

Kaltman

DEVELOPMENT GROUP

architect

general contractor

528981

construction manager

forensic services

RESUME OF : I. LAWRENCE KALTMAN

KALTMAN DEVELOPMENT GROUP: SEPTEMBER 1987- PRESENT:

SINCE ITS CREATION KDG HAS BEEN ACTIVE IN BUILDING SINGLE-FAMILY HOUSING PROJECTS IN LOS ANGELES COUNTY AS WELL AS PROVIDING CONSTRUCTION MANAGEMENT AND CONSULTING SERVICES TO DEVELOPERS, BUILDERS, HOMEOWNERS ASSOCIATIONS, INSURANCE COMPANIES, NON-PROFIT FOUNDATIONS / SPONSORS AND FINANCIAL INSTITUTIONS. KDG ALSO PROVIDES SERVICES IN INVESTIGATIONS OF PROPOSED AS WELL AS EXISTING PROJECTS, FORENSIC ARCHITECTURE, EXPERT CONSULTING IN CONSTRUCTION DEFECT LITIGATION, PROJECT REVIEWS OF PLANS AND SPECIFICATIONS, AND CONSTRUCTION MONITORING.

TOGAWA SMITH MARTIN RESIDENTIAL: APRIL 2007-PRESENT

DIRECTOR OF CONSTRUCTION ADMINISTRATION

URBAN WEST COMMUNITIES: AUGUST 1973 - SEPTEMBER 1987:

VICE PRESIDENT, HOUSING AND DEVELOPMENT; DIRECTOR OF OPERATIONS.

GUARANTEED PRODUCTS, INC. APRIL 1973-AUGUST 1973

DIRECTOR OF MODULAR HOUSING

LARWIN COMPANY, DECEMBER 1970 - APRIL 1973

ASSISTANT DIRECTOR OF RESEARCH AND DEVELOPMENT; STAFF ARCHITECT.

TECHNOLOGY CONSORTIUM INC., 1968-70

PRINCIPAL. MODULAR HOUSING DESIGN AND CONSTRUCTION

VAN BOURG & NAKAMURA ARCHITECTS, 1967-68

STAFF ARCHITECTURAL DRAFTSMAN WHILE ATTENDING UNIVERSITY OF CALIFORNIA, BERKELEY.

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CITY OF OAKLAND REDEVELOPMENT AGENCY, 1966-67

STAFF ARCHITECT.

SELF-EMPLOYED ARCHITECTURAL DESIGNER AND DRAFTSMAN, 1964-67

FREELANCE WORK WHILE ATTENDING UNIVERSITY OF CALIFORNIA, BERKELEY

DEGREE: BACHELOR OF ARCHITECTURE, 1968, UNIVERSITY OF CALIFORNIA, BERKELEY

LICENSED ARCHITECT, STATE OF CALIFORNIA, 1971

LICENSED "B" BUILDING CONTRACTOR, STATE OF CALIFORNIA, 1988

**SPEAKER AT PACIFIC COAST BUILDERS CONFERENCE ON THE SUBJECT OF CONSTRUCTION DEFECTS
AND BUILDER LIABILITY: 1992 AND 1993**

SPEAKER FOR CALIFORNIA REAL ESTATE INSPECTORS ASSOCIATION (CREIA)

**EXTENSION FACULTY, CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS: 1997 TO THE PRESENT
"CONSTRUCTION PROJECT MANAGEMENT", "COST ESTIMATING AND BIDDING", "PLAN
READING"**

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS www.aiafv.org

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I. LAWRENCE KALTMAN

PROJECTS LISTING:

KALTMAN DEVELOPMENT GROUP PROJECTS: 1987 - PRESENT:

1. **10 SINGLE FAMILY:** WESTHAVEN, AGOURA HILLS, HOMES FROM 3400 S.F. TO 4000 S.F. ON HALF-ACRE LOTS.
2. **27 Single Family:** WESTHAVEN, OAK HOLLOW, AGOURA, HOMES FROM 3400 S.F. TO 4000 S.F.; EXTENSIVE LAND DEVELOPMENT OPERATIONS TO CREATE THE BUILDING PADS; COMPLETED IN JULY, 1989.
3. **5 SINGLE FAMILY:** WESTHAVEN, ENCINO; LARGE (4600 S.F.) HOMES PRICED IN THE \$1,000,000 RANGE.
4. **CONDOMINIUM REMODEL** AT SIERRA TOWERS, BEVERLY HILLS.
5. **PROJECT / CONSTRUCTION MANAGEMENT** FOR A CUSTOM HOME, MALIBU.
6. **ARCHITECTURE, PROJECT / CONSTRUCTION MANAGEMENT** FOR REPAIRS TO A CONDOMINIUM BUILDING IN WEST LOS ANGELES.
7. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR A SINGLE FAMILY RESIDENCE ADDITION / REMODEL LOCATED IN SHERMAN OAKS.
8. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR CONSTRUCTION DEFECT REPAIRS AT A 14-UNIT CONDOMINIUM PROPERTY LOCATED IN PASADENA.
9. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR CONSTRUCTION DEFECT REPAIRS AT A 30-UNIT CONDOMINIUM PROPERTY LOCATED IN SYLMAR, CALIFORNIA.
10. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR A SINGLE FAMILY RESIDENCE ADDITION / REMODEL LOCATED IN MAR VISTA, CALIFORNIA.
11. **ARCHITECTURE** FOR A 6-BED RESIDENTIAL CARE FACILITY FOR BRAIN DAMAGED CLIENTS, CORBIN HOUSE, RESEDA, CALIFORNIA

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12. **ARCHITECTURE** FOR REMODELING **FIVE** 6-BED RESIDENTIAL CARE FACILITIES FOR DEVELOPMENTALLY DISABLED CLIENTS, T.E.R.I., INC., OCEANSIDE, CALIFORNIA
13. **ARCHITECTURE** FOR A 6-BED RESIDENTIAL CARE FACILITY FOR DEVELOPMENTALLY DISABLED CLIENTS, NEW HORIZONS, RESEDA, CALIFORNIA
14. **ARCHITECTURE** FOR A 6-BED RESIDENTIAL CARE FACILITY FOR DEVELOPMENTALLY DISABLED CLIENTS, NEW HORIZONS, NORTH HILLS, CALIFORNIA
15. **ARCHITECTURE** FOR A 6-BED RESIDENTIAL CARE FACILITY FOR DEVELOPMENTALLY DISABLED CLIENTS, NEW HORIZONS, NORTH HILLS, CALIFORNIA
16. **ARCHITECTURE** FOR REMODELING FIVE 2-BED RESIDENTIAL CARE BUNGALOWS (AT AN EXISTING SITE) FOR DEVELOPMENTALLY DISABLED CLIENTS, VILLA ESPERANZA, PASADENA, CALIFORNIA
17. **ARCHITECTURE** FOR AN ACCESSORY BUILDING HOUSING AN ARTIST'S STUDIO, FOUR CAR GARAGE FOR RESTORATION OF CLASSIC AUTOS AND LIVING QUARTERS; SHERMAN OAKS, CALIFORNIA
18. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR A 58 UNIT TOWNHOUSE CONDOMINIUM COMMUNITY LOCATED IN TARZANA, CALIFORNIA
19. **ARCHITECTURE** FOR THE REMODELING AND REFURBISHING OF A 13,000 SF TEACHING AND CARE FACILITY FOR TLC FOR THE BLIND, RESEDA, CALIFORNIA
20. **ARCHITECTURE** FOR REMODELING A 6-BED RESIDENTIAL CARE FACILITY FOR BLIND AND DEVELOPMENTALLY DISABLED CLIENTS, TLC FOR THE BLIND, WEST HILLS, CALIFORNIA
21. **ARCHITECTURE** FOR REMODELING OF A FOUR UNIT APARTMENT BUILDING FOR USE BY DEVELOPMENTALLY DISABLED CLIENTS, H.O.M.E. INC., HAYWORTH, WEST LOS ANGELES
22. **ARCHITECTURE** FOR REMODELING OF A FIVE UNIT APARTMENT BUILDING FOR USE BY DEVELOPMENTALLY DISABLED CLIENTS, H.O.M.E. INC., GREENFIELD, WEST LOS ANGELES
23. **ARCHITECTURE** FOR REMODELING OF A FIVE UNIT APARTMENT BUILDING FOR USE BY DEVELOPMENTALLY DISABLED CLIENTS, H.O.M.E. INC., KELTON, WEST LOS ANGELES
24. **ARCHITECTURE** FOR REMODELING OF A FOUR UNIT APARTMENT BUILDING FOR USE BY DEVELOPMENTALLY DISABLED CLIENTS, H.O.M.E. INC., MILITARY, WEST LOS ANGELES
25. **ARCHITECTURE FOR THE RECONSTRUCTION** OF THE EXTERIOR OF AN EXISTING CONDOMINIUM COMPLEX IN WEST LOS ANGELES

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26. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR A SINGLE FAMILY RESIDENCE ADDITION / REMODEL LOCATED IN PACIFIC PALISADES, CALIFORNIA.
27. **ARCHITECTURE FOR REMODELING OF SIX DUPLEX BUILDINGS** FOR USE BY DEVELOPMENTALLY DISABLED CLIENTS, H.O.P.E. INC., LONG BEACH
28. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, MARIAN HOMES, ROWLAND HEIGHTS.
29. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, MARIAN HOMES, WEST COVINA.
30. **ARCHITECTURE** FOR REMODELING A 6-BED RESIDENTIAL CARE FACILITY FOR BLIND AND DEVELOPMENTALLY DISABLED CLIENTS, H.O.M.E. INC., GARDENA.
31. **ARCHITECTURE** FOR A 6-BED RESIDENTIAL CARE FACILITY FOR DEVELOPMENTALLY DISABLED CLIENTS, VALLEY VILLAGE, SYLMAR, CALIFORNIA
32. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, VILLA ESPERANZA, PASADENA.
33. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, VILLA ESPERANZA, THOUSAND OAKS.
34. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, MARIAN HOMES, ANAHEIM.
35. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A FOUR UNIT APARTMENT BUILDING FOR DEVELOPMENTALLY DISABLED CLIENTS, MARIAN HOMES, FULLERTON
36. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, HOME FOR GUIDING HANDS, LAKESIDE, CA
37. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, HOME FOR GUIDING HANDS, LAKESIDE, CA
38. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME IN BEL-AIR, CA, YOUNGBLOOD-CARNEY RESIDENCE, PRELIMINARY DESIGN
39. PRELIMINARY DESIGN OF A 70 UNIT PATIO HOME COMMUNITY IN PALM DESERT, CA;
40. **ARCHITECTURE AND CONSTRUCTION MANAGEMENT** FOR A DECKING RECONSTRUCTION PROJECT AT A CONDOMINIUM ASSOCIATION IN THOUSAND OAKS, CA
41. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME IN VENTURA, CA

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42. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, PROMISING FUTURES, EL CAJON, CA
43. **ARCHITECTURE FOR AN ADDITION TO AND REMODEL** OF A HOME FOR DEVELOPMENTALLY DISABLED CLIENTS, T.E.R.I., INC, OCEANSIDE, CA
44. **ARCHITECTURE FOR PRELIMINARY DESIGN OF A COMMERCIAL CENTER** IN CALABASAS, CA, WEINTRAUB FS
45. **ARCHITECTURE FOR A WOMEN'S SHELTER**, RIDGECREST, CA
46. **ARCHITECTURE FOR A TWO NEW HOMES** FOR DEVELOPMENTALLY DISABLED CLIENTS, IN TORRANCE, CA, STAR INC.
47. **ARCHITECTURE AND CONSTRUCTION ADMINISTRATION FOR AN ADULT DAY CARE FACILITY** FOR DEVELOPMENTALLY DISABLED ADULTS; VALLEY VILLAGE; SUNLAND, CA.
48. **ARCHITECTURE FOR A NEW DAY CARE CENTER** FOR THERAPEUTIC LIVING CENTERS FOR THE BLIND; A 30,000+ SF FACILITY TO SERVICE DEVELOPMENTALLY DISABLED, BLIND CHILDREN AND SENIORS; RESEDA, CA.

IN ADDITION, SEE THE ATTACHED SUMMARY OF ON-GOING CASES AND PROJECTS ATTACHED HERETO.

URBAN WEST COMMUNITIES:

THE FOLLOWING IS A LIST OF PROJECTS WHICH I HAD RESPONSIBILITY FOR AS EITHER PROJECT MANAGER OR AS VICE PRESIDENT- DIRECTOR OF OPERATIONS. I HAD RESPONSIBILITY IN THE **DESIGN, PLANNING, DEVELOPMENT AND CONSTRUCTION** OF ALL OF THE PROJECTS SHOWN:

356 TOWNHOMES: STONEWOOD TOWNHOMES, SOUTH GATE

1078 TOWNHOMES: THE GARDENS, SAN PEDRO

300 SINGLE FAMILY: COUNTRY COURT TENNIS ESTATES, CHATSWORTH

67 SINGLE FAMILY: MAIN STREET, SANTA CLARITA VALLEY

200 SINGLE FAMILY: INDIAN HILLS, MISSION HILLS

170 MIXED TOWNS AND SINGLES: NORTHRIDGE GARDENS, NORTHRIDGE

31 LUXURY SINGLE FAMILY: COUNTRYSIDE, RANCHO PALOS VERDES

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- 271** SINGLE FAMILY : HIDDEN VALLEY, NEWHALL (HILLSIDE)
- 2500** SINGLE FAMILY, PLANNED COMM: MOUNTAIN MEADOWS MOORPARK
- 180** SINGLE FAMILY : CHANTECLAIR, THOUSAND OAKS
- 714** LUXURY SINGLE FAMILY: ESTATE COLLECTION, WEST HILLS
- 562** CONDOMINIUM TOWNHOUSES AND STACKED FLATS, PACIFIC RANCH, HUNTINGTON BEACH
- 200** SINGLE FAMILY AND TOWNHOUSES: THE GARDENS OF WALNUT CREEK, WALNUT CREEK,
- 60** TOWNHOUSES: CHANTECLAIR, WALNUT CREEK, CALIFORNIA
- 260** TOWNHOUSES: THE GARDENS, SUNNYVALE
- 160** TOWNHOUSES: MAYFAIR, SUNNYVALE
- 90** TOWNHOUSES: RIVERBEACH, SEAL BEACH
- 200** SINGLE FAMILY: COUNTRYCOURT 2, TARZANA
- 150** HUD APARTMENTS: PALMDALE
- 171** HUD APARTMENTS: SAN BERNARDINO
- 125** HUD APARTMENTS: SAN FERNANDO VALLEY
- 150** HUD APARTMENTS: PLACENTIA

SHOPPING CENTER: TORRANCE

TRAILER PARK: SEAL BEACH, CALIFORNIA

SHOPPING CENTER: NORTHRIDGE GARDENS, NORTHRIDGE

SHOPPING CENTER: GARDEN VILLAGE, SAN PEDRO

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DEPOSITIONS, TRIAL TESTIMONY, CASES AND PROJECTS

CURRENT TO NOVEMBER, 2009

KALTMAN DEVELOPMENT GROUP (KDG) HAS UNDERTAKEN THE CASES AND PROJECTS NOTED BELOW AS AN INVESTIGATOR AND REPORTER OF FACTS AND/OR AS AN ARCHITECT. AS TO THE LEGAL CASES AND INSURANCE APPRAISALS, IT MUST BE NOTED THAT KDG'S ASSIGNMENT TO A CASE IS GENERALLY THROUGH PLAINTIFF OR DEFENSE ATTORNEYS, NOT BY OR FROM THE PLAINTIFF OR THE DEFENDANT. DEFENDANTS ARE USUALLY REPRESENTED BY INDEPENDENT ATTORNEYS ENGAGED BY AN INSURANCE COMPANY WITH WHICH THE DEFENDANT HAS OR HAD COVERAGE FOR THE CASE IN QUESTION. ALL OF KDG'S WORK WITH REGARD TO LEGAL CASES IS UNDER THE SUPERVISION AND DIRECTION OF THE INDEPENDENT ATTORNEY; KDG HAS NO DIRECT CONTACT WITH THE INSURANCE COMPANY(S) INVOLVED. KDG HAS FUNCTIONED, ON DIFFERENT CASES, BOTH AS PLAINTIFF'S EXPERT AS WELL AS DEFENSE EXPERT WITH THE SAME INSURANCE COMPANIES. AS A FINDER AND REPORTER OF FACT, KDG HAS NO OBLIGATION OF LOYALTY TO AN INSURANCE COMPANY OR INDEPENDENT ATTORNEY OTHER THAN ITS OBLIGATION TO FIND AND PRESENT THE FACTS OF THE CASE AND TO REACH CONCLUSIONS AND OPINIONS BASED ON THOSE FACTS.

NOTE: ITALICS INDICATE A COMPLETED FILE

- 1. CRYSTAL RANCH. DEPOSITIONS AS A PERCIPIENT WITNESS FOR URBAN WEST COMMUNITIES CONCERNING THE CRYSTAL RANCH MATTER. CONTRACT ISSUE. 1990 +/-*
- 2. THE ESTATE COLLECTION, WEST HILLS. TRIAL TESTIMONY AT A JAMS TRIAL ACTING AS A PERCIPIENT WITNESS FOR URBAN WEST COMMUNITIES CONCERNING A CONTRACT ISSUE WITH A GRADING CONTRACTOR. 1992 +/-*
- 3. TRIAL TESTIMONY AS AN EXPERT WITNESS AT A BANKRUPTCY TRIAL IN FEDERAL COURT, SANTA ANA. WITNESS FOR CREDITOR, SOUTHERN CALIFORNIA SAVINGS AND LOAN. TESTIFIED AS TO FEASIBILITY AND CONSTRUCTION PROCESS ISSUES. 1994*
- 4. TRIAL TESTIMONY AT A JAMS PROCEDURE CONCERNING AN INSURANCE SETTLEMENT ISSUE BETWEEN THE INSURED AND THE INSURER. TESTIFIED ON BEHALF OF THE INSURER. 1994*
- 5. LE PARC, SIMI. DEPOSITION AS AN EXPERT IN A CONSTRUCTION DEFECT SUIT. DEFENDING THE FRAMER. DEPOSITION TAKEN 12/18/95. CASE SETTLED DURING TRIAL. 1995*
- 6. CATALPA. DEPOSITION AS AN EXPERT IN A REAL ESTATE DISPUTE CASE ON BEHALF OF THE DEFENDANT, RUIZ V. CENTURY 21; 12/19/95. TESTIMONY IN COURT 1/2/96. CASE COMPLETE. 1996*
- 7. 611 PACIFIC STREET, SANTA MONICA. TRIAL TESTIMONY AS AN EXPERT IN A CONSTRUCTION DEFECT AND REAL ESTATE DISPUTE, ON BEHALF OF THE DEFENDANT, 12-19/20-95, FANCHER V MCHUGH. 1996*

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8. *LAWLER STREET. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. CASE SETTLED DURING MEDIATIONS.*
9. *5TH STREET, GLENDALE. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. CASE SETTLED DURING MEDIATION.*
10. *PACIFIC GARDENS, GARDENA. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. TESTIFIED AT A PROVE-UP HEARING AT SOUTH BAY SUPERIOR COURT; DEFAULT JUDGMENT AGAINST DEVELOPER APPROVED.*
11. *VILLA MONTERA. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. DEPOSITIONS GIVEN. SETTLED, 1998*
12. *GARVEY HILL HOA. LIABILITY DISPUTE BETWEEN NEIGHBORING PROPERTIES, ON BEHALF OF THE PLAINTIFF. CASE SETTLED PRIOR TO TRIAL.*
13. *LEXUS, BEVERLY HILLS. INSURANCE SETTLEMENT DISPUTE ON BEHALF OF THE INSURER. CASE DISMISSED*
14. *ARMAN V. BEVERLY HILLS. PUBLIC LIABILITY DISPUTE. FORENSIC ARCHITECT AND EXPERT WITNESS ON BEHALF OF THE CITY OF BEVERLY HILLS. CASE SETTLED BEFORE TRIAL.*
15. *ATLANTIC FAIROAKS. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. CASE SETTLED DURING MEDIATION.*
16. *CALRITZ. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. DEPOSITIONS GIVEN. CASE SETTLED.*
17. *4310 CAHUENGA. CONSTRUCTION DEFECT SUIT ON BEHALF OF A SUBCONTRACTOR DEFENDANT. CASE SETTLED BEFORE TRIAL*
18. *TARZANA FALLS. INSURANCE APPRAISAL, EXPERT CONSTRUCTION CONSULTANT ON BEHALF OF THE INSURER. APPRAISAL COMPLETED.*
19. *WESTCREEK. CONSTRUCTION DEFECT SUIT, ON BEHALF OF SEVERAL SUBCONTRACTORS. CASE SETTLED BEFORE TRIAL*
20. *ROSS V. SPIRTZ. HOMEOWNER DISPUTE OVER VIEWSHED. TRIAL TESTIMONY GIVEN 3/6/96.*
21. *HARTSOOK HOA. CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. CASE SETTLED, 1998.*

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22. *MARKEL v. FELIX CONSTRUCTION CONSTRUCTION DEFECT SUIT. DEFENSE ON BEHALF OF DECKING SUBCONTRACTOR. CASE SETTLED IN MEDIATION.*
23. *ROCK SPRINGS VISTA HOA v. DEVELOPER. CONSTRUCTION DEFECT SUIT IN LAS VEGAS. PLAINTIFF ON BEHALF OF THE HOA.*
24. *CHYTEN RESIDENCE. CONSTRUCTION MANAGEMENT AND ADMINISTRATION ON BEHALF OF THE OWNER.*
25. *VISTA CATALINA HOA V. HEADLAND PROPERTIES. CONSTRUCTION DEFECT SUIT, LOS ANGELES. DEFENSE ON BEHALF OF THE FRAMING SUBCONTRACTOR. CASE SETTLED, 1998.*
26. *BAYAN V. WATT INDUSTRIES. CONSTRUCTION DEFECT SUIT, LOS ANGELES. DEFENSE ON BEHALF OF THE DRYWALL SUBCONTRACTOR. CASE SETTLED.*
27. *REMODEL/ADDITIONS TO TWO HOMES FOR THE HANDICAPPED. ARCHITECTURAL COMMISSION. COMPLETED.*
28. *CITY OF BEVERLY HILLS, DEPARTMENT OF BUILDING AND SAFETY. CONSULTING ASSIGNMENT TO AID THE BUILDING DEPARTMENT TO IDENTIFY AND PROPOSE MITIGATION MEASURES FOR FLOOD AREAS OF THE CITY. ASSIGNMENT COMPLETED.*
29. *PALMER SAND CANYON. CONSTRUCTION DEFECT SUIT IN SANTA CLARITA. ON BEHALF OF THE PAINTING SUBCONTRACTOR. SETTLED AT MEDIATION.*
30. *VILLAGGIO V. BOLIN. CONSTRUCTION DEFECT SUIT IN SAN CLEMENTE. ON BEHALF OF THE FRAMING SUBCONTRACTOR. SETTLED.*
31. *VILLAGE AT SAN DIMAS V. BOLIN. CONSTRUCTION DEFECT SUIT IN SAN DIMAS. ON BEHALF OF THE FRAMING SUBCONTRACTOR. CASE SETTLED.*
32. *CHECKOR V. STATE FARM INSURANCE. AN INSURANCE APPRAISAL CASE. ON BEHALF OF STATE FARM INSURANCE.*
33. *MONTANA HOA V. SELBY. CONSTRUCTION DEFECT CASE. ON BEHALF OF THE DEVELOPER/BUILDER. CASE SETTLED IN MEDIATION.*
34. *HOLIDAY, INSURANCE APPRAISAL: EXPERT CONSTRUCTION CONSULTANT TO BERGER, KAHN, ET AL.*
35. *FITZMORRIS RESIDENCE: CONSTRUCTION DEFECT SUIT. ON BEHALF OF THE OWNER. CASE SETTLED.*
36. *MCKINLEY SCHOOL: CONSTRUCTION DEFECT SUIT. ON BEHALF OF WINDOW MANUFACTURER. SETTLED.*

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37. FAIROAKS HOA V. MILGARD/CENTRAL SCREEN: CONSTRUCTION DEFECT SUIT. ON BEHALF OF THE OWNERS. SETTLED.
38. WEISCHADLE v. SMITH: CONSTRUCTION DEFECT SUIT. ON BEHALF OF THE FRAMER. ASSIGNMENT COMPLETED.
39. MOUNTAINGATE PLAZA: CONSTRUCTION DEFECT SUIT. ON BEHALF OF THE FRAMER. SETTLED.
40. LAWLER STREET CONDO REPAIRS: ARCHITECTURAL REPAIR WORKING DRAWINGS AND PROJECT CONSTRUCTION MANAGEMENT ON BEHALF OF THE HOMEOWNERS. REPAIRS COMPLETED.
41. RAUMBERGER V. TRUCK INSUR.: ON BEHALF OF THE INSURANCE COMPANY TO DETERMINE LEGITIMATE COST OF REPAIR. CASE SETTLED PRIOR TO TRIAL.
42. MESA VISTA NORTH: CONSTRUCTION DEFECT SUIT. ON BEHALF OF THE FRAMER. CASE SETTLED, 1998
43. EL TOVAR HOA: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE HOA.
44. NEW HORIZONS HOA V. BOLIN: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE FRAMER DEFENDANT. CASE COMPLETED.
45. ALLEGRO HOA V. WESTERN INSULATION: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE INSULATION SUBCONTRACTOR. CASE SETTLED.
46. SEAGATE VILLAS HOA v. 1450 LOCUST PARTNERS, L.P.: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE STUCCO SUBCONTRACTOR. CASE SETTLED.
47. G&G CONSTRUCTION: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE GENERAL CONTRACTOR. CASE SETTLED.
48. COOPER RENTAL UNIT, SHERMAN OAKS: CONSULTANT TO OWNER FOR RECONSTRUCTION DUE TO MAIN SEWER SYSTEM BACK-UP INTO PROPERTY. ASSIGNMENT COMPLETED.
49. CABRINI VILLAS TOWNHOMES, BURBANK: CONSULTANT ON STUCCO TO THE PARTY APPRAISER FOR THE INSURANCE COMPANY. CASE SETTLED.
50. VILLAMOURA HOA V. UDC HOMES: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE FRAMER DEFENDANT. CASE SETTLED.
51. APPRAISAL: PARTY APPRAISER ON BEHALF OF THE INSURANCE COMPANY. CASE SETTLED.
52. KRAKOVER RESIDENCE: ARCHITECT AND CONSTRUCTION MANAGER FOR AN ADDITION AND REMODEL OF THE KRAKOVER RESIDENCE. COMPLETED, 1998

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53. PALMER WARNER CENTER: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE RAIN GUTTER CONTRACTOR, PAINTING CONTRACTOR AND SHOWER DOOR CONTRACTOR. CASE SETTLED.
54. THE BRENTWOOD: COST ESTIMATE FOR A CONSTRUCTION DEFECT SUIT ON BEHALF OF THE HOMEOWNERS ASSOCIATION. CASE SETTLED.
55. VILLA POINT HOA V. IRVINE CO.: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE RAIN GUTTER CONTRACTOR. CASE SETTLED.
56. MARINERS PARK VILLAGE: INSURANCE DISPUTE BETWEEN HOA AND INSURANCE COMPANY. CASE SETTLED.
57. CALIFORNIA MARQUIS HOA V. KAUFFMAN AND BROAD: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE FRAMER. CASE SETTLED.
58. ROSEBUD HOA V. VENTEK: FORENSIC ANALYSIS AND TRIAL TESTIMONY ON BEHALF OF THE HOMEOWNERS ASSOCIATION. JURY TRIAL. VERDICT IN FAVOR OF KDG'S CLIENT.
59. CALRITZ HOA REPAIRS TO PROPERTY: CONSTRUCTION MANAGEMENT FOR REPAIRS TO CONSTRUCTION DEFECTS. COMPLETED 1998
60. CANYON COUNTRY VILLAS: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PAINTER. CASE SETTLED.
61. BIG ROCK HOMEOWNERS V. CITY OF MALIBU: FLOOD LIABILITY CASE ON BEHALF OF THE CITY OF MALIBU.
62. TIRNAUER: EARTHQUAKE INSURANCE DISPUTE. CASE SETTLED.
63. ALFIERIS: EARTHQUAKE INSURANCE DISPUTE. CASE COMPLETED.
64. TARZANA VILLAS, NORTH: EARTHQUAKE INSURANCE DISPUTE. CASE SETTLED.
65. OBERSCHEVEN SITE INSPECTION: HOMEOWNER DISPUTE WITH BUILDER.
66. FACTOR SITE INSPECTION: HOMEOWNER DISPUTE WITH BUILDER.
67. RASMUSSEN RESIDENCE: PROJECT CONSULTATION
68. PEPPERDINE UNIVERSITY (MALIBU) FACULTY HOUSING: CONSULTATION WITH THE UNIVERSITY AND THE FACULTY HOA. ASSIGNMENT COMPLETED.
69. LOTAKOV V. BROYTMAN: REAL ESTATE DISPUTE. CASE SETTLED.

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70. *KRAIGE V. COX: CONSTRUCTION DISPUTE BETWEEN GC AND OWNER. SETTLED, 1998*
71. *NOBLE PARK HOA V. DEVELOPER: CONSTRUCTION DEFECT SUIT ON BEHALF OF THE PLAINTIFF. CASE SETTLED.*
72. *VILLA MONTERA ARCHITECTURE AND CONSTRUCTION MANAGEMENT: REPAIRS TO QUAKE AND CONSTRUCTION DEFECT DAMAGE TO A 30 UNIT CONDOMINIUM, SYLMAR, CALIFORNIA.*
73. *TARZANA COURTS: INVESTIGATION OF ROOF AND DECK LEAKS FOR THE HOMEOWNERS ASSOCIATION. COMPLETED*
74. *MARCIANI v. KOSTRZEWSKI: CONSTRUCTION DEFECT SUIT, ON BEHALF OF A DEFENDANT. CASE SETTLED.*
75. *ENCINO SPA: COST ESTIMATE FOR A CONSTRUCTION DEFECT SUIT ON BEHALF OF THE HOMEOWNERS ASSOCIATION. CASE SETTLED.*
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