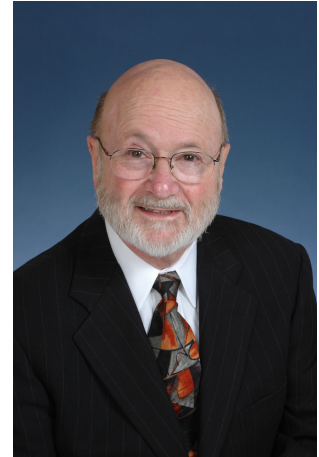


LAWRENCE TEPLIN

Mediator and Arbitrator for the Real Estate Industry

As a trail lawyer having handled numerous cases through jury verdict, court judgment and arbitrations, Larry understands a client's business goals and needs for creating efficient and cost savings settlement solutions. His goal is always to try to reach a reasonable settlement,

While representing major developers, owners, tenants, landlords, pension funds and lenders to resolve their real estate disputes, Larry has been involved in numerous construction defect and delay claims, landlord-tenant disputes, fair market rental value disputes, fair market fee value disputes, easement disputes, fraud claims, broker's fee disputes, contract claims and claims under the Americans With Disabilities Act.



Representative Matters:

- Received a court judgment after a three-month trial awarding \$5.9 million for delay damages to the owner of a 23-story office building. The owner was assessed 20% of the fault for delay. The contractor received nothing on its \$2 million claim. In addition, attorneys fees and costs of almost \$1 million were awarded.
- Jury verdict for \$2.0 million in favor of a developer and against the City of Los Angeles for claims involving refund of a traffic mitigation fee.
- Defense verdict after a four-month class action jury trial alleging fraud and defective construction in a high-rise luxury condominium project.
- Successfully obtained an arbitration award involving fair rental value of premises during a lease renewal term awarding the owner an additional \$12 million over the remaining term of the lease.
- \$1.8 million jury verdict for stigma damages after remediation of a contaminated site. This is believed to be the first verdict of its type involving stigma damages on a remediated site.

Awards and Recognition:

- Chambers USA, Leading Business Lawyers, as one of the "Leading Individuals" practicing real estate litigation in California (2003 - 2013);
- The Best Lawyers in America (2006- 2013);
- Southern California Super Lawyer, Los Angeles Magazine (2004-2013);
- LawDragon 3000 Leading Lawyers Guide (United States) (2006-2007);

- International Who's Who of Construction Lawyers, as one of 14 California selected lawyers (2005);
- Top 50 Litigators in Los Angeles", Los Angeles Business Journal
- Martindale-Hubbell rated AV Preeminent Lawyer.

Publications:

- "New Revisions to California's ADA Laws Benefit Owners", CC&N Client Alert (09.28.12)
- "Considerations for Construction Lenders Taking Over Projects Midstream", Perspectives (Winter 2010)
- "Parenting Tips, Avoiding Parent-Subsidiary Alter Ego" California Real Estate Journal.
- "Boilerplate Contracts: What To Look For When Making The Deal", Commercial Lender.
- "The Rights and Obligations of First Refusal", Shopping Center Legal Update, ICSC.
- Well Grounded-Drafting Ground Leases", Los Angeles Lawyer.
- "A Practical Legal Approach to Asbestos in Commercial Buildings: Business and Litigation Consideration for Owners" Sourcebook on Asbestos Diseases: Medical, legal and engineering Aspects, Garland Publishing Co.
- Contributing Editor, Mortgages, Deeds of Trust and Foreclosure, CLEB 2009

Presentations:

- "Testifying As an Expert" and "Damages in Environmental Litigation", at the Annual Litigation Seminars of The Appraisal Institute of America.
- "How to Discover Fraud in Underwriting Mortgages" at the National Association of Mortgage Underwriters conference.
- "Appraisal 101" and "ADA 101" at Continuing Legal Education Programs.
- "Litigation Resulting from Boilerplate Provisions" at presentations for the Corporate Law Sections of the Los Angeles Bar Association, the Beverly Hills Bar Association and the San Fernando Bar Association
- "Litigation Resulting from Boilerplate Provisions" at presentations for the Corporate Counsel departments of major corporations and public entities, such as the legal departments of Sempra Energy, The State Bar of California and the Civil Division of the Los Angeles City Attorney.
- Guest lecturer at UCLA School of Law-"Basic Appraisal Methodology"

Alternative Dispute Resolution Training:

American Arbitration Association. "Arbitration Awards: Safeguarding, Deciding & Writing Awards"; "AAA Arbitration Fundamentals and Best Practices for New AAA Arbitrators".
Pepperdine University School of Law, Strauss Institute for Dispute Resolution. "Mediating the Litigated Case."

Legislative Achievements:

While a member of the Committee For The Administration of Justice Larry proposed, authored and followed through enactment the first revision of the law relating to lis pendens that provide for a means and method of expunging a lis pendens from the county recorder's records.

Education and Military Service:

- B.A. from California State University at Los Angeles, 1958
- Infantry officer, United States Marine Corps, 1958-1961. Served as a Platoon commander. Applied and was accepted into the Naval School of Military Justice-a three month course in military law, procedure and evidence. Served on active duty for three years, inactive duty for four years and was honorably discharged as a Captain.
- LL.B. from UCLA School of Law, 1964

Professional Affiliations

- State Bar of California
- Admitted to all California Federal Courts and the U.S. Supreme Court
- Member of the American Board of Trial Advocates (ABOTA). ABOTA is a professional association of lawyers who have had extensive jury trial experience.

Civic Organizations:

- Cubmaster, Scoutmaster, and Director, Officer and member of the Executive Board of the Western Council of the Boy Scouts of America (Awarded Silver Beaver Award)
- Board Member and President, Los Angeles Council, Camp Fire Girls
- Officer and Director of D.A.R.E. America

Lawrence Teplin
Cox, Castle & Nicholson
2049 Century Park East, Suite 2800
Los Angeles, CA 90067
310-284-2228
310-284-2100 (fax)
lteplin@coxcastle.com