



ARCHITECTURE CONSTRUCTION CONSULTING

**Lazaros Papademetropoulos AIA ICC
Curriculum Vitae**

EDUCATION & LICENSING:

- California Licensed Architect: C22403 (1991)
- California Licensed General Contractor B 793008 (2001-2009), B 943282 (2010)
- 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) Magna Cum Laude.
- Certified, Rule 1403, Asbestos Emissions, South California Air Quality Management District (2006)
- Certified, Unfair Claims Practices Act (1995)

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 building permits and entitlements for numerous projects. He has successfully made presentations 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 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** and **mold** in California, North Carolina and Florida. He has given expert testimony in court in the counties of Los Angeles, Ventura, Orange and San Diego. The following are representative assignments:

- Repair estimates for over 1,000 single family homes and condominium units damaged by earthquake, wind, fire or construction defect.
- The Otis Parsons Art Institute, Los Angeles: Earthquake damage assessment.
- Glen Oaks HOA, 325-unit condominium, Los Angeles: Earthquake damage assessment; expert testimony in mediation on behalf of the insurance carrier.
- The Century City Inn, Century City: Earthquake damage assessment; represented owner in negotiations with insurance carrier.
- River Colony HOA, 316-unit condominium, San Diego: Construction defect.

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- Appraiser for mold losses (designated by insurance carrier).
- Hollywood Palms, San Diego: 140 subsidized apartment units. Gave expert testimony on architect's & general contractor's standard of care..
- Defended Sotheby's International Realty in non-disclosure cases involving multi-million dollar residences in Montecito and Santa Barbara.
- Defended commercial and residential property owners in premises liability cases.
- Designated expert for the City of Oxnard in case involving damages caused by soil subsidence during public works project.
- Expert testimony in cases involving the conversion of apartment buildings into condominium properties.
- Designated code expert by insurance carriers in matters involving code upgrades
- Method of repair / cost estimating expert for Zurich, Farmers, State Farm & ICAT.

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 64-unit apartment buildings 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.
- Tenant improvements for medical & general offices totaling 150,000 SF.
- Earthquake retrofitting for masonry and wood-frame buildings.

From 1986 to 1988, Mr. Papademetropoulos was Senior Designer with the Pasadena firm of **Cashion Horie Cocke Gonzalez, Inc. (CHCG)**, working on the following projects:

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

OTHER EXPERIENCE & ASSOCIATIONS:

- Member, International Code Council (current)
- Member, Design Commission, City of Pasadena
- Member, Community Development Committee, City of Pasadena
- Member of the Architectural Awards Committee, Pasadena Beautiful Foundation
- Member of the Board of Directors, Pasadena Beautiful Foundation
- President of the Hellenic American Chamber of Commerce
- Vice President, Board of Directors of the Contemporaries, Museum of Contemporary Art (MOCA), Los Angeles

MULTI-FAMILY RESIDENTIAL PROJECTS

Mr. Papademetropoulos has extensive experience in all aspects 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 repair 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 – current assignment. Retained by **Selman Breitman**.
- 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 plan check 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**.
- Glen Oaks HOA, Los Angeles, a 325-unit condominium development: Earthquake damage assessment and expert testimony on behalf of the carrier. Retained by **Farmers Insurance**.
- Luxury condominium development, Gulfport, Mississippi: Expert on construction cost and building code upgrades for a building damaged by wind and storm surge. Retained by **ICAT Insurance**.