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No Headline

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Prominent local attorney David **Trapani** and former El Dorado County District Attorney Gary Lacy are continuing to build their civil law practice as they represent an El Dorado Hills gaming center against an allegedly negligent landlord.

Their client is Andre Luongo of Nxlevl Gaming Centers, a high-end computer and video game store located in El Dorado Hills' Town Center.

On behalf of their client, **Trapani** and Lacy assert that Nxlevl's landlord, represented by the California based Mansour Company, failed to correct structural problems in the building leased by the store, yielding loss of revenue and ultimately forced closure after the building flooded.

"The landlord promised to provide the building in good working condition and repair. A severely leaking building does not qualify. The landlord has not repaired this problem, which has been present for nearly a year. This has devastated the tenant's computer gaming business and has forced them out of business," the legal duo said in a statement to the Democrat earlier this week.

Sacramento attorney Daniel Steinberg, who represents the Mansour Company, did not return phone calls from the Mountain Democrat requesting his clients' side of the story.

The Mansour Company is a commercial real estate developer run by CEO Anthony Mansour.

Trapani and Lacy say punitive and compensatory damages sustained by their client amount to at least \$25,000, and likely a lot more. They are also seeking attorney's fees and want the judge to release Luongo from contractual obligations of the lease.

The attorneys are currently in the process of compiling a damages figure. The team has served the civil complaint to Steinberg and are awaiting response.

Because of the flooding the gaming store suffered damage to its computers, software and game systems, and lost business revenue, the lawsuit states.

The landlord in charge of the building was repeatedly informed of the structural problems by Luongo but used improper or temporary methods in attempting to fix them, the suit states.

Nxlevl signed a five-year lease on the Town Center Building in May 2006. In December 2007 they were forced to vacate the premises after the El Dorado County Development Services Code Enforcement Unit deemed the property unsafe for business.

The Code Enforcement Unit said occupancy in the building would not be allowed again until the violations were corrected.

According to **Trapani** and Lacy, they never were.

Trapani is often associated with his successful representation Joseph and Melinda Bula in the 2002 "Yellow House" case. Lacy spent three terms as district attorney and started his civil law practice in January 2007.

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