
- Represented the property owner in a condemnation action, along with other law firms, and defended allegations that the owner did not own the property in question. The property owner was able to obtain a \$36 million settlement.
- Represented the plaintiff manufacturer in a dispute over whether IED jammers manufactured for use by NATO in Afghanistan were built to the required top secret specifications. The manufacturer obtained a \$2.1 million settlement with the general contractor and an additional non-monetary settlement with the designer, essentially making the manufacturer whole.

Reported Cases

16th & K Hotel, LP v. Comm. Land Title Ins. Co., 2011 U.S. Dist. Lexis 85243 (D.D.C. 2011)

Barris, et al v. Kenswick Homes, LLC, 268 Va. 67. 59 S.E.2d 54 (2004)

Brenco Enterprises, Inc. et al v. Takeout Taxi Franchising Systems, Inc. et al, No. 177164, 2003 Va. Cir. LEXIS 86 at *1 (May 2, 2003)

Dysart v. Sunnyside Dev., LLC, 73 Va. Cir. 210 (2007)

Estate of Patterson v. Sharek, 924 A.2d 1005 (D.C. 2007)

Flick Mortg. Investors, Inc. v. Chi. Title Ins. Co., No. 3:09CV125-MR-DSC, 2009 U.S.

Dist. LEXIS 127187 at *1 (W.D.N.C. June 18, 2009)

Gallimore v. Washington, 666 A.2d 1200 (D.C. 1995)

Glassman v. Arlington County, 628 F.3d 140 (4th Cir. 2010)

GMAC v. Flick Mortgage Investors, Inc., 2010 U.S. Dist. Lexis 53595 (W.D.N.C. 2010)

Gold v. Old Republic Nat'l Title Ins. Co. (In re Taneja), 2010 Bankr. LEXIS 4203 (Bankr. E.D. Va. Nov. 23, 2010)

In re Applicant for Security Clearance, ISCR Case No. 02-15474 (Dep't of Defense App. Bd. July 3, 2006)

In re Applicant for Security Clearance, ISCR Case No. 99-0016 (Dep't of Defense App. Bd. May 21, 1999)

In re Green Valley Transp., Inc. II, B-285283.2, 2001 Comp. Gen. Proc. Dec. P80 (Comp. Gen. April 16, 2001)

In re Green Valley Transp., Inc., B-285283, 2000 Comp. Gen. Proc. Dec. P133 (Comp. Gen. Aug. 9, 2000)

In re Ready Transportation, Inc., B-285283.3; B-285283.4, 2001 Comp. Gen. Proc. Dec. P90 (Comp. Gen. May 8, 2001)

Lawyers Title Ins. Corp. v. Merit Title Co., LLC, 549 F. Supp. 2d 90 (D.D.C. 2008)

Mega Int'l Commerce Bank v. MCAP Capital, L.L.C., 74 Va. Cir. 132 (2007)

Mercantile-Safe Deposit & Trust Co. v. Chi. Title Ins. Co., No. CCB-05-2217, 2006 U.S. Dist. LEXIS 65428 at *1 (D. Md. Aug. 30, 2006)

Mercantile-Safe Deposit & Trust Co. v. Chi. Title Ins. Co., No. CCB-05-2217, 2007 U.S. Dist. LEXIS 23685 at *1 (D. Md. Mar. 20, 2007)

Noor v. Centreville Bank, 193 Md. App. 160 (2010)

Oral Argument at 19:30, Yelp, Inc. v. Hadeed Carpet Cleaning, Inc., No. 0116-13-4, available at http://www.courts.state.va.us/courts/scv/oral_arguments/2014/oct/140242.mp3 (Va. October 17, 2014)

Qorvis Communs., LLC v. Wilson, 549 F.3d 303 (4th Cir. 2008)

Quality Properties v. Trump, 2012 U.S. Dist. Lexis 115225 (W.D. Va. 2012)

Renkey v. County Bd., 272 Va. 369 (2006)

Sami v. Varn, 260 Va. 280 (2000)

Smith v. Miller & Smith, 2011 Va. Cir. Lexis 186 (Fairfax Cir. Ct. 2011)

Spectrum Healthcare v. Bd. Of Supervisors, 2011 Va. Lexis 252 (2011)

Technology & Mgmt. Servs. v. EPA, No. 96-1386, 1997 U.S. App. LEXIS 2781 at *1 (4th Cir. Feb. 18, 1997)

Twin Towers Plaza Tenants Ass'n v. Capitol Park Assocs., L.P., 894 A.2d 1113 (D.C. 2006)

Yelp, Inc. v. Hadeed Carpet Cleaning, Inc., 62 Va. App. 678 (2014)

Published Articles

The Equitable Maxims: A Primer

American Bar Association, September 19, 2019

Closing Protection Letter Claims

ABA Title Insurance Litigation Committee Newsletter, Summer 2015

Abstract Problems and Concrete Solutions

VLTA Examiner, Spring 2013

Curing Title Defects During Foreclosure

The Fee Simple, Spring 2012

The Drafting of Property Settlement Agreements: *DeMayo v. DeMayo* - A Cautionary Tale

The Fee Simple, May 2011

Nimby! The Views at Clarendon Project and Litigation 2004-2011

The Fee Simple, May 2011

Top 10 Claims for 2009

Virginia Land Title Association Examiner, Volume 16, Number 1, Fall 2010

Recognized in *Litigation Commentary and Review* for representing a manufacturer regarding the sale of roadside bomb jammers for use by NATO in Afghanistan.

March 2010

Recouping Losses Due to Settlement Agent Wrongdoing

Litigation Commentary & Review, 2009

Damages Under the Virginia Uniform Computer Information Transactions Act: Blue Line vs. Redmon Group

The Journal of Virginia Trial Lawyers Association, Volume 21, Number 3, 2009

The Effect of Electronic Filing of Cover Sheets in Virginia

The Fee Simple, November 2007

Speaking Engagements

CLE - Curing Title Defects and Obtaining Clear Title to Heirs Property in Virginia

Richmond, VA, April 10, 2019

Social Media Claims: The Internet Review Industry, How Yelp Works, How Businesses (And Lawyers) Can Fight Negative Reviews, And The Virginia Unmasking Statute.

George Mason American Inn of Court, November 20, 2015

Raihne Delaney presents at a Northern Virginia Association of Realtors meeting.

March 13, 2013

News

Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine*
October 18, 2019

2019 Super Lawyers
April 18, 2019

Rip Sullivan and Raighne Delaney Weigh in on Golf and Country Club Veto
ARLnow, March 14, 2019

Bean, Kinney & Korman Attorneys Recognized as 2018 Virginia Super Lawyers, Top 10 and Rising Stars
April 30, 2018

Raighne Delaney was Quoted in "Northam vetoes bill benefiting private golf courses in Arlington"
Washington Post, April 10, 2018

Fourteen Attorneys from Bean, Kinney & Korman Recognized as 2017 Virginia Super Lawyers and Rising Stars
April 13, 2017

Raighne C. Delaney Appointed to Commonwealth Neurotrauma Initiative Advisory Board
July 29, 2016

Eleven Attorneys from Bean, Kinney & Korman Recognized as 2016 Virginia Super Lawyers and Rising Stars
April 7, 2016

Raighne Delaney was quoted in "The Greatest, Most Amazing, Absolutely Huge Story of How Donald Trump Took Over Virginia's Biggest Vineyard"
Washingtonian Magazine, November 2015

Twelve Attorneys from Bean, Kinney & Korman Recognized as 2015 Virginia Super Lawyers and Rising Stars
April 9, 2015

Six Attorneys from Bean, Kinney & Korman Recognized as 2014 Virginia Super Lawyers
June 13, 2014

Six Attorneys Recognized as 2014 Washington, D.C. Super Lawyers
April 25, 2014

E-Commerce and Free Speech
NPR's On the Media, April 25, 2014

Raighne Delaney was quoted in "Yelp critics must be identified, court rules in online landscape altering decision."
The Washington Times, January 9, 2014

Raighne Delaney interviewed by ABC 7 on the Navy's recent proposed changes to the security clearance process
WJLA, ABC 7, September 24, 2013

Raighne Delaney interviewed by ABC 7 on the security clearance process in relation to the recent Navy Yard shooting
WJLA, ABC 7, September 20, 2013

Six Attorneys Recognized as 2013 Virginia Super Lawyers
June 17, 2013

Raighne Delaney was featured in "Anonymous online reviews may not be so anonymous"
Thomson Reuters, May 9, 2013

Raighne Delaney was mentioned in "Trumped: New York mogul can't buy house at bargain."
VA Lawyers Weekly, August 27, 2012

Joseph Corish Named Leader in the Law By Virginia Lawyers Weekly
August 15, 2012

Raighne Delaney was mentioned in "Trump Entities Claim Rights to Billionaire's Mansion"
Law 360, March 26, 2012

Trump Attorneys Fight for Albemarle House rights
November 9, 2011

Bean, Kinney & Korman Represents Winning Defendant DeMayo in a Case Involving A Complicated Property Settlement Agreement
April 4, 2011

Bean, Kinney & Korman Represents Developer of 'The Views' at Clarendon in Dismissed Case
January 3, 2011

Timothy Hughes Recognized as a Leader in the Law Honoree by Virginia Lawyers Weekly
August 20, 2010

Bean, Kinney & Korman Represents Developer 1210 North Highland Street in Peter Glassman, Plaintiff v. Arlington County, Virginia, et. al.
April 13, 2010

Raighne Delaney mentioned in "Million Dollar Settlements of 2009" in #13 (tie) for ADI Technologies Inc. v. EMW Inc.
Virginia Lawyers Weekly, February 1, 2010

Bean, Kinney & Korman's Raighne Delaney Named Leader in the Law by Virginia Lawyers Weekly
August 13, 2009

Device to Jam Detonation of Roadside Bombs Subject of Suit
Virginia Lawyers Weekly, June 15, 2009

Bean, Kinney & Korman Assists Blue Line Media in Winning \$1.1 Million Verdict Against Redmon Group
December 17, 2008

Blue Line Media Wins \$1.1M in Verdict
Washington Business Journal, November 23, 2008

Arlington Circuit Court Dismisses Lawsuit Challenging Arlington County Board's Approval of Views at Clarendon
July 11, 2007

Professional & Community Affiliations

Army Navy Country Club - Chairman of the Board of Governors, 2019

American Bar Association (Vice Chairman, TIPS Title Insurance Litigation Committee, 2012 – Present)

Virginia State Bar (Disciplinary Board, 2009 – 2012)

Alexandria Bar Association

Arlington Bar Association

Alexandria Masters Soccer League, Inc. (Board of Directors, 2009 – 2013; Commissioner, 2010 – 2011; Treasurer, 2009 – 2010; Secretary, 2011 – 2013)

Army Navy Country Club (Board of Governors, 2012 – Present)

Community Criminal Justice Board, City of Alexandria, Virginia (2005 – 2013; Chairman, 2006 – 2013)

Virginia Board of Correctional Education (2008 – 2012; Vice Chairman, 2010 – 2012)

Beyond the Suit

Raighne can be found on a golf course, soccer field or tennis court when he isn't litigating on behalf of individuals, businesses and title insurance companies.