

EXPERT WITNESS 1989-2022

*Year:* 2022  
*Case Name:* One West Hellman, LLC v. SLA Architects and Cal Land Engineering, Inc.  
*Location:* 1 and 15 Hellman Ave., Alhambra, California  
*Client/Attorney:* Christine Chou, Esq., Law Offices of Edward C. Ip & Associates  
*Work Description:* Standard of Care for Architect and Civil Engineer on 3-story, 13,280sf medical condominium project with 72 parking spaces, 46 of which are underground, in conflict with Caltrans easement for 48" and 18" diameter below grade storm water drain pipes.

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*Year:* 2022  
*Case Name:* RGC Gaslamp, LLC v. Rottet Studios, LLC  
*Location:* Pendry Hotel in San Diego, California  
*Client/Attorney:* Ted Levin, Esq. and Tala Rezai, Esq., Clark Hill LLP  
*Work Description:* Standard of Care design and ADA issues on interior design of 317-room boutique hotel "considered the most luxurious in downtown San Diego", with pool deck, spa, and restaurants.

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*Year:* 2021-22  
*Case Name:* 2630 Strongs Drive  
*Location:* Venice, California 90291  
*Client/Attorney:* Matthew Hoesly, Dhillon Law Group Inc.  
*Work Description:* City of Los Angeles Building Code violations on design and construction of open, glazed interior stairway from ground level to rooftop deck causing injury in custom single family home constructed in 2008 along the Venice Canals.

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*Year:* 2021-22  
*Case Name:* Telenet VoIP, Inc. v. Montebello USD  
*Location:* Los Angeles, California  
*Client/Attorney:* Paul Sande, Esq., Orbach Huff Suarez Henderson LLP  
*Work Description:* Standard of Care obligations for full-service Program Management and Construction Management (PM/CM) firm on CA public works (K-12) project for Districtwide Network Cabling Upgrade requiring DSA approval.

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*Year:* 2020-21  
*Case Name:* American Multifamily, Inc. v. Architecture Design Collaborative  
*Location:* Claremont, California  
*Client/Attorney:* Nida & Romyn, P.C.  
*Work Description:* Standard of Care and Professional Negligence, Architect of Record on design and management during construction of 292-unit student housing project on the campus of Keck Graduate Institute.

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*Year:* 2020-22  
*Case Name:* Anthony Hicks Wrongful Death  
*Location:* Atlanta, Georgia  
*Client/Attorney:* Jay Sadd, Esq., Slappey & Sadd, LLC  
*Work Description:* Architect's Standard of Care and Building Code requirements regarding fatal accident of child falling through unprotected 5<sup>th</sup> floor window opening in newly built apartment complex recently acquired by new ownership.

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*Year:* 2021  
*Case Name:* Ali Dashti v. Cal Pacific Construction, Inc.  
*Location:* Burbank, California  
*Client/Attorney:* Roger Daneshi, Esq., Bleau Fox, a PLC  
*Work Description:* Construction project management for gas station renovation, involving Industry Standards for General Contractor, project scheduling and GC's failure to perform.

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*Year:* 2021-20  
*Case Name:* 2018 Woolsey Fire Litigation  
*Location:* Malibu, California  
*Client/Attorney:* Brianna Strange, Esq., Strange & Butler LLP  
*Work Description:* Fire reconstruction and cost estimating for single-family home replacement following 2018 Woolsey Fire.

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*Year:* 2020  
*Case Name:* Ronald Aarons v. Rodger Ebrahimi  
*Location:* Los Angeles County, California  
*Client/Attorney:* Elliot Stone, Esq., Law Offices of Elliott H. Stone  
*Work Description:* Testify in Van Nuys Superior Court regarding Architect's Standard of Care on luxury single-family home development, and unpaid fees for professional services.

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*Year:* 2020  
*Case Name:* James Holbrook v. R.D. Olson Construction; Hyatt Regency Hotel  
*Location:* Long Beach, California  
*Client/Attorney:* Brett G. Moore, Esq., Christensen Hsu Sipes, LLP  
*Work Description:* Architect's Standard of Care and Building Industry Standards involving slip and fall-type accident in hotel room.

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*Year:* 2019  
*Case Name:* Kemp v. Wallis Annenberg Center  
*Location:* Beverly Hills, California  
*Client/Attorney:* Amit Palta, Esq., Law Office of Kirk & Meyers  
*Work Description:* Certificate of Merit and related Architect's Standard of Care involving slip and fall accident occurring on Performing Arts Center campus.

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*Year:* 2018-19  
*Case Name:* Park Place v. Mesh LLC  
*Location:* Long Beach, California  
*Client/Attorney:* Curd, Galindo & Smith, LLP  
*Work Description:* FF&E Contractor failed to complete scope of work (“world class finish”) by completion date, delaying opening date causing hotel ownership economic losses.

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*Year:* 2019  
*Case Name:* Hamilton v. Baxley  
*Location:* Newport Beach, California  
*Client/Attorney:* Adesh Singh, Esq., P.K. Schrieffer LLP  
*Work Description:* Building Code compliance and recent stair construction involving slip and fall accident on stairs at Airbnb residence.

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*Year:* 2019  
*Case Name:* 878 E. 176<sup>th</sup> St. Owner, LLC v. Carlyle Holdings, LLC  
*Location:* Los Angeles, California  
*Client/Attorney:* David Krogh, Esq., Coldwell Banker  
*Work Description:* Real estate development dispute between Buyer and Seller regarding Historic Preservation Overlay Zoning in Carthay Circle neighborhood of Los Angeles and Architect’s Standard of Care.

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*Year:* 2018  
*Case Name:* Medina v. New Start Treatment and Recovery  
*Location:* Los Angeles County, CA  
*Client/Attorney:* Christopher Zopatti, Esq., CTSC Law  
*Work Description:* Building Code requirements and Architect’s Standard of Care for multiple locations of residential addiction recovery center facilities.

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*Year:* 2018  
*Case Name:* Fisher, et al. v. CAMC  
*Location:* Charleston, West Virginia  
*Client/Attorney:* Matthew Berhold, Esq., Berthold Law Firm  
*Work Description:* Provide expert witness testimony and deposition regarding building codes, construction industry standards, and Standard of Care for pedestrian ramp, sidewalk and building entrance at Charleston Area Medical Center where patient incurred injury due to uneven pavement.

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*Year:* 2018  
*Case Name:* Mission City Community Network v. Zakian Woo Architects  
*Location:* Los Angeles, CA  
*Client/Attorney:* John Hickman, Esq., Esquire Corporate Services  
*Work Description:* Provide expert witness services regarding construction industry standards and Architect’s Standard of Care for lawsuit by Medical Group against Architect of Record.

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*Year:* 2018  
*Case Name:* 3500 Sepulveda v. RREEF  
*Location:* Manhattan Beach, California  
*Client/Attorney:* Lara Leitner, Esq., Jeffer Mangels Butler & Mitchell  
*Work Description:* Prepare 35-page report with digital renderings in response to lawsuit between national real estate investment trust (shopping centers) and adjacent commercial property owner, involving renovation and expansion of Manhattan Village Shopping Center and Macy's Department Store. Opine on the design and construction impacts the project has on neighboring property and tenants, as related to prior "Construction, Operation and Reciprocal Easement Agreement" (COREA) and "Settlement Agreement" between parties in lawsuit.

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*Year:* 2018  
*Case Name:* Sandog v. City of San Diego, Plaza de Panama Committee  
*Location:* Balboa Park in San Diego, CA  
*Client/Attorney:* Cory J. Briggs, Esq., Briggs Law Corporation and Kevin Carlin, Esq., Carlin Law Group  
*Work Description:* Testify before Judge Pollack in San Diego Supreme Court as Construction Management Expert regarding the Plaza de Panama Improvement Agreement for funding, design and construction improvements in Balboa Park.

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*Year:* 2018  
*Case Name:* Southern California Health & Rehabilitation Program (SCHARP)  
*Location:* 3860 Crenshaw Blvd., Los Angeles, CA  
*Client/Attorney:* John Hickman, Esq., Esquire Corporate Services  
*Work Description:* Provide expert witness services regarding construction cost allocation between "vanilla shell" improvements and architectural tenant improvements for 10,000sf ground floor offices in multi-tenant commercial building.

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*Year:* 2017 - 2018  
*Case Name:* Yoav Aztman v. Efraim Oren, et al., City of Los Angeles  
*Location:* Los Angeles, CA  
*Client/Attorney:* Mei-Mei Cheng, Esq., Office of the City Attorney  
*Work Description:* Provide real estate development, design & construction cost estimating services to Los Angeles City Attorney in connection with lawsuit against real estate developer. Prepare schematic design and cost estimation to develop, design and build 50-unit affordable housing project with 50 parking spaces on multiple DTLA properties, to facilitate settlement agreement with City of Los Angeles.

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*Year:* 2017 - 2018  
*Case Name:* Jennifer Kim v. Crunch LLC  
*Location:* West Hollywood, CA  
*Client/Attorney:* Jie Lien, Esq., Harrington, Foxx, Dubrow & Canter  
*Work Description:* Provide expert witness testimony regarding building codes, industry standards, and architect standard of care for design of fitness facility where member slipped and fell in locker room.

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*Year:* 2017  
*Case Name:* Havenhurst Homes v. David Mordock  
*Location:* Encino, CA  
*Client/Attorney:* Rodney T. Lewin, Esq.  
*Work Description:* Financial analysis of development and construction costs on behalf of Limited Partners for 9-unit single family home.

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*Year:* 2016 - 2017  
*Case Name:* Yeum v. Wynmark  
*Location:* Goleta, CA  
*Client/Attorney:* Mark Norman, Esq., Harrington, Foxx, Dubrow & Cantor  
*Work Description:* Site design and standard of care issues involving path of travel for disabled pedestrian struck by motor vehicle at regional shopping center.

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*Year:* 2016 - 2017  
*Case Name:* Barrett v. Broad Green Pictures  
*Location:* Los Angeles, CA  
*Client/Attorney:* Scott Malzahn, Esq., Baker Marquart  
*Work Description:* Architectural design, standard of care issues and project construction costs for proposed hillside ultra-luxury residence in Hollywood Hills.

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*Year:* 2013 - 2016  
*Case Name:* Confederated Tribes Great Wolf (CTGW) v. GSBS Architects  
*Location:* Grand Mound, Washington  
*Client/Attorney:* Aaron Kastens, Esq., Benjamin Kaplan, Esq., Michael Best & Friedrich LLP  
*Work Description:* Review construction documentation including plans and specifications, prior depositions, and testify in court regarding preparation of 30+ page report itemizing Standard of Care issues of design professionals on \$100+ million project, 398-room Hotel Resort with indoor/outdoor Water Park and Conference Center.

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*Year:* 2015 - 2016  
*Case Name:* Modica v. Cal K-12 Construction  
*Location:* San Bernardino County  
*Client/Attorney:* Kirk Lauby, Esq., Fernandez & Lauby  
*Work Description:* Review project documentation including depositions, and prepare written report regarding Standard of Care for Construction Management firm representing public school district, due to jobsite subcontractor fatality during construction.

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*Year:* 2014 - 2015  
*Case Name:* Wahl v. Perellis  
*Location:* Montecito, California  
*Client/Attorney:* Christopher Haskell, Esq., Price, Postel & Parma  
*Work Description:* Review project documentation and depositions, prepare written report, and testify in court regarding professional services' Standard of Care and Construction Industry Standards during custom single family home construction.

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*Year:* 2014  
*Case Name:* SP3 Rincon Owner v. 401 Harrison Investor  
*Location:* San Francisco, California  
*Client/Attorney:* Aaron Gundzik, Esq., Gartenberg Gelfand Hayton & Selden  
*Work Description:* Review project invoices, development costs, financial records and Cost Sharing Agreement (CSA) prior to testimony in Deposition regarding 'Hard' versus 'Soft' costs for phased development and construction of 60-story and 50-story residential towers in San Francisco.

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*Year:* 2014  
*Case Name:* Digital Realty Trust v. Capstar Commercial Real Estate  
*Location:* Chicago, Illinois  
*Client/Attorney:* Adam Koss, Esq., Murphy Pearson Bradley & Feeny  
*Work Description:* In a case where the General Contractor and Property Management team (nine individuals) were sentenced to prison terms for engaging in \$10.4 million fraudulent billing and kickback scheme, review project documents to determine whether third-party Construction Manager/Owner's Representative should have suspected fraudulent invoices, change orders, certificates for payment, etc. from 6 non-existent (sham) subcontractors who provided no work and no material.

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*Year:* 2014  
*Case Name:* Milton Holdings, LLC v. MPA Architects  
*Location:* Lake Forest, California  
*Client/Attorney:* Heritage Montessori School, Mitchell Milstein, Esq.  
*Work Description:* Review plans, specifications and Owner-Architect Agreement to determine whether Architect revised permitted drawings without Owner's approval in order to reduce construction costs on behalf of General Contractor.

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*Year:* 2013 - 2014  
*Case Name:* Geoffrey Chen v. The Regents of the University of California  
*Location:* Irvine, California  
*Client/Attorney:* David M. Gillen, Esq., Stephen M. Harber, Esq., McCune & Harber, LLP  
*Work Description:* Review project documentation and visit site prior to my deposition regarding \$26 million accident claim against University involving Standard of Care for Facilities Management at UCI.

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*Year:* 2012 - 2013  
*Case Name:* City of West Covina v. Yaeger Skanska & Heinbuch Golf  
*Location:* West Covina, California  
*Client/Attorney:* Robert J. Gokoo, Esq.  
*Work Description:* Designated Construction Management Expert for Plaintiff, City of West Covina, regarding site grading and drainage improvements at Sport Park facility.

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*Year:* 2011 - 2012  
*Case Name:* Olive 8/RC Hedreen v. Mulvanny G2 Architecture  
*Location:* Seattle, Washington  
*Client/Attorney:* Brenda Molner, Esq., Ater Wynne LLP  
*Work Description:* Prepare 35+ page report detailing Standard of Care issues for design professionals on 39-story hotel/condo tower in downtown Seattle, \$160+ million project.

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*Year:* 2011  
*Case Name:* Persoon v. Union 76  
*Location:* Santa Barbara, California  
*Client/Attorney:* Eric A. Woosley, Esq.  
*Work Description:* Testify in Deposition and Court regarding Standard of Care for Gas Station site planning and facility design industry standards.

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*Year:* 2010 - 2011  
*Case Name:* Ocean View School District (OVSD) v. ASR Constructors, Inc. et al.  
*Location:* Huntington Beach and Fountain Valley, California  
*Client/Attorney:* Richard Fond, Esq., Bergman Dacey, Los Angeles  
*Work Description:* Designated Construction Management Expert Witness for Plaintiff, OVSD, regarding design and construction of four (4) Middle-School Gymnasium; slab-on-grade with multiple sources of below-grade water intrusion, and resultant damages to flooring.

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*Year:* April 2010 - December 2010  
*Case Name:* Quincy Smith v. Mark Savel  
*Location:* Los Angeles (Mid-Wilshire), California  
*Client/Attorney:* Ivie, McNeill & Wyatt  
*Work Description:* Architect Expert for Plaintiff regarding multi-family condominium development, claim architect delayed completion of project, allowed zoning entitlements to expire, and construction documents do not comply with zoning/planning approvals.

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*Year:* 1996 - 99  
*Case Name:* Harbour Island v. Shamrock  
*Location:* Oxnard, California  
*Client/Attorney:* Robins, Kaplan, Miller & Ciresi/Murtuagh, Miller, Meyers & Nelson  
*Work Description:* Investigate, evaluate and report on wide range of alleged construction defects. Assemble project team, conduct destructive testing, provide repair recommendations and cost estimates. Testify as expert witness during settlement proceedings.

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*Year:* 1997 - 1998  
*Case Name:* Tarzana Villa South  
*Location:* Tarzana, California  
*Client/Attorney:* Coast Management/Richard Sybert, Esq.  
*Work Description:* Investigate and evaluate constructive deficiencies, prepare scope and cost estimate of recommended repairs. Testify as expert witness during arbitration proceedings.

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*Year:* 1996 - 97  
*Case Name:* 328 Pacific Street  
*Location:* Santa Monica, California  
*Client/Attorney:* Homeowner Association/Levin, Stein, Chyten & Schneider  
*Work Description:* Identify, investigate and report on building construction defects including roofing, waterproofing, structural, acoustical and plumbing. Provide repair recommendations and cost estimates. Testify as expert witness during settlement proceedings.

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*Year:* 1996  
*Case Name:* Rose Court  
*Location:* Pasadena, California  
*Client/Attorney:* Rose Court Homeowner Association/Beven & Brock  
*Work Description:* Investigate extent and cause of various construction deficiencies including poor drainage conditions and concrete curbs and flatwork. Recommend alternative solutions and estimate repair costs.

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*Year:* 1996  
*Case Name:* McKinley Childrens Center  
*Location:* San Dimas, California  
*Client/Attorney:* Canyon View Schools/Sheppard, Mullin, Richter & Hampton  
*Work Description:* Identify, investigate and report on full range of design and construction deficiencies, most notably water intrusion and stucco defects. Prepare scope of repair work with estimated costs. Testify as expert witness during settlement conference.

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*Year:* 1996  
*Case Name:* Seascape II  
*Location:* Redondo Beach, California  
*Client/Attorney:* CNA/Long & Levit  
*Work Description:* Prepare response to claims of defective construction.

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*Year:* 1996  
*Case Name:* Precision Earthworks  
*Location:* Hacienda Heights, California  
*Client/Attorney:* Farmers Insurance/Early, Maslach & Price  
*Work Description:* Evaluate claims involving soil subsidence, earth settlement, concrete cracks and structural damage. Provide repair recommendations and cost estimates.

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*Year:* 1993 - 96  
*Case Name:* 928 19th Street  
*Location:* Santa Monica, California  
*Client/Attorney:* Behzad Kianmahd/Dennison, Bennett & Press  
*Work Description:* Identify and investigate full range of alleged construction defects. Develop repair recommendations, alternative solutions and detailed cost estimates. Participate as expert witness in settlement proceedings.

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*Year:* 1995 - 96  
*Case Name:* The Oaks  
*Location:* Del Rey Oaks, California  
*Client/Attorney:* CNA/Cummings & White  
*Work Description:* Evaluate alleged lath, plaster and drywalls subcontractor deficiencies. Determine extent and responsibility for claims, needed repairs and estimated costs.

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*Year:* 1995 - 96  
*Case Name:* Evergreen Country Villas  
*Location:* Anaheim, California  
*Client/Attorney:* CNA/Kirtland & Packard  
*Work Description:* Prepare response to claims involving defective concrete slabs, flatwork, foundations, footings and project coordination. Estimate repair costs. Testify as expert witness during settlement proceedings.

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*Year:* 1992 - 95  
*Case Name:* Franciscan Villas  
*Location:* Santa Barbara, California  
*Client/Attorney:* Aetna/Henderson, Thomas & Borgeson  
*Work Description:* Prepare 135-page response to claims of defective construction alleging 44 specific design and/or construction defects, valued at \$7 million. Conduct extensive site investigation and destructive testing to determine precise cause and extent of alleged failures. Prepare cost estimate for repairs totaling \$536,252. Participate as expert witness in mediation proceedings culminating in \$1 million settlement.

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*Year:* 1994 - 95  
*Case Name:* Princess Court  
*Location:* Long Beach, California  
*Client/Attorney:* Penn American Insurance/Burns, Ammirato, et al.  
*Work Description:* Prepare response to claims involving defective framing, roofing, waterproofing, plumbing and HVAC. Provide repair recommendations and estimated costs. Participate as expert witness in settlement proceedings.

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*Year:* 1994 - 95  
*Case Name:* Paseo Del Mar  
*Location:* Ventura, California  
*Client/Attorney:* M.J. Brock & Sons, Inc./Bruce Trent & Associates  
*Work Description:* Investigate alleged construction defects, document location and extent, provide repair recommendations and cost estimates.

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*Year:* 1993 - 95  
*Case Name:* The Meadows  
*Location:* Santa Barbara, California  
*Client/Attorney:* Coats/Henderson & Angle  
*Work Description:* Provide response to claims involving defective construction, earth movement and poor drainage. Recommended appropriate repairs and estimate reconstruction. Testify as expert witness during settlement proceedings.

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*Year:* 1993 - 94  
*Case Name:* South Bay Crest  
*Location:* Torrance, California  
*Client/Attorney:* South Bay Crest HOA/Wolf, Rifkin & Shapiro  
*Work Description:* Inspect, investigate and report on scope of construction defects. Provide recommended repairs and estimated costs to mitigate damages. Testify as expert witness during mediation proceedings.

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*Year:* 1992 - 93  
*Case Name:* Village Niguel Terrace I  
*Location:* El Toro, California  
*Client/Attorney:* Village Niguel HOA/Fiore, Nordberg & Walker  
*Work Description:* Present claims of construction deficiencies. Participate during settlement proceedings involving various responsible contractors.

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*Year:* 1989 - 1992  
*Case Name:* Promenade West  
*Location:* Los Angeles, California  
*Client/Attorney:* Goldrich & Kest/Levin, Stein & Chyten  
*Work Description:* Prepare response, documentation, repair recommendations and cost estimates for full range of alleged construction deficiencies. Participate during destructive testing investigation and analysis. Coordinate expert reports.

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