



AC SQUARED Co. LLP: ARCHITECTURE CONSTRUCTION CONSULTING

Lazaros Papademetropoulos Curriculum Vitae

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).

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 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, architects and contractors standard of care**; and as **building code and cost / method of repair expert** for damages caused by **earthquake, fire, wind, storm surge, soil subsistence, poria and mold** in California, North Carolina and Florida. He has given expert testimony in the Superior Courts in Los Angeles, Ventura, Orange and San Diego. The following are representative assignments:

REPRESENTATIVE ASSIGNMENTS

- Non-disclosure in real estate purchases: Defense expert in multiple cases for Coldwell Banker, Keller-Williams, Mossler Deasy Doe, Re-Max and Sotheby's International Realty. Retained by **Manning & Marder, Lewis Brisbois** and others.
- Premises liability: Defense expert for American Movie Corporation (AMC), Target and other commercial and residential landlords. Retained by **Manning & Marder**
- Architect's and developer's standard of care for securing project entitlements and building plan check review. Hollywood Palms, San Diego: 140 subsidized apartment units. Represented the developer, Boston Capital Corporation. Retained by **Irell & Manella**.
- Architect's standard of care during the Design Review process for the development of luxury homes in Hawaii. Retained by **Manning & Marder**.
- Standard of care for Construction Manager during the construction of custom homes in Santa Barbara. Retained by **Ropers Majeski**.
- Zoning Code Expert: Represented Keller Williams Realty in a case involving a zone change to allow conversion of an existing apartment building into condominium units. Retained by **The Leist Law Group**.
- Construction defect during the conversion of existing apartment buildings into condos: 35 units in Pasadena; 316 units in San Diego. Retained by **Selman Breitman** and **Ropers Majeski** respectively.
- Construction expert: Homes damaged from poria and ruptured sewer lines. Retained by **Benton Orr Duvall**.
- Construction expert for the City of Oxnard: Homes damaged by vibration and soil subsidence during sewer replacement project. Retained by **Benton Orr Duvall**.
- Estimator and Method of Repair Expert: Prepared repair estimates for over 2,000 residential units damaged by earthquake, wind, fire or construction defect. Retained by **Zurich, Farmers** and **State Farm**.
- Estimator and Building Code Upgrades: 18-unit luxury condominium building damaged by Hurricane Katrina, Gulfport, Mississippi. Retained by **ICAT Insurance**.
- 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**.

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:

- The Wilshire Tivoli, Westwood: 6-story, steel-frame luxury condominium building, published in the Architectural Record magazine in June 1988.
- Conversion of existing apartment buildings into condominiums in the cities of Los Angeles, Beverly Hills and Costa Mesa.
- Two 30-unit apartment buildings in Los Angeles County for Axon Development that included density bonus for low and moderate-income units.
- Numerous custom residences in Beverly Hills, Bel Air, Hancock Park, San Marino, Hidden Hills, and Santa Monica, ranging from 4,000 -15,000 s.f.
- Duplexes in Venice and West Los Angeles.
- Numerous commercial centers from 6,000-40,000 s.f. for Windsor Financial Corp.
- Tenant improvements for medical & general offices totaling 150,000 SF (Los Angeles, Newport Beach).
- Earthquake retrofitting for masonry and wood-frame buildings.

EMPLOYMENT HISTORY

2005-

Present: **AC Squared Co. LLP:** President.

2000-2005: **National Construction & Architecture, Inc.**, Santa Monica: Vice-President & Director of Architecture.

1994-2000: **Professional Construction Analysts, Inc.**, Culver City: Senior Consultant.

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

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

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

OTHER EXPERIENCE & ASSOCIATIONS:

- Member, International Code Council (current)
- 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)

ADDENDUM: MULTI-FAMILY RESIDENTIAL PROJECTS & COMMUNITY ASSOCIATIONS

Mr. Papademetropoulos is able to provide solid expert testimony based partly on his extensive involvement in all aspects of design and construction of multi-family residential projects:

Architect or Construction Manager:

- 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.
- Louise Avenue condominiums, Mar Vista (new construction): Architect of Record. Current project.
- The Mooring HOA, Hermosa Beach, a 75-townhome condominium project. Construction Manager during a \$1,800,000 renovation that included extensive repairs due to 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 2006.
- 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.

Expert witness:

- Hollywood Palms, San Diego, 140 units: Testimony on matters of architect's and developer's standard of care for securing of the project entitlements, obtaining project financing, building plan check review and construction. Represented Boston Capital Corporation. Retained by **Irell & Manella**.
- River Colony HOA San Diego: 316-unit condominium project: Construction Defect. Represented the developer that performed the condominium conversion. Retained by **Ropers Majeski**.
- Del Mar Gardens HOA, Pasadena: Construction Defect. Testimony on behalf of the developer that performed the condominium conversion. Retained by **Selman Breitman & Bissell Obas & Federle**.
- Villa Constance Condominiums, Santa Barbara: Assessment of water damages and soil subsidence. Representing the seller's real estate agent, Sotheby's International Realty. Retained by **Manning & Marder**.
- Expert on architect's standard of care during the Architectural Design Review process for the development of luxury homes in Hawaii: Retained by **Manning & Marder**.
- Zoning Code Expert: represented Keller Williams Realty in case involving a zone change that would allow conversion of an apartment building into condominium units. Retained by The **Leist Law Group**.
- Earthquake Damage Assessment: Glen Oaks HOA, Los Angeles, a 325-unit condominium development. Provided expert testimony on behalf of the carrier. Retained by **Farmers Insurance**.