

THE SACRAMENTO BEE

The Miller Law Firm Recovers \$4 Million for Downtown Los Angeles Arts District Lofts with Construction Defects

October 18, 2016

The Miller Law Firm has recovered \$4,000,000 for the Library Court Community Association, a recovery of over \$44,000 per condo unit reached in less than two years.

This 91 unit condominium project, located in the Financial District of Downtown Los Angeles, was originally built in 1955 by Lincoln Savings. Under Los Angeles's popular Adaptive Reuse Ordinance, the building went through a conversion process in 2004 with the help of historic preservationists, and began sales in 2006. Greystone Multi-Family Builders, Inc. converted and sold the condos and was ultimately named in the construction defect lawsuit.



Building deficiencies included flooding in the garage, cracking in garage slabs, podium deck level leaks and wood decking distortion, roof leaks, stucco cracks, cracks in the exterior stone cladding of the building, and plumbing system deficiencies including corroding valves and lines, and water heaters and sump-pump systems failures.

The Miller Law Firm filed suit in October of 2014 in Los Angeles Superior Court on behalf of the Association. A settlement was reached in less than 2 years through mediation efforts facilitated by Jim Roberts, Esquire Deposition Services.

According to Thomas E. Miller, CEO of The Miller Law Firm, "Many commercial buildings in Downtown Los Angeles, like Library Court, were adapted for residential use and converted in the midst of the real estate boom in 2004-2006, where speedy construction resulted in building wide construction defects. Even when the CC&Rs and sales documents attempt to curtail owners' rights, by calling the construction and conversion "cosmetic" and "as-is," Association's are protected under California law."

According to Rachel M. Miller, Senior Partner of The Miller Law Firm, "L.A.'s Adaptive Reuse era brought construction defects to many downtown communities, but independent experts can and will help Associations verify the severity and commonality of building repairs. And reaching a settlement with the builder's insurance company for these claims does not take four or five years. The process can help rebuild and restore communities like Library Court in under two years."

Thomas E. Miller, Rachel M. Miller & Matthew T. Miller of The Miller Law Firm (www.ConstructionDefects.com) are the co-authors of, "Home and Condo Defects: A Consumer Guide to Faulty Construction," (Seven Locks Press, 2012), available online at www.amazon.com. Celebrating 40 years, The Miller Law Firm was awarded the National Litigator Award by the Trial Lawyers Board of Regents for the second consecutive year. This award honors only the top 1% of attorneys in the nation and based strictly on tangible verdict & settlement dollar achievement.