



# LASKI & GORDON, LLP

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ANTHONY E. GLASS

October 21, 2013

Board Proceedings Division MIC:80  
State Board of Equalization  
P O Box 942879  
Sacramento, CA 94299-9879

Re: Ezra and Ruth Ziv  
Case ID: 567507

Dear Sir/Madam:

The description of the accompanying pictures are as follows:

Page 1 Top Picture: Damaged cartons of records and damaged furniture.

Page 1 Bottom Picture: Damaged cartons of records.

Page 2 Top Picture: Damaged Furniture

Page 2 Bottom Picture: Damaged Furniture

Page 3 Top Picture: Damaged Child's Car Seat

Page 3 Bottom Picture: Damaged Furniture

Cordially



Mortimer Laski

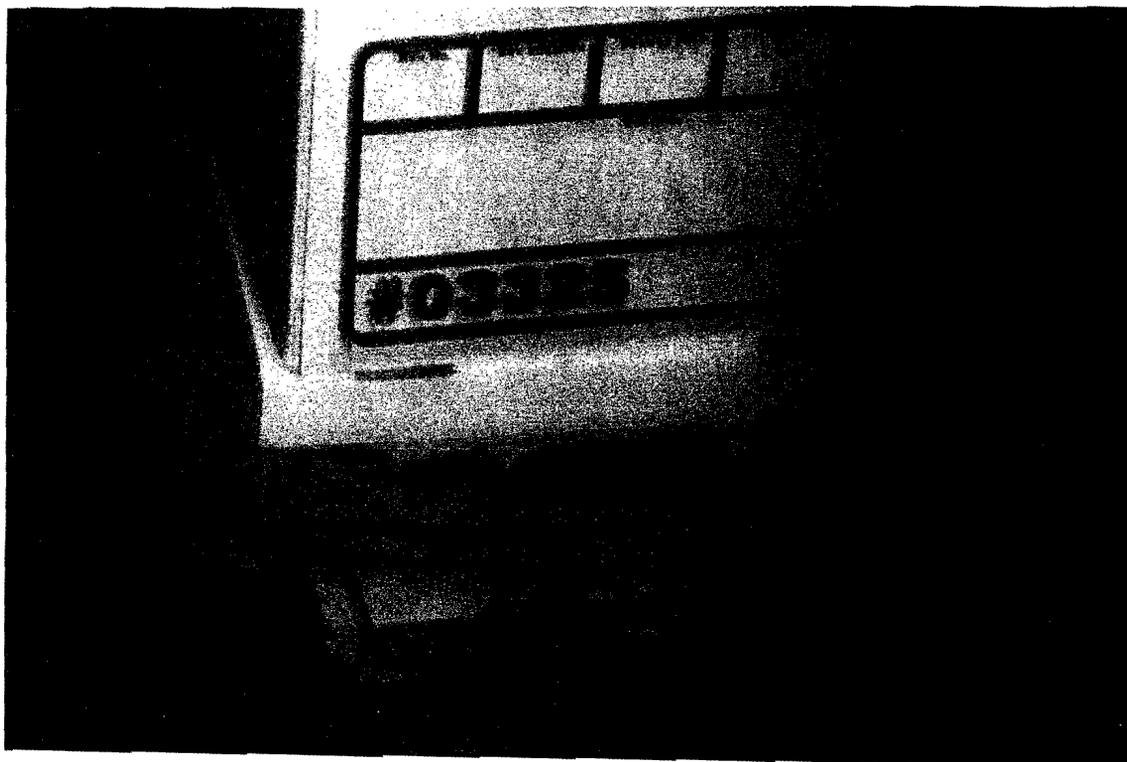
In the Matter of the Appeal of:

PERSONAL INCOME TAX APPEAL

EZRA ZIV AND RUTH ZIV

Case No. 567507

PICTURES OF WATER DAMAGE IN THE GARAGE WHERE THE  
RECORDS AND FURNITURE WERE KEPT.



BOARD OF EQUALIZATION  
STATE OF CALIFORNIA

Page 2 of 3

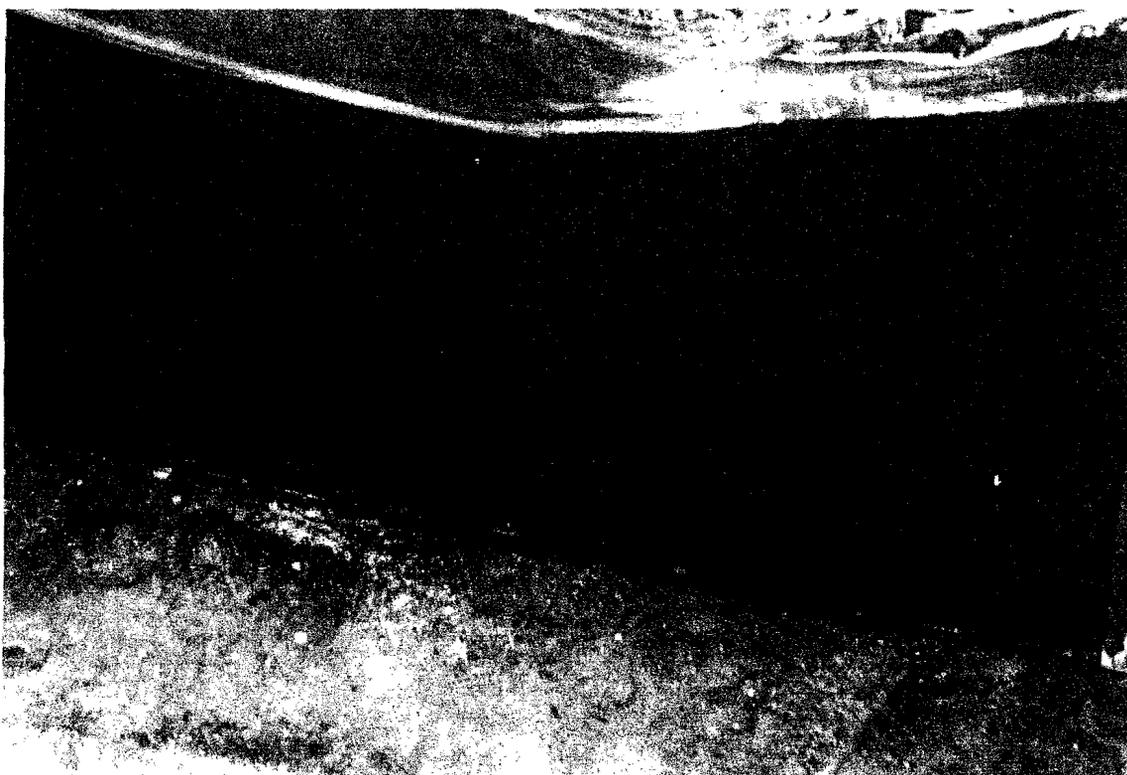
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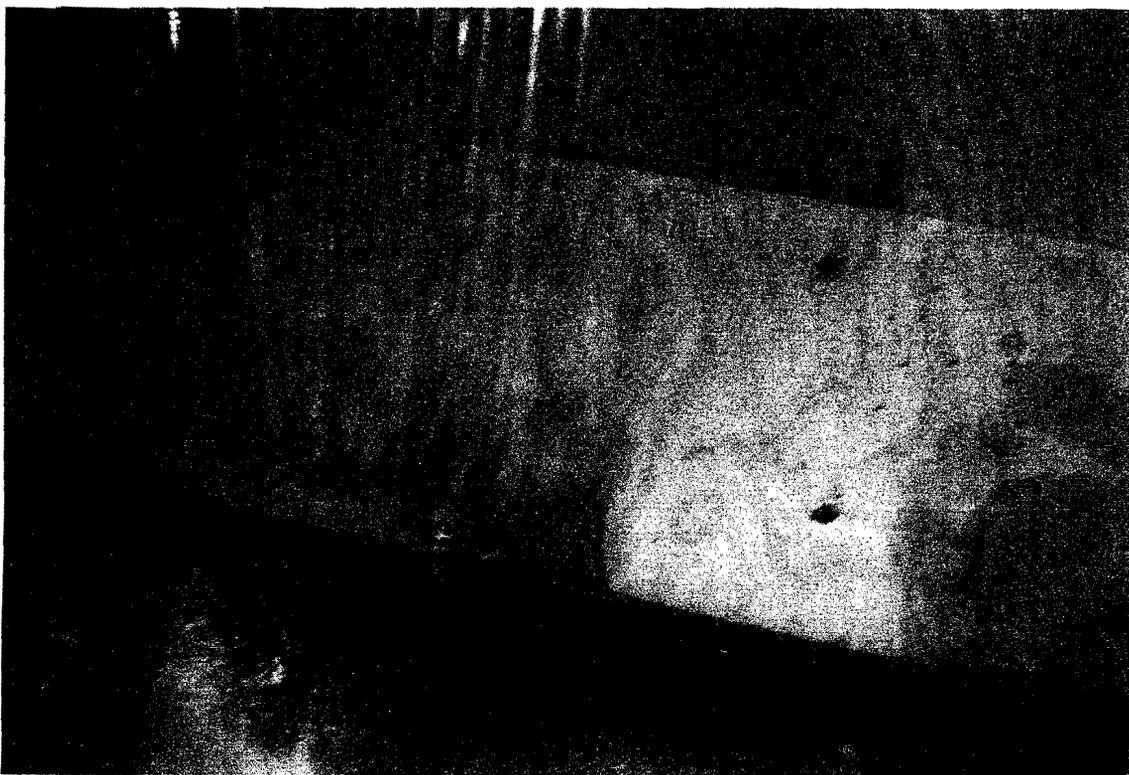
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STATE OF CALIFORNIA

In the Matter of the Appeal of:

PERSONAL INCOME TAX APPEAL

EZRA ZIV AND RUTH ZIV

Case No. 567507

**STATEMENT BY EZRA ZIV REGARDING THE DAMAGED RECORDS**

I sold my residence at [REDACTED], ("Chandler House"), and moved from such residence on or about April 17, 2006.

My family and I moved to a house that we rented located at [REDACTED] Sherman Oaks, California, ("Hartsook House"). We lived at the Hartsook House for approximately one year until our new home was completed.

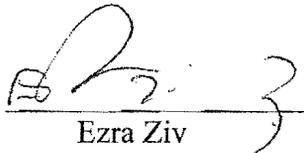
The Hartsook House was about 2300 square feet, and the Chandler House that we had moved from, was 6100 square feet.

There was a lot of furniture which we had to temporarily store in the garage, along with all of our old records including all of our old returns dating back to the early nineteen eighties, and other important records, such as the records for the construction of the Chandler House.

During our first and only winter at the Hartsook House there had been some significant rain which caused flooding in the garage of this home. The boxes of the records became mildew and thoroughly inhabited with small bugs. The records eventually dried but my wife did not want to take them to the new house, so we disposed of them.

I did not make a claim for insurance as I did not have flood insurance. I also did not claim any loss on my tax return for damage to the furniture in the garage.

I declare under the penalty of perjury that the above statement to the best of my knowledge and belief, is true correct and complete.

  
Ezra Ziv



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### Total Seasonal Rainfall (Precipitation) Los Angeles Civic Center, 1877-2012

Average since 1877 thru 2012 (135 years):  
**14.98 inches**

Season (July 1-June 30)	Total Inches of Rainfall	Inches Above/Below (+/-) 135 Year Average
2011-2012	8.69	-6.29
2010-2011	20.20	+5.22
2009-2010	16.36	+1.38
2008-2009	9.08	-5.90
2007-2008	13.53	-1.45
2006-2007	3.21	-11.77
2005-2006	13.19	-1.79
2004-2005	37.96	+22.98
2003-2004	9.25	-5.73
2002-2003	16.42	+1.44
2001-2002	4.42	-10.56
2000-2001	17.94	+2.96
1999-2000	11.57	-3.41
1998-1999	9.09	-5.89
1997-1998	31.01	+16.03
1996-1997	12.40	-2.58
1995-1996	12.44	-2.54
1994-1995	24.35	+9.37



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- L.A. City

#### Neighborhoods

- L.A. City Zip Codes
- All L.A. County (All 88 cities-plus)

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L.A. Maps Online



Click on Map Above

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Repeal Obama's  
Policies? Vote Here  
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1993-1994	8.11	-6.87
1992-1993	27.36	+12.38
1991-1992	21.00	+6.02
1990-1991	11.99	-2.99
1989-1990	7.35	-7.63
1988-1989	8.08	-6.90
1987-1988	12.48	-2.50
1986-1987	7.66	-7.32
1985-1986	17.86	+2.88
1984-1985	12.82	-2.16
1983-1984	10.43	-4.55
1982-1983	31.28	+16.3
1981-1982	10.71	-4.27
1980-1981	8.96	-6.02
1979-1980	26.98	+12.00
1978-1979	19.67	+4.69
1977-1978	33.44	+18.46
1976-1977	12.30	-2.68
1975-1976	7.21	-7.77
1974-1975	14.35	-0.63
1973-1974	14.92	-0.06
1972-1973	21.26	+6.28
1971-1972	7.17	-7.81
1970-1971	12.32	-2.66
1969-1970	7.74	-7.24
1968-1969	27.47	+12.49
1967-1968	16.58	+1.60
1966-1967	22.00	+7.02
1965-1966	20.44	+5.46
1964-1965	13.68	-1.30
1963-1964	7.93	-7.05
1962-1963	8.38	-6.60
1961-1962	18.79	+3.81
1960-1961	4.85	-10.13
1959-1960	8.18	-6.80
1958-1959	5.58	-9.40
1957-1958	21.13	+6.15
1956-1957	9.54	-5.44
1955-1956	16.00	+1.02

### COO Data Platform

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1954-1955	11.94	-3.04
1953-1954	11.99	-2.99
1952-1953	9.46	-5.52
1951-1952	26.21	+11.23
1950-1951	8.21	-6.77
1949-1950	10.59	-4.39
1948-1949	7.99	-6.99
1947-1948	7.22	-7.76
1946-1947	12.36	-2.62
1945-1946	11.65	-3.33
1944-1945	11.59	-3.39
1943-1944	19.22	+4.24
1942-1943	18.17	+3.19
1941-1942	11.18	-3.80
1940-1941	32.76	+17.78
1939-1940	19.21	+4.23
1938-1939	13.07	-1.91
1937-1938	23.43	+8.45
1936-1937	22.41	+7.43
1935-1936	13.47	-1.51
1934-1935	21.66	+6.68
1933-1934	14.94	-0.04
1932-1933	11.88	-3.10
1931-1932	16.93	+1.95
1930-1931	12.52	-2.46
1929-1930	11.52	-3.46
1928-1929	12.66	-2.32
1927-1928	9.77	-5.21
1926-1927	18.03	+3.05
1925-1926	17.56	+2.58
1924-1925	7.94	-7.04
1923-1924	6.67	-8.31
1922-1923	9.59	-5.39
1921-1922	19.66	+4.68
1920-1921	13.65	-1.33
1919-1920	12.52	-2.46
1918-1919	8.58	-6.40
1917-1918	13.86	-1.12
1916-1917	15.26	+0.28

1915-1916	19.92	+4.94
1914-1915	17.05	+2.07
1913-1914	23.65	+8.67
1912-1913	13.42	-1.56
1911-1912	11.60	-3.38
1910-1911	16.18	+1.20
1909-1910	12.63	-2.35
1908-1909	19.18	+4.20
1907-1908	11.72	-3.26
1906-1907	19.30	+4.32
1905-1906	18.65	+3.67
1904-1905	19.52	+4.54
1903-1904	8.72	-6.26
1902-1903	19.32	+4.34
1901-1902	10.60	-4.38
1900-1901	16.29	+1.31
1899-1900	7.91	-7.07
1898-1899	5.59	-9.39
1897-1898	7.06	-7.92
1896-1897	18.83	+3.85
1895-1896	8.51	-6.47
1894-1895	16.11	+1.13
1893-1894	6.73	-8.25
1892-1893	26.28	+11.30
1891-1892	11.85	-3.13
1890-1891	13.36	-1.62
1889-1890	34.84	+19.86
1888-1889	19.28	+4.30
1887-1888	13.87	-1.11
1886-1887	14.05	-0.93
1885-1886	22.31	+7.33
1884-1885	9.21	-5.77
1883-1884	38.18	+23.20
1882-1883	12.16	-2.82
1881-1882	10.40	-4.58
1880-1881	13.13	-1.85
1879-1880	20.34	+5.36
1878-1879	11.35	-3.63
1877-1878	21.26	+6.28

Source: National Weather Service

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In the Matter of the Appeal of:

PERSONAL INCOME TAX APPEAL

EZRA ZIV AND RUTH ZIV

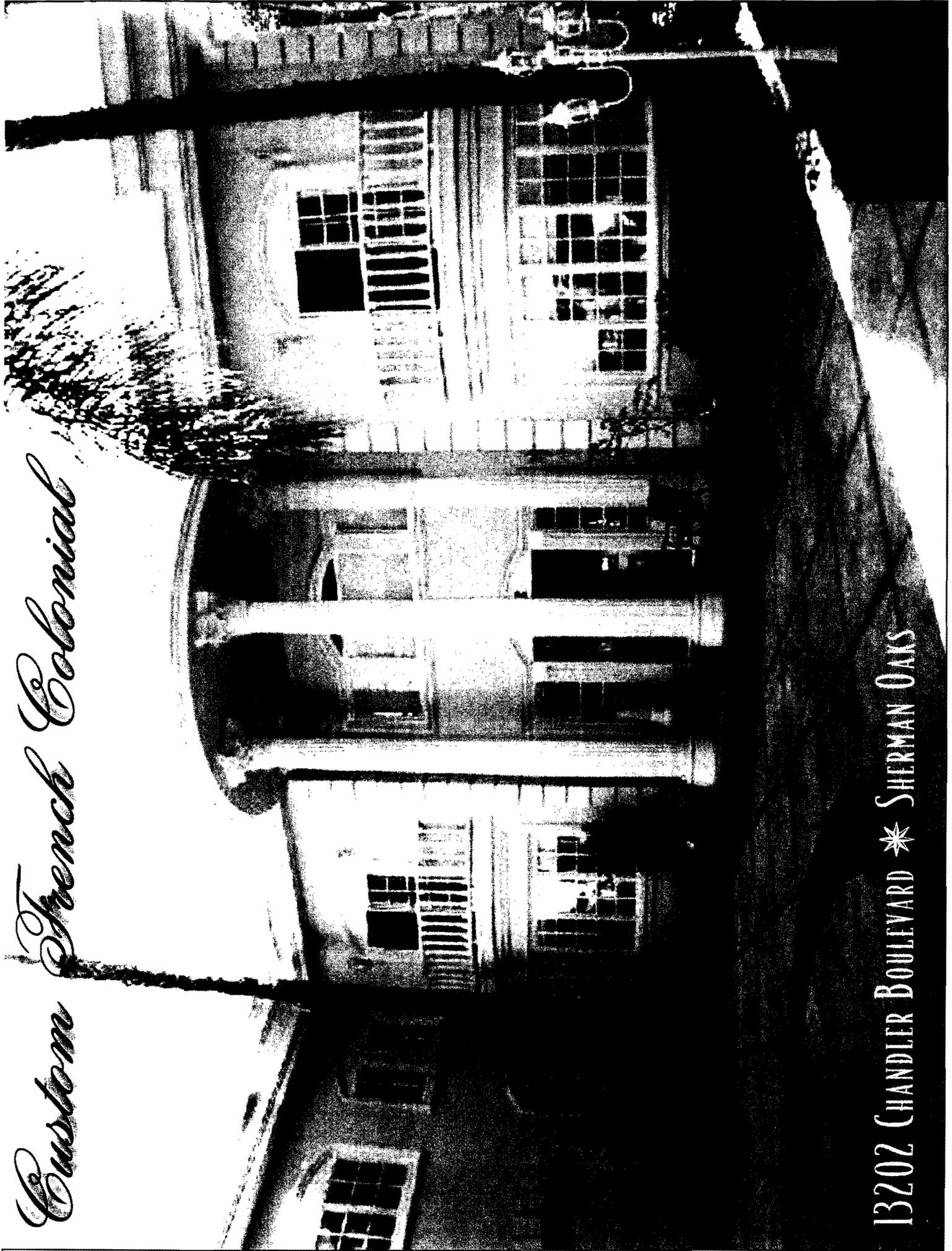
Case No. 567507

COLOR PHOTO OF SUBJECT PROPERTY

SHOWING

FRONT & BACK OF HOUSE AND A FEW ROOMS

*Custom French Colonial*

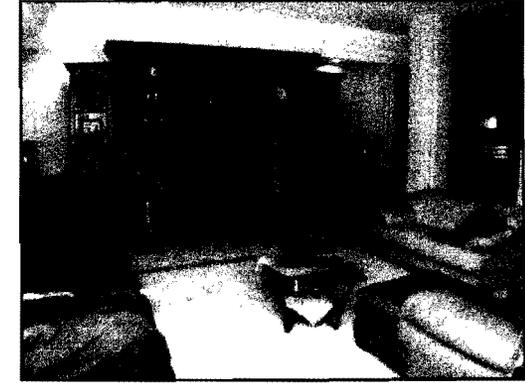


13202 CHANDLER BOULEVARD \* SHERMAN OAKS

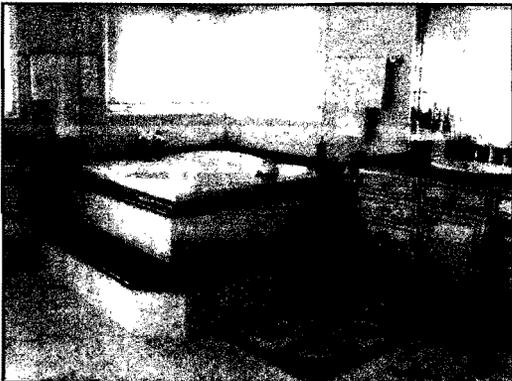
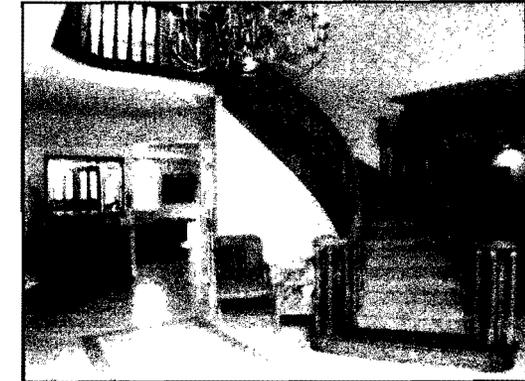
# 13202 CHANDLER BOULEVARD \* SHERMAN OAKS



A large motor court greets you as you pass through the front gate of this six bedroom (plus office), seven bath home, built in 1990. The builder liked it so much he moved in to it himself. A soaring, two-story entrance welcomes you inside this gracious home. At the heart of the home is a huge eat-in-kitchen with granite counters and matching granite table, Sub-Zero, double oven, two dishwashers, walk-in pantry and island with prep sink. The sumptuous Master Suite offers a sitting room, balcony and bath with double-size spa tub and sauna. There is also a bright, formal dining room plus maids quarters with separate entrance. Other amenities include; three-zone air conditioning and a three car garage.



The beautifully landscaped backyard feels like a spa retreat and offers a grassy area and built in BBQ as well as an inviting pool and spa. With approximately 6,105 square feet of living space on a 13,926 square foot lot, there is plenty of room for everyone.



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Case No. 567507

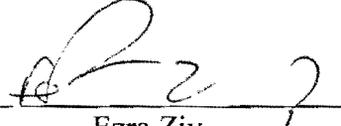
**STATEMENT BY EZRA ZIV REGARDING INSURANCE CLAIM AND/OR LOSS  
CLAIMED ON FEDERAL & STATE OF CALIFORNIA TAX RETURNS**

Please be advised that I experienced damage due to the earthquake in 1994 to my residence, at [REDACTED]. The damage was in excess of \$100,000.

I did not have earthquake insurance coverage therefore I received no proceeds from an insurance claim.

I did not claim a deduction on my tax return, Federal or State of California, in 1994 or any other year for the loss I sustained due to the earthquake.

I declare under the penalty of perjury that the above statement to the best of my knowledge and belief, is true correct and complete.

  
Ezra Ziv

BOARD OF EQUALIZATION  
STATE OF CALIFORNIA

In the Matter of the Appeal of:

PERSONAL INCOME TAX APPEAL

EZRA ZIV AND RUTH ZIV

Case No. 567507

SIGNIFICANT L.A. AREA EARTHQUAKES

1769-PRESENT

JANUARY 17, 1994 EARTHQUAKE

January 17, 1994 @ 4:30 am-A 6.7Mw quake located one mile south- southwest of Northridge and 20 miles west-northwest of Los Angeles and centered on the Northridge Thrust—also known as the Pico Thrust. Several other faults experienced minor rupture, rupture during large aftershocks, or triggered slip.

The earthquake occurred on a blind thrust fault, and produced the strongest ground motions ever instrumentally recorded in an urban setting in North America. Damage was wide-spread, sections of major freeways collapsed, parking structures and office buildings collapsed, and numerous apartment buildings suffered irreparable damage. Damage to wood-frame apartment houses was very widespread in the San Fernando Valley and Santa Monica areas, especially to structures with “soft” first floor or lower-level parking garages. The high accelerations, both vertical and horizontal, lifted structures off of their foundations and/or shifted walls laterally.

Sixty people were killed, more than 7,000 were injured, 20,000 were home-less and more than 40,000 buildings were damaged in Los Angeles, Ventura, Orange and San Bernardino Counties. Severe damage occurred in the San Fernando Valley: maximum intensities of (IX) were observed in and near Northridge and in Sherman Oaks. Lesser, but still significant damage occurred at Fillmore, Glendale, Santa Clarita, Santa Monica, Simi Valley and in western and central Los Angeles, and damage was also sustained to Anaheim Stadium.

Collapsed overpasses closed sections of the Santa Monica Freeway, the Antelope Valley Freeway, the Simi Valley Freeway and the Golden State Freeway. Fires caused additional damage in the San Fernando Valley and at Malibu and Venice. It was one of the most expensive natural disasters in US history, with total damage in excess of \$40 billion.

Felt throughout much of southern California and as far away as Turlock, California; Las Vegas, Nevada; Richfield, Utah and Ensenada, Mexico. The maximum recorded acceleration exceeded 1.0g at several sites in the area with the largest value of 1.8g recorded at Tarzana, about 7 km south of the epicenter.

A maximum uplift of about 15 cm occurred in the Santa Susana Mountains and many rockslides occurred in mountain areas, blocking some roads. Some ground cracks were observed at Granada Hills and in Potrero Canyon. Some liquefaction occurred at Simi Valley and in some other parts of the Los Angeles Basin.

Thousands of buildings were significantly damaged, and more than 1,600 were later “red-tagged” as unsafe to enter. Another 7,300 buildings were restricted to limited entry (“yellow-tagged”), and many thousands of other structures incurred at least minor damage. The 10-20 seconds of strong shaking collapsed buildings, brought down freeway interchanges, and ruptured gas lines that exploded into fires.

During the Northridge earthquake, liquefaction was a major cause of damage in the Kings Harbor area of Redondo Beach. The quake also caused more than 11,000 landslides, some of which damaged structures or blocked roads. A few days after the earthquake, 9,000 homes and businesses were still without electricity; 20,000 were without gas; and more than 48,500 had little or no water.

Thousands of aftershocks, many in the magnitude 4.0 to 5.0 range, occurred during the next few weeks, further damaging already-affected structures. Most damage was caused by shaking, but ground failure and several dozen fires triggered by the earthquake also caused substantial damage. There were

extremely strong ground motions—among the strongest ever recorded. This strong shaking and the epicenter's location within the densely built-up San Fernando Valley were major contributors to the large losses.

Building damage in the 1994 Northridge Earthquake was widespread, including collapses of both old and new structures. Damage south of the Hollywood Hills was relatively spotty and was concentrated in older build-ings and on softer soils—except in Santa Monica, located directly south of the epicentral area, which had extensive damage. Significant structural damage was reported up to 77 km from the epicenter.

This earthquake also caused extensive destruction of building interiors. Because of the intense shaking and heavy damage to other building ele-ments, sprinkler piping was frequently severed and systems were rendered useless on a much wider scale than has been seen in other earthquakes. Interior partitions, furniture, ceilings, and HVAC and other equipment were destroyed with a thoroughness never before seen on such a scale.

Soft (very flexible) stories, which current building codes attempt to dis-courage, collapsed and caused loss of life. Concrete-frame buildings and concrete parking structures were seriously damaged, and many collapsed. Steel high rises and other steel buildings generally performed well, although there was significant and widespread damage to a number of steel buildings throughout the area. Concrete tilt-ups, including many office buildings, failed in great numbers.

The earthquake caused spectacular collapses and dramatic failures of major modern structures, including new structures. New reinforced concrete garages and many relatively new tilt-up concrete and other buildings col-lapsed or were severely damaged. Severe structural damage to residences was found as far away as the Santa Clarita Valley to the north, south-central Los Angeles to the south, Azusa to the east, and eastern Ventura County to the west.

Many hundreds of apartment buildings were severely damaged. Entire neigh-borhoods in Sherman Oaks and to the east of California State University, Northridge, were essentially destroyed by the earthquake. Had the earth-quake been slightly larger, many more collapses could have occurred and the losses of life could have been much greater.

Widespread damage to unbolted houses and to older houses with cripple-stud foundations occurred. Newer houses on slab-on-grade foundations were severely damaged because they were inadequately anchored. Damage to masonry chimneys; tall, poorly fastened wood chimneys; and masonry-block walls was widespread, occurring as far away as Santa Monica, Thou-sand Oaks, and Santa Clarita. Poorly reinforced and unreinforced masonry fences collapsed throughout the valley. Many streets were lined with such debris.

Two-story houses without any plywood sheathing typically had extensive cracking of interior sheetrock, particularly on the second floor. In such houses, the contents on the second floor were usually damaged much more extensively. Nine hillside houses built on stilts in Sherman Oaks collapsed. All but one of the homes were constructed in the 1960s—predating the major building code revisions made after the 1971 San Fernando Earthquake. At least 14 people slid downhill with their homes: four were killed.

As with all other damaging U.S. earthquakes, the most widespread damage to mobile homes was caused by the homes' falling off of their temporary foundations. In Santa Clarita, located approximately 25 km northeast of the epicenter, almost half of the 3,000 mobile homes shook off of their pedestal

foundations. Detachment of the structures from the foundation had disastrous effects on utility lines, especially gas and propane. Between 100 and 150 mobile homes were consumed by multiple fires at three separate San Fernando Valley mobile home parks when gas lines and propane tanks ruptured.

Some of the most dramatic earthquake damage occurred in several of the large shopping centers scattered throughout the valley. Damage ranged from the near-total collapse of a major Northridge department store to severe damage to buildings, equipment, and architectural finishes. Large inventory losses at many stores were caused by collapsed displays and warehouse storage shelving, collapsed ceilings and suspended equipment, and water damage from ruptured fire-protection and mechanical systems. Many sprinkler systems were inadvertently activated or broken during the earthquake, completely soaking the interiors of some stores.

Affected malls included Northridge Fashion Center, Topanga Plaza, Promenade Mall, Fallbrook Square Shopping Mall, Sherman Oaks Fashion Square, Sherman Oaks Galleria, Panorama Mall, and others. Many large department stores damaged in the earthquake were built in the 1970s using certain reinforced concrete structural systems now known to be vulnerable in earthquakes. The Northridge department store that almost totally collapsed was a 22-year-old reinforced concrete-frame structure.

Many hundreds of commercial buildings throughout the region had severe interior damage. Inadequately braced suspended ceilings and suspended equipment such as sprinkler piping, air conditioning units, ducting, lights, and architectural components collapsed. These collapses broke sprinkler and utility pipes, including some that had been seismically braced, drenching the contents below. Such collapses caused a significant percentage of the contents losses. Failed fire sprinkler lines (resulting from inadequate bracing) and the resultant water spray caused much additional damage.

Heavy architectural veneers and exterior cladding, such as decorative brick, were extensively damaged. The collapse of such features caused additional damage to roofs and equipment on other structures nearby. Falling debris would have been a major hazard to pedestrians had the earthquake occurred during business hours.

Inadequately anchored mechanical and electrical equipment had extensive damage. Chillers, fans, cooling towers, and electrical panels were often mounted on roofs and in penthouses. The severe ground motions produced roof accelerations much higher than were anticipated by current building codes, resulting in extensive equipment damage.

At Northridge Fashion Center, two new, large, three-story, precast, pre-stressed concrete garages collapsed. The oldest parking structure in the mall, a cast-in-place structure, was extensively damaged, but did not collapse. All six reinforced concrete garages investigated at or near Sherman Oaks Fashion Square were extensively damaged, including partial collapses.

The most spectacular major building collapses in this earthquake were typically of reinforced concrete-frame buildings designed and built prior to about 1975, although some post-1975 parking garages collapsed or were severely damaged, as discussed previously. The near-total collapse of a department store in Northridge, and the partial collapse of a five-story medical building in Granada Hills—adjacent to an undamaged hospital—are two such examples. In these cases, as well as in others, the older concrete frames had inadequate strength and reinforcing details.

One surprising instance of damage to a steel structure was the collapse of the roof structure supporting the Jumbotron scoreboard at Anaheim Stadium, more than 80 km from the epicenter. The roof structure was part of a stadium expansion constructed in 1988. The falling scoreboard crushed or damaged the stadium below and about 1,000 seats in the upper deck.

Egna Ltd

2006

Old Chamber House

1/1/91

Land	500,000
Build 6100 x 180	1,088,000
Equashe	100,000

2,388,000  
(100,000)

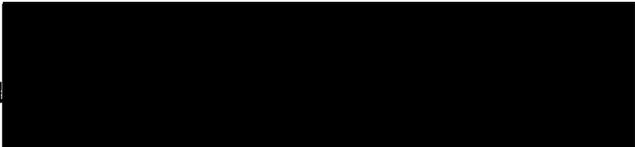
Est all paid

# CONSTRUCTION FORENSICS, INC.



July 7, 2011

Laski & Gordon, LLP  
Mortimer Laski  
15233 Ventura Boulevard  
Penthouse Suite 1  
Sherman Oaks, CA 91403

**Regarding: Ziv Residence – 1** 

Dear Mr. Laski:

The following is a summary to go along with my Scope & Cost of Repair report:

## **Summary**

This is my statement of experience of the construction costs during the 1990 period in the construction industry of the Greater Los Angeles area. At this time, I had under my control construction of custom, large square-footage tract homes in the North Ranch area of Thousand Oaks, a single custom-home in the Brentwood area, and a single custom home in Calabasas. The custom tract homes in the North Ranch area of Thousand Oaks were being built by a development company (Tiffany Development), of which I was their managing superintendent, and the two custom-homes were for private clients during the same timeframe.

At that time, it was my experience that in the Thousand Oaks North Ranch semi-custom tract homes that their cost was anticipated to be at \$185 per square foot projected construction cost. Subsequently, because of the volatility of the market and cost increases, they cost over \$225 per square foot and did not include any of the site improvements and the property was owned by the client. These tract homes were not of the magnitude of the quality and materials used in the subject property at . The subject property exceeds the scope of material costs on the exterior and interior, which would, in my opinion, increase the cost of this house per square foot, but the \$225 per square foot would be appropriate because of the size of the house at 6,100 feet versus the square footage of the North Ranch homes being between 4,000 and 5,500 square feet.

The subject property at  ~~did cost at least \$225 per square foot and did not include any of the site improvements, and the property is owned free and clear by the client as well.~~ The supervision cost for the Chandler house would be at approximately \$65 per hour for a sixty (60) hour week for six (6) months, or approximately twenty-five (25) weeks for a total of approximately \$101,400.00 in construction management fees. For the Chandler house at 6,100 square feet, this would be approximately \$16.62 per square foot management fee construction cost, which would be in addition to the \$225 per square foot cost.

The custom home in Brentwood was a one-story home, a theme house (French country) and its construction cost was \$900,000 for a 4,000 square foot house, or \$225 per square foot. This cost was before any type of management costs or overhead and profit, which would normally

## CONSTRUCTION FORENSICS, INC.



be in the 20% range, extending the cost of this home to approximately \$264 per square foot. This did not include any of the site improvements, and the property was owned by the client.

The other home in Calabasas was a two-story, stucco-clad, contemporary house built with a spec house next door, both being approximately 4,100 square feet each. These two homes were semi-custom and did not have the appointments in them such as the subject property on Chandler Boulevard. Their cost came in at approximately \$215 per square foot, again without any overhead or profit, and did not include any of the site improvements and the property was owned by the client at that time; they were built for a developer and his accountant, and I was paid supervision salary to build these two houses, in addition to the square foot cost of the home and spec house.

Other parts of my experience have been through Robert G. McConihay General Contracting and Construction Forensics (both of which I am the Principal of), either in construction, rehab of modeled homes for fire damage, earthquake damage, or any other kind of damage repair for homes of this like, kind and quality. I am a licensed general contractor in the State of California, in good standing, and also a forensic investigator for law firms and insurance companies concerning this type of work for the costing of apartments, condominiums, tract homes, custom homes, ranging up to custom houses that cost over \$80,000,000. The areas that I have conducted investigations in are: New York City, Las Vegas, Los Angeles, San Diego, Aspen (Colorado), and custom-homes in Montana and Washington State. As Principal and President of Robert G. McConihay General Contracting, Inc. I have repaired both dozens of homes pursuant to the 1994 Northridge Earthquake (including condominiums, single-family dwellings and commercial buildings) and have worked on approximately 1,500 cases for law firms regarding insufficient funds for earthquake settlement or contractors that performed inefficient work upon earthquake damaged homes pursuant to the 1994 earthquake.

If there are any further questions regarding my estimate of cost for this property located at [REDACTED], please do not hesitate to contact me.

Sincerely,  
CONSTRUCTION FORENSICS, INC.  
A California corporation

By:

  
Robert G. McConihay, President  
CFI:aeb

# CONSTRUCTION FORENSICS, INC.

## SCOPE & COST OF REPAIR

Page 1 of 2

Name Ziv Residence	Date June 2, 2011	Estimator Robert McConihay
Address [REDACTED]		<i>Robert McConihay</i> 6-2-11

Locations	Quantity	Unit Cost	Total
<b>Dwelling</b>			
2 story, custom colonial-style, BUR roof, parapet fascia, stucco-clad exterior.			
Custom wood windows and doors			
Railings pillars and architectural cast concrete accent luxury grade			
Interior:			
Marble flooring throughout, custom bent wood staircase			
Vaulted and coffered ceilings burred			
Crown moldings, custom cabinets, granite countertops throughout.			
<b>Cost per square foot to construct a home this size, style or theme - finishes and location in 1990 would be approx. \$220 per square foot</b>	6100	SF 220.00	\$ 1,342,000.00
<b>1994 Northridge Earthquake repair - out of pocket cost for earthquake repair</b>			
1. The entire first floor was marble and he had to replace 3,000 square feet of marble which was cracked. As a guide he remembers the the cost of the material, the removal and replacement came to approximately \$40,000.			\$ 40,000.00
2. There are seven bathrooms whose walls were tiled. In four of the bathrooms he had to replace all the tile, about 500 sq ft a bathroom, for a total of 2,000 square feet. The labor in installing the tile in the four bathrooms and in replacing the tile in the other three bathrooms came to about \$15,000.			\$ 15,000.00
3. He had to repaint the entire house inside and out and he estimates the cost of the paint and the labor without any profit added came to approximately \$30,000.			\$ 30,000.00
4. He had to do some substantial concrete work in the driveway, the backyard and the walks on the side of the house at a cost of approximately \$20,000.			\$ 20,000.00
<b>Sub-Total</b>			<b>\$ 1,447,000.00</b>

# CONSTRUCTION FORENSICS, INC.

## SCOPE & COST OF REPAIR

Name Ziv Residence	Date June 2, 2011	
Address <div style="background-color: black; width: 100%; height: 20px;"></div>		Estimator Robert McConinay <i>Robert McConinay</i> 6-2-11

Specifications	Quantity	Unit Cost	Total
<b>Site Improvements</b>			
<b>Front Yard</b>			
Driveway hardscape (approximately)		EST	\$ 25,000.00
Landscape, including trees, irrigation and lighting		EST	\$ 40,000.00
CMU stucco walls and pilasters with custom ornate iron panels and electric gate/intercom		EST	\$ 35,000.00
<b>Rear Yard</b>			
Hardscape - concrete patio with brick trim accent		EST	\$ 28,000.00
Landscape, including trees, irrigation and lighting		EST	\$ 35,000.00
Walls - CMU stucco finish		EST	\$ 26,000.00
<b>Sub-Total</b>			<b>\$ 189,000.00</b>
<b>SUMMARY:</b>			
Combined sub-totals:			
Dwelling Cost			\$ 1,447,000.00
Site Improvements			\$ 189,000.00
<b>Net cost - dwelling and site improvements</b>			<b>\$ 1,636,000.00</b>
General Contractors' Overhead & Profit for construction (20%)			\$ 327,200.00
<b>TOTAL VALUE OF PROJECT</b>			<b>\$ 1,963,200.00</b>
<div style="font-family: cursive; font-size: 24px; position: absolute; left: 10%; top: 10%;">             10 19 20 21 22 23 24 25 26 27 28 29 30           </div>			

# **Construction Forensics, Inc.**



Robert G. McConihay, President

## Professional Statement

I began my career in the construction and building industry over 30 years ago in commercial and residential property development and tenant improvements. During that time, I worked closely with contractors, architects, engineers and developers throughout the greater Los Angeles, Orange and Ventura County areas. In 1982 I established my own construction business specializing in new homes, remodel, repair, project management, supervision and estimating. I am a licensed, bonded and insured California General Contractor (Robert G. McConihay General Contracting Inc. CA [REDACTED] I incorporated in 1991. My business has been exclusively by personal referral.

I have substantial experience in understanding and interpreting local codes, plan specifications and design and work well with local agencies and the related trades. I am both skilled in the crafts of construction and diligent in business affairs. I have always been willing to and able to complete every project I undertake with the highest degree of quality and integrity. I have a pool of sub contractors from various trades, expert witness and consultants specializing in their respective fields. I am a Member of Western Regional Master Builders Association.

As a result of spending years in the field of general contracting, I have extensive hands-on experience in excavation, demolition, concrete forming and placement, framing, drywall, tile setting and finish carpentry. In recent years my company expanded into the area of Consulting/Expert Witness and testimony in the field of forensic investigation. My expertise is in the evaluation of single family homes, condominiums and commercial properties when I am asked to testify as a general expert witness. I represent clients for both the Defense as well as the Plaintiff contracted by Law Firms, Homeowner Associations, Architects, Developers and Insurance Companies.

My present work emphasis is on forensic investigation related to construction defect, earthquake damage, other construction related litigation, preparation of bids, and "scope & cost of repair" estimates and construction management projects. Cases typically range from \$100,000.00 to \$21,000,000.00.

I have been a lead witness for general contracting and scope and cost of repair in approximately 1,200 mediations in my career. I have participated in numerous arbitrations, testified in trial and have been deposed in excess of 100 times. I am

## **Construction Forensics, Inc.**



qualified and have participated as an independent third-party expert witness in dispute resolution and proceedings appointed by mediators.

I am 59 years old, a native born Californian, an honorably discharged veteran of the United States Army, married with two daughters and have resided in Newbury Park in the Conejo Valley of Ventura County for 33 years.

# Construction Forensics, Inc.



## Partial list of completed projects as a General Contractor or Project Manager

<u>Project</u>	<u>Location</u>
<b><u>New Construction - Residential:</u></b>	
Calabasas Park Estates 5,000 and 6,000 sq. ft. Custom Homes	Calabasas, CA
Tiffany Oaks 13 Custom Homes	North Ranch, CA
Tiffany -Liberty Canyon 32 Homes	Agoura Hills, CA
Tiffany - Woodland Hills 12 Homes	Woodland Hills, CA
Mr. & Mrs. Jack Daniels 4000 sq. ft. Custom New Home (Featured in the final TV episode of "Dynasty")	Brentwood, CA
<b><u>Repair and/or Remodel - Residential:</u></b>	
Stoneridge 10,000 sq. ft. Single-Family dwelling Fire Damage Repair and Remodel	Bel Air, CA
Julie Andrews & Blake Edwards Remodel, Custom Home	Malibu, CA
Hon. & Mrs. David Yaffe Earthquake Damage Repair & Remodel	Los Angeles, CA
Dr. & Mrs. Bruce Schiffman Earthquake Damage Repair	Calabasas, CA
Mr. & Mrs. Douglas Sheehan Remodel	Tarzana, CA

# Construction Forensics, Inc.



## Partial list of completed projects as a General Contractor or Project Manager

<u>Project</u>	<u>Location</u>
Dr. & Mrs. James Beller Remodel	Brentwood, CA
Elma Gonzales, Prof. Marine Biology, UCLA Named one of California's 1996 Woman of Interest Remodel - add Second Story	Culver City, CA
Mr. & Mrs. Michael Glick Remodel	Encino, CA
Lillian Zacky, "Zacky Chicken" Remodel	Bel Air, CA
Fred Eiserling, Dean of Science Dept., UCLA Remodel	Pacific Palisades, CA
Fred Thompson, Owner Smith Miller Antique Toys Earthquake Damage Repair & Remodel	West Hills, CA
Mr. & Mrs. Steve Revitz Earthquake Damage Repair & Remodel	Los Angeles, CA
Garibaldi Villas 9541 Garibaldi Ave.	Temple City, CA
Mr. & Mrs. William Matthews Earthquake Damage Repair & Remodel	Northridge, CA
Ms. Sharon Varnes Earthquake Damage Repair & Remodel	Chatsworth, CA
Mr. & Mrs. Wallace Jensi II Earthquake Damage Repair & Remodel	Thousand Oaks, CA

# Construction Forensics, Inc.



## Partial list of projects as a General Contractor or Project Manager

### Project

### Location

#### Shopping Centers:

Village Faire  
Construction & Leasing

Laguna Beach, CA  
Pacific Coast Hwy

Walnut Grove  
Construction & Leasing

Northridge, CA

#### Office & Retail:

Julie Andrews  
Remodel to Commercial Office

West Los Angeles, CA

Encino Hills Escrow  
New Construction - single story building

North Hollywood, CA

Precision Mastering- Euro Coffee  
Remodel

Hollywood, CA

# Construction Forensics, Inc.



## Construction Management Projects

Shadow Mountain Tennis Club Homeowners Association, Newbury Park, CA  
*105 Unit condominium complex - earthquake damage and construction defect repairs.*  
President – Larry [REDACTED]

Lynn Meadows Homeowners Association, Newbury Park, CA  
*4Units of a condominium complex - earthquake damage and construction defect repairs.*  
Norm Monteax – [REDACTED]

Camelot Homeowners Association, Thousand Oaks, CA  
*180 Unit condominium complex - [REDACTED]*

Dickens Oaks Homeowners Association, Sherman Oaks, CA  
*Condominium complex – earthquake damages & construction defect repairs.*  
Rick Zaki – [REDACTED]

Stonegate Villas Homeowners Association, Simi Valley, CA  
*Condominium complex –earthquake damages, water intrusion & construction defect repairs.*  
Mike Retsky – [REDACTED]

Barcelona Manor Homeowners Association, Glendale, CA  
*Condominium complex – construction defect repairs.*  
Lucina Sindayen – [REDACTED]

Sun Oaks Homeowners Association, Simi Valley, CA  
*Condominium complex – construction defect repairs.*  
Gold Coast Management – [REDACTED]

St. Charles Homeowners Association Moorpark, CA  
*Condominium complex – construction defect repairs.*  
Gold Coast Management [REDACTED]

# **Construction Forensics, Inc.**



Los Robles Estates Homeowners Association Newbury Park, CA  
*Condominium complex – construction defect repairs.*  
*Gold Coast Management – & [REDACTED]*

Bentley Ohio Homeowners Association, Los Angeles, CA  
*Condominium complex – roof, balcony modernizing and repair*

Green Brier Homeowners Association Thousand Oaks, CA  
*Condominium complex - water intrusion damages.*  
*Gold Coast Management – & [REDACTED]*

Marlborough Hills Homeowners Association Thousand Oaks, CA  
*Condominium complex – water intrusion damages.*  
*Gold Coast Management – & [REDACTED]*

Lake Lindero Homeowners Association Thousand Oaks, CA  
*Condominium complex – roof replacement.*  
*Colleen Scott-Anchor Community Management – & [REDACTED]*

# Construction Forensics, Inc.

## PROFESSIONAL EXPERIENCE

Consultant/Lead Expert – Schimmel, Hillshafer & Loewenthal, Sherman Oaks, CA  
Encino Plaza North v. Farmers Group, Inc., et al. (Encino, CA)

*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – Daniels, Fine, Israel & Schonbuch, Century City, CA  
Willis Townhouses HOA – Ryman, Bryan v. B.J.A. Development Corp. (Panorama City, CA)

*Investigation Expert for the Defense – Represented State Farm Ins.*

Consultant/Lead Expert – Schimmel, Hillshafer & Loewenthal, Sherman Oaks, CA  
The Pacific Collections v. Farmers Group, Inc., et al. (Northridge & Van Nuys, CA)

*Five Condominium & Apartment complexes - earthquake damage. Investigation and estimate of repair for Plaintiff (Complex Owner).*

Consultant/Destructive Testing - Wolf, Rifkin & Shapiro, LLP, Los Angeles, CA  
Devonshire Village Homeowners Association, (Northridge, CA)

*127 Unit condominium complex - earthquake damage & construction defect assessment for Plaintiff (Homeowners Association).*

Consultant/Lead Expert - Meredith, Weinstein & Numbers, Larkspur, CA  
Las Brisas Del Rey v. Warmington Homes, Inc. et al). (Oxnard, CA)

*115 Unit condo complex structural defect investigation for Defendant (Developer).*

Consultant/Lead Expert - Raiskin & Revitz Law Offices, Santa Monica, CA  
Patatian v. G.A. Williams Construction, (Tarzana, CA)

*Single family dwelling - construction defect assessment. Investigation and estimate for Plaintiff (Homeowners).*

Consultant/Lead Expert – Snyder, Dorenfeld & Tannenbaum, Calabasas, CA  
Lee v. Lim, et al. (Agoura Hills, CA)

*Single family dwelling – nondisclosure of damages by seller. Investigation and estimate of repair for Plaintiff (Homeowners).*

# Construction Forensics, Inc.

## PROFESSIONAL EXPERIENCE

Consultant/Lead Expert – Schimmel, Hillshafer & Loewenthal, Sherman Oaks, CA  
Pfiefer v. Pacific Harbor Homes, Camarillo, CA  
*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

Advocate for Homeowner  
Schiffman v. State Farm Ins. (Calabasas, CA)  
*Single family dwelling - reopen earthquake damage case. Investigation and estimate of repair for Plaintiff (Homeowners).*

Consultant/Lead Expert – Daniels, Fine, Israel & Schonbuch, Century City, CA  
Person, Victor v. Bell, David,  
*Single family dwelling, construction defect. Investigation Expert for Defense.*

Consultant/Lead Expert - Staitman, Snyder & Tannenbaum, Encino, CA  
Cheldin v. USAA Insurance (Woodland Hills, CA)  
*Single family dwelling, earthquake damage “bad faith” suit. Investigation for Plaintiff (Homeowner).*

Consultant/Lead Expert - Paul & Janofsky, Santa Monica, CA  
Sambhi v. Farmers Group, Inc., et. al (Hidden Hills, CA)  
*Single family dwelling, earthquake damage, and possible “bad faith” suit. Investigation for Plaintiff (Homeowner).*

Consultant/Lead Expert - Staitman, Snyder & Tannenbaum, Encino, CA  
Betty Moore, et al., v. Bhupendra Singhal, et al., Rancho Palos Verdes  
*Single family dwelling construction defect assessment. Investigation and estimate for Defendant (General Contractor).*

Consultant/Lead Expert - Staitman, Snyder & Tannenbaum, Encino, CA  
LeGrande & Mary Coates v. Sunpeak Construction, Naples, Long Beach, CA  
*Single family dwelling construction defect assessment. Investigation and estimate for Defendant (General Contractor).*

# Construction Forensics, Inc.



## PROFESSIONAL EXPERIENCE

Consultant/Lead Expert – Schimmel, Hillshafer & Loewenthal, Sherman Oaks, CA  
Camelot Homeowners Association v. Jones, Thousand Oaks CA  
Gold Coast Association Management & David Loewenthal, Esq.  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – David Pierce, Esq. Castro & Associates, Los Angeles, CA  
Dickens Oaks Homeowners Assoc. v. Fauci & Sons, Inc., Sherman Oaks, CA  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – Richard Williamson, Esq. Ezer, Williamson, Fischbach & Brown LLP  
Las Virgenes Village Community Assoc. v. GRD Construction, Calabasas, CA  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – David Dorenfeld, Esq. Snyder, Dorenfeld & Tannenbaum, Calabasas, CA  
MacDonald v. Paragon Homes, Valencia, CA  
*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

Consultant/Lead Expert – David Loewenthal, Esq. Schimmel, Hillshafer & Loewenthal, Sherman Oaks, CA  
Meadowgate Homeowners Association v. Renaissance I, Pacoima, CA  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – Chulak & Shiffman, Agoura Hills, CA  
Micas - Brown v. Roybal, Baldwin Park, CA  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

# Construction Forensics, Inc.

## PROFESSIONAL EXPERIENCE

Consultant/Lead Expert – Chulak & Shiffman, Agoura Hills, CA  
Avocado HOA v. General Bank – Los Feliz, CA  
*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – Richard Williamson, Esq. Ezer, Williamson, Fischbach & Brown LLP  
Shiener v. Pacific Rim Builders  
*Single family dwelling - construction defect assessment. Investigation and estimate for Plaintiff (Homeowners).*

Consultant/Lead Expert – David Dorenfeld, Esq. Snyder, Dorenfeld & Tannenbaum, Calabasas, CA  
Bevando v. Pacific Bay, Canyon Country, CA  
*Single family dwellings, construction defect. Investigation and estimate for Plaintiff (Homeowners).*

Consultant/Lead Expert – Glenn T. Rosen, Loewenthal, Hillshafer & Rosen – Sherman Oaks, CA  
Fred Schorr Properties v. Farmers Group Inc.  
*Single family dwellings construction defect. Investigation and estimate for Plaintiff (Homeowners).*

Consultant/Lead Expert – Randy Shiffman, Esq. – Chulak & Shiffman Agoura Hills CA  
Borovay v. Club View Properties, Thousand Oaks, CA  
*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

Consultant/Lead Expert – Morely G. Mendelson of Tatro, Tekosky, Sadwick & Mendelson, LLP Los Angeles, CA  
Dr. Michael & Katherine Neumann v. David & Edwina Broderick  
*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

## Construction Forensics, Inc.



Consultant/Lead Expert – John Antoni of Roseman & Antoni, LLP Los Angeles, CA

Nicholas & Lissa Turturro v. Berman

*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

Consultant/Lead Expert – Steven Han of Roseman & Antoni, LLP Los Angeles, CA  
1401 S. Bentley HOA v. Youssef Mahboubian Fard

*Condominium complex - earthquake damage. Investigation and estimate of repair for Plaintiff (Homeowners Association).*

Consultant/Lead Expert – Robert Mann of The Mann Law Firm Los Angeles, CA  
Kramer v. JMP Mulholland Estates I, LLP

*Single family dwelling, construction defect. Investigation and estimate for Plaintiff (Homeowner).*

Consultant/Lead Expert – David Loewenthal, Esq. Loewenthal, Hillshafer & Rosen, Sherman Oaks, CA

Channel Islands Homeowners Association Oxnard, CA

*Condominium complex - water intrusion damages & construction defect repairs for Plaintiff (Homeowners Association).*

# **Construction Forensics, Inc.**



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