

THE SACRAMENTO BEE

The Miller Law Firm Recovers \$1.5 Million for San Francisco Historic Landmark February 7, 2017

The Miller Law Firm has recovered \$1,500,000 for the 201 Sansome Street Owners Association in just 15 months from filing a complaint for defective building conditions.

Originally constructed in 1907 as the Royal Insurance Building and designed by New York City Architects Howell and Stokes, the project's façade and marble entry emulates the former New York City insurance building by the same name. Designated as Historic Landmark No. 160 in 1983, the project was converted into 46 residential and 2 commercial units in 2006 by Swinerton Builders.

Defective conditions included water stains, water intrusion, cracking of the concrete retaining wall, lack of waterproofing of the cistern, water intrusion and damage in the freight elevator, failing window sealant and waterproofing, plumbing and mechanical issues, leaking skylights, rusted and cracked interior finishes and steel frame windows, and failure of the basement pump system resulting in flooding and property damage.

The Miller Law Firm was retained by this Association nearly two years after the general contractor Swinerton Builders and the developer entities were served with an SB 800 Notice of Building Performance Violations by another law firm. Through mediation efforts facilitated by Gerald Kurland, Esq. of JAMS in San Francisco, a settlement was reached just 15 months from The Miller Law Firm's retention.

According to Thomas E. Miller, CEO of The Miller Law Firm, "This Association came to us for a second evaluation of their case nearly two years into the SB 800 claims process. By focusing on an expert investigation and early mediation efforts, our firm was able to resolve this case in just over a year. The builders' settlement payout from Zurich Insurance will be used to restore this historical landmark to the luxury units that the owners believed they were buying."

According to Rachel M. Miller, Senior Partner of The Miller Law Firm, "Time and time again, Associations come to our firm for questions about why the SB 800 process takes so long and all we can say is, 'It should not take longer than 18-24 months.' Located only two blocks from our office in the heart of the Financial District, this Association relied on our firm's reputation for swift and successful recoveries. Not only did we have the right legal team in place, but our team of experts included specialists in historical façade and subterranean cisterns, very unique but essential in the preservation of this historic landmark."

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.

