



AC SQUARED Co. LLP: ARCHITECTURE CONSTRUCTION CONSULTING

Lazaros Papademetropoulos Curriculum Vitae - 2019

EDUCATION & LICENSING

- Fulbright Fellowship: Master of Arts in Architecture & Urban Planning, Graduate School of Architecture & Urban Planning, University of California, Los Angeles, (1985)
- Diploma in Architecture & Engineering, Polytechnic University, Greece (1982) Summa Cum Laude.
- California Licensed Architect C22403 (1991)
- California Licensed General Contractor B 793008 (2001-2009), B 943282 (2010)
- Travelers Insurance: Approved general contractor
- Certified, Rule 1403, Asbestos Emissions, South California Air Quality Management District (2006)
- Certified, Unfair Claims Practices Act (1995)

SEMINARS & CONTINUING EDUCATION

- Author and presenter: “*Seminar on Building/Zoning Codes and Geotechnical Matters*”. The seminar was co-authored with Dr. Daniel Pradel and has received approval by the State Bar of California for Minimum Continuing Legal Education (MCLE) (2010-1012).
- Attendee: UCLA Anderson School of Management Executive Series: Persuasive Communication (2010).
- Attendee: Seminar on the 2010 California Green Building Standards Code, presented by the California Department of Housing & Community Development and International Code Council (2010).

CALIFORNIA ARCHITECTS BOARD (CBA)

In September 2019, Mr. Papademetropoulos was retained by the California Architects Board Code Enforcement Unit as a Subject Matter Expert. In this capacity, he advises the Board on matters pertaining to whether architects have breached the architects’ standard of care, the California Code of Regulations or the Business and Professional Code.

PROFESSIONAL EXPERIENCE

Mr. Papademetropoulos attended the UCLA Graduate School of Architecture and Urban Planning as a Fulbright Fellow. He has intimate knowledge of building and planning codes, having obtained permits and entitlements for many projects. He has successfully presented projects to government agencies such as: the City Council and the Planning Commission of the City of Los Angeles; the City of Los Angeles Cultural Heritage Commission;

**N. California:
67 Camino Don Miguel
Orinda CA 94562**

**Home office:
P.O. Box 26338 2166 Montana St.
Los Angeles CA 90026**

**Tel. (310) 804-8999 Fax (310) 496-1396
e-mail: Laz@ac2architects.com
URL: www.ac2architects.com**

the Planning Commissions of Beverly Hills and San Marino; and the Design Review Boards of Glendale, Hidden Hills, Mulholland Scenic Corridor, Torrance, Westminster and Westwood. He has served as Commissioner on the City of Pasadena Design Commission and City of Pasadena Community Development Committee (1997-1999).

Since 1994, Mr. Papademetropoulos has been acting as **negotiator, appraiser and expert witness** on cases involving:

- **Construction defect**
- **Non-disclosure in real estate purchases**
- **Premises liability**
- **Standard of care for Architects, Contractors, Construction Managers and Home Inspectors**
- **Building code and cost / method of repair expert** for damages caused by **earthquake, fire, wind, storm surge, fallen trees, soil subsistence, sewage, poria and mold** in California, North Carolina, Florida and Alabama.

He has given expert testimony in the Superior Courts in Los Angeles, Ventura, Orange and San Diego and has been certified to offer testimony at Federal Court.

The following are representative assignments:

REPRESENTATIVE ASSIGNMENTS – DEFENSE

- Non-disclosure in real estate purchases. Represented Coldwell Banker, Keller-Williams, Mossler Deasy Doe, Re-Max, Rodeo and Sotheby's International Realty. Retained by **Marder & Kass, Lewis Brisbois** and others.
- Architect's and developer's standard of care for securing project entitlements and Building plan check review. Project: Hollywood Palms, San Diego: 140 subsidized apartment units. Represented the developer, Boston Capital Corporation. Retained by **Irell & Manella**.
- Architect's standard of care. Numerous cases involving construction of luxury homes, Hawaii & Bel Air; design of commercial tenant improvements in Santa Barbara; design of medical clinic in Lake Elsinore. Represented the architect for his performance during design review, building plan check & construction. Retained by **Manning & Kass**.
- Construction Manager's standard of care. Project: Construction of multi-story hotel in Santa Monica. Retained by **Chen Horowitz & Franklin**. Construction of custom homes in Santa Barbara. Retained by **Ropers Majeski**.
- Zoning Code Expert. Represented Keller Williams Realty in case involving a zone change to allow conversion of an existing apartment building into condominium units. Retained by **The Leist Law Group**.
- Zoning Code Expert. Represented numerous real estate brokers in determining compliance of existing structures and uses with the Zoning Code. Retained by **Manning & Kass**.
- Premises liability. Clients: American Movie Corporation (AMC), Target, JP Morgan Chase and other commercial and residential landlords. Retained by **Manning & Kass**.
- Conversion of existing apartment buildings into condos. Represented the developer in multiple cases involving construction defect, including: 35 condo units in Pasadena and 316 units in San Diego. Retained by **Selman Breitman and Ropers Majeski** respectively.

- Causation & method of repair expert for the City of Oxnard. Homes damaged by vibration and soil subsidence during sewer replacement project. Retained by **Benton Orr Duvall**
- Expert Testimony in Mediation or Arbitration. Earthquake damage assessment for the Glen Oaks HOA, a 325-unit condominium in Los Angeles. Represented **Truck Insurance Exchange**; retained by **Shea Stokes Carter**. Multiple non-disclosure cases during real estate transactions: Represented the seller's broker; retained by numerous law firms.
- Appraiser for mold loss at a custom home in Malibu. Designated by **Pacific Insurance**.

REPRESENTATIVE ASSIGNMENTS – PLAINTIFF

- Premises liability. Building Code expert for numerous cases involving apartment buildings, reception halls, dwellings, retail stores and shopping centers. Retained by **Heimanson & Wolf**.
- Building Code & Construction cost expert. Tenant improvements for a music & film school in Hollywood. Retained by **Squire, Sanders & Dempsey**.
- Causation & method of repair expert: Single-family homes damaged by meruliporia, fire or water. Retained by **Olivia O. Bissell** and **Pacific Law Corporation**, respectively.
- Building Code compliance & cost of repair for dental practice. Retained by **Lewis Brisbois**
- Construction defect during original construction of custom home in Beverly Hills. Retained by **Manning & Kass**.
- Scope & cost of repair: Aircraft Hangar. Retained by the **Mathews Law Group**.

METHOD OF REPAIR & COST ESTIMATE EXPERT

- Prepared repair estimates for over 2,000 residential units damaged by earthquake, mudslides, wind, fire, storm surge, vandalism or construction defect. Retained by the **California Fair Plan, Farmers, ICAT, State Farm, Safeco, Travelers & Zurich**. Also represented the same companies in mediation proceedings.

REPRESENTATIVE ARCHITECTURAL PROJECTS

Mr. Papademetropoulos' expertise as a consultant is based on the numerous projects he completed as **architect** or **construction manager** in the Greater Los Angeles area since 1985. Completed projects include:

Residential

- The Wilshire Tivoli, a 6-story, 18-unit steel-frame luxury condominium building that was published in the Architectural Record magazine in June 1988 (new construction): Architect of Record and Construction Manager.
- The Venezia Condominiums, a 6-story, 25-unit luxury building in Westwood. Design Architect.
- The Mooring HOA, Hermosa Beach, a 75-townhome condominium. Construction Manager during a \$1,800,000 renovation that included extensive repairs due to earthquake, water and termite damage. Also acted as consultant to the HOA during defective siding litigation. Repairs completed in 2005.

- Milano HOA, Laguna Niguel, 50-unit townhome project: Investigated construction defects on behalf of the HOA; prepared remedial plans. Repairs completed in 2009.
- Conversion of existing apartment buildings into condominiums in the cities of Los Angeles, Beverly Hills and Costa Mesa: Acted as consultant to the developers or the HOA. Conversions completed in 2002-2006.
- Two 30-unit apartment buildings in Los Angeles County for Axon Development Corp. that included density bonus for low and moderate-income units (1998-2008).
- Residential - new construction and renovations: Numerous custom residences in Beverly Hills, Bel Air, Cheviot Hills, Hancock Park, Hidden Hills, Hollywood Hills, Manhattan Beach, Playa Del Rey, San Marino, Santa Barbara, Santa Monica and Trousdale Estates, ranging from 4,000 -15,000 s.f.
- Duplexes in Manhattan Beach, Westwood, West Los Angeles & Venice.
- Fire restoration plans for single-family homes, duplexes and condominium developments in Los Angeles & Burbank.

Commercial:

- Tenant improvements for executive suites & general offices totaling 70,000 SF (Los Angeles, Newport Beach).
- Tenant improvements for optometry & chiropractic facilities (Los Angeles).
- Space planning/tenant improvements for gaming software company (Newport Beach).
- Tenant improvements for restaurants in Santa Monica, Moreno Valley & Upland.
- Earthquake retrofitting for masonry and wood-frame buildings.
- Fire restoration plans for commercial property in Burbank.
- Feasibility study & code analysis for proposed hotel in Beverly Hills.
- Renovations to existing hotel in Venice.

EMPLOYMENT HISTORY

2005-

Present: **AC Squared Co. LLP:** President.
Company provides architecture, construction and litigation support services.

2000-2005: **National Construction & Architecture, Inc.**, Santa Monica: Vice-President & Director of Architecture. Provided architecture, construction and litigation support services. Provided hurricane support services to Zurich Insurance in Florida.

1994-2000: **Professional Construction Analysts, Inc.**, Culver City: Senior Consultant. Provided architecture, construction and litigation support services in California and N. Carolina.

1990-1994: **Lazaros Associates, Inc. Architecture & Planning:** President.
Provided architectural services.

1988-1990: **Gegner Papademetropoulos Associates, Inc. Architecture & Planning (GPA)**, Studio City: Partner.

1986-1988: **Cashion Horie Cocke Gonzalez, Inc. (CHCG)**, Montclair:

Intermediate Designer on the following projects:

- The National Broadcasting Corporation (NBC) Headquarters, Burbank
- Corona Del Mar High School Swimming Facility
- Kern County District Support Facility consisting of 115,000 s.f. of pre-engineered metal buildings

Senior Designer on the following projects:

- Senior Citizen Center, City of San Fernando
- City Hall Expansion, City of San Fernando
- North La Verne Elementary School, a new school for grades K-12

1984-1986: **Rick Leslie Architect**, Sherman Oaks: Project Designer for retail centers in Los Angeles, Long Beach, Westwood, Stanton, Torrance and Westminster.

1983-1984: **Albert C. Martin & Associates**, Los Angeles: Intern and Junior Designer, Beverly Hills Civic Center Expansion – Library, Fire Station and Theater

OTHER EXPERIENCE & ASSOCIATIONS:

- Member, International Code Council
- Member, HMC Designing Futures Foundation Scholarship Review Panel (current)
- Member, Design Commission, City of Pasadena (1988-1990)
- Member, Community Development Committee, City of Pasadena (1988-1990)
- Member of the Architectural Awards Committee, Pasadena Beautiful Foundation (1989-1991)
- Member of the Board of Directors, Pasadena Beautiful Foundation (1989-1991)
- President of the Hellenic American Chamber of Commerce (1992-1994)
- Vice President, Board of Directors of the Contemporaries, Museum of Contemporary Art (MOCA), Los Angeles (1999-2000)
- Education Co-Chair, Board of Directors of the Contemporaries, Museum of Contemporary Art (MOCA), Los Angeles (1995-1999)