



THE
CROISDALE
GROUP
INC.

License #536809 B-1, C-8

Since 1988

CHRISTOPHER A. CROISDALE

Construction Industry Expert

37 Years Licensed California General Contractor (Since 1988) License #536809 (B-1, C-8)

43 Years of Construction Experience (Since 1983)

25+ Years of Commercial Real Estate Development

PROFESSIONAL SUMMARY

Construction professional with over 43 years of continuous, hands-on experience beginning with military civil engineering operations in 1983 and extending through complex residential, commercial, industrial, and land development projects. Experience includes lot splits, tentative tract maps, reverse tract maps, subdivision entitlements, and related site development and infrastructure improvements.

Licensed California General Contractor since 1988 (License #536809). Extensive hands-on experience as a general contractor performing and supervising the construction of custom homes, full residential remodels, water damage and fire damage restoration, vehicle impact damage repairs, and major structural rehabilitation projects. Highly experienced in complex structural work including foundation replacements and advanced concrete construction requiring technical expertise beyond the capability of most general contractors.

Frequently retained as a construction expert in litigation, arbitration, and mediation matters involving construction defects, contractor standard of care, means and methods, cost of repair, property damage, personal injury, forensic analysis, and disputes arising from subdivision and development projects.

Extensive expert witness experience including deposition, arbitration, and trial testimony. Formally designated and accepted as an expert in California courts. No expert opinions have been excluded, limited, or disqualified.

AREAS OF EXPERT DESIGNATION

- Construction Defects – Residential & Commercial
- General Contractor Standard of Care
- Means and Methods of Construction
- Industry Standards and Custom Practice
- Cost of Repair and Scope Evaluation
- Water Intrusion and Moisture Damage
- Structural and Foundation Failures
- Vibration Damage from Adjacent Construction
- Insurance Loss Evaluation
- Property Line and Real Property Disputes
- Code Compliance and Construction Practices
- Investigation and Analysis of Construction-Related Causation

MULTI-DISCIPLINARY FORENSIC COORDINATION

In complex matters, Mr. Croisdale often serves as the lead construction expert responsible for coordinating and reviewing findings from structural engineers, civil engineers, geotechnical engineers, hygienists, mitigation contractors, and specialty trades.

Engineers prepare independent reports which are reviewed and incorporated into Mr. Croisdale's signed expert report. He integrates technical findings with contractor performance standards and industry practice to provide a comprehensive construction-based opinion.

Mr. Croisdale prepares, signs and submits his own expert report and provides testimony regarding causation, standard of care, sequencing, scope of repair, and cost analysis.

PROFESSIONAL EXPERIENCE

United States Military – Civil Engineering Operations (1982–1990)

Served in military civil engineering operations with responsibility for base infrastructure maintenance, structural construction, utilities installation and repair, concrete construction, grading and drainage systems, and facility rehabilitation. Performed hands-on construction, equipment operation, and project coordination in support of operational readiness requirements. Experience included foundations, structural concrete, site work, and infrastructure systems under demanding field conditions requiring technical precision, adherence to specifications, and mission-critical performance standards.

The Croisdale Group, Inc. – President (1988–Present)

California Contractor License #536809 (B-1 General Building, C-8 Concrete)

Owner and operator of a general contracting and construction consulting firm performing new construction, major remodels, structural repairs, foundation replacement, caisson and grade beam foundations, soil stabilization and recompacting, and fire, smoke, water, wind, and earthquake damage repairs.

Regularly retained by law firms, insurance carriers, contractors, developers, and property owners to investigate construction defects and render expert opinions.

Croisdale Commercial Properties, LLC – Managing Member (2006–2018)

Directly responsible for identifying, financing, purchasing, remodeling, developing, and managing commercial properties including industrial complexes, office buildings, apartment buildings, shopping centers, and raw land development projects.

Projects under direct supervision ranged up to approximately 500,000 square feet and \$26,000,000 in value. Responsibilities included acquisition analysis, entitlement coordination, construction oversight, financial management, leasing strategy, and long-term asset management.

Education

Community College of the Air Force – Associate Degree, Construction Technology, 1987

Louisiana Tech University – Associate Degree, Business Administration, 1986

Granada Hills High School – Diploma, 1982

Professional & Technical Training

Non-Commissioned Officer Supervisory Course, 1985

Rapid Airfield Damage Repair Training, 1985, 1986, 1987, 1988

Pavement Maintenance Specialist Training, 1983–1985

Heavy Equipment Operator Training

Backhoe's, Excavators, Rollers, Skid Steers, Compaction Equipment, Aerial Lifts, Commercial Trucking, Road Graders, and Paving Equipment

Asbestos and Lead Paint Training, 2015

Various advanced training seminars and technical coursework including:

flooring systems, cabinetry installation, structural framing, electrical systems, construction equipment operation, and structural and reinforced concrete systems

REPRESENTATIVE CASES PROVIDED UPON REQUEST

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