AC SQUARED CO. LLP

ARCHITECTURE CONSTRUCTION CONSULTING

Lazaros Papademetropoulos
Curriculum Vitae - 2023

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-present)
- California Licensed Contractor B 793008 (2001-2009), B 943282 (2010-present)
- Nevada Licensed Contractor B2 895539 (2022-present)
- Travelers Insurance: Approved general contractor
- Certified, Rule 1403, Asbestos Emissions, South California Air Quality Management District (2006)
- **Consultant: Subject Matter Expert to the California Architect's Board** (2021-present)

SEMINARS & CONTINUING EDUCATION

- Author and presenter: *"Seminar on Building/Zoning Codes and Geotechnical Matters".* I co-authored seminar with Dr. Daniel Pradel and it 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 California Green Building Standards Code, presented by the California Department of Housing & Community Development and International Code Council (2010).

PROFESSIONAL EXPERIENCE - Architect

Mr. Papademetropoulos is currently serving as a Subject Matter Expert to the California Architects Board. He attended the UCLA Graduate School of Architecture and Urban Planning as a Fulbright Fellow. He has intimate knowledge of all aspects of design, construction and building/planning codes, having obtained permits and entitlements for numerous commercial, residential and institutional projects. He has successfully presented his work 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; 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.**

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He has served as Commissioner on the City of Pasadena Design Commission and City of Pasadena Community Development Committee (1988-1990).

PROFESSIONAL EXPERIENCE – Litigation Expert

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

- **Construction defect: single and multi-family residential and commercial projects in California and Nevada**
- **Non-disclosure in real estate purchases**
- **Premises liability for residential, commercial (Morgan Chase Bank, AMC Theaters, Target Stores, Macy's) and institutional structures (First Presbyterian Church, First Christian Church)**
- **Standard of care for Architects, Contractors, Construction Managers and Home Inspectors**
- **Zoning matters, including allowable types of development for specific properties or legality of existing uses**
- **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**
- **Determination of building code upgrades**

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 in multiple cases involving purchase of residential properties. 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. Retained by **Manning & Kass** and **Ropers Majeski** to defend architect for his performance during design review, building plan check and construction in the following cases:
    - Design and construction of high-value luxury homes in Hawaii, Bel Air and Hollywood Hills, each valued as high as $30,000,000.
    - Design of commercial tenant improvements in Santa Barbara for SONOS
    - Design of medical clinic in Lake Elsinore.
- Construction defect – multi-family residential. Retained by **Ropers Majeski** in the following cases:
    - Numerous cases involving tract homes in Las Vegas; represented subcontractors.
    - 316 units in San Diego; represented the developer.
- Construction defect – single-family residential. Retained by the **Orlando Law Group** to represent general contractor, developer or subcontractors.

- Construction Manager's standard of care. Examples:
    - Construction of multi-story hotel in Santa Monica. Retained by **Chen Horowitz & Franklin**.
    - Construction of custom home subdivision in Santa Barbara. Retained by **Ropers Majeski.**
- Zoning Code Expert. Determined compliance of existing structures and uses with the Zoning Code. Examples:
    - Zone change to allow construction of multi-family project on land zoned for single-family use; represented Keller Williams Realty; retained by **The Leist Law Group**.
    - Legalizing existing unpermitted residential units; retained by **Manning & Kass.**
- Premises liability. Determined whether premises were designed and constructed according to the applicable codes. Retained by **Dunbar & Associates**, **Ropers Majeski** and others. Clients:
    - American Movie Corporation (AMC)
    - Target Stores
    - JP Morgan Chase Bank
    - First Presbyterian Church
    - Owners of multi-family residential properties
- Causation & method of repair expert for damages caused by vibration. Examples:
    - Retained by **Benton Orr Duvall** to determine cost and repair method for homes damaged by vibration and soil subsidence during sewer replacement project. Client: **City of Oxnard**.
    - Retained by **Manning & Kass** and **Ropers Majeski** to determine cost and repair method for damages caused to apartment buildings by vibration and soil subsidence during grading and construction of adjacent residential subdivisions.
- Expert Testimony in Mediation: Earthquake damage assessment for the Glen Oaks HOA, a 325-unit condominium in Los Angeles. Represented **Truck Insurance Exchange;** retained by **Shea Stokes Carter.**
- Appraiser for mold loss at a custom home in Malibu. Designated by **Pacific Insurance**.

REPRESENTATIVE ASSIGNMENTS – PLAINTIFF

- Premises liability. Retained by **Heimanson & Wolf** to determine building code compliance of the following properties:
    - Apartment building
    - Restaurant/reception hall
    - Convenience store
    - Numerous single-family dwellings
- Building Code and Construction cost expert for commercial tenant improvements. Examples:
    - Music & film school in Hollywood. Retained by **Squire, Sanders & Dempsey**.
    - Dental practice. Retained by **Lewis Brisbois**
    - Aircraft Hangar. Retained by the **Mathews Law Group**
- Causation & method of repair expert: Single-family homes damaged by meruliporia or water. Retained by **Olivia O. Bissell** and **Pacific Law Corporation,** respectively.
- Construction defect during original construction of custom home in Beverly Hills. Retained by **Manning & Kass**.

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.
- Milano HOA, Laguna Niguel, 50-unit townhome project: Investigated construction defects on behalf of the HOA; prepared remedial plans.
- 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.
- Two 30-unit apartment buildings in Los Angeles County for Axon Development Corp. that included density bonus for low and moderate-income units.
- 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 to 15,000 s.f.
- Duplexes in 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 disaster support services to Zurich Insurance in Florida & Mississippi.

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 and interior design services.

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

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
- The Gas Company, 50,000 SF office building
- Bank of America, Upland branch

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, American Institute of Architects (*current)*
- Member, City of Manhattan Beach Unified School District, Joint Citizens Bond Oversight Committee (*current*)
- 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 (1999-2001)
- Education Co-Chair, Board of Directors of the Contemporaries, Museum of Contemporary Art (MOCA), Los Angeles (1995-1999)