

Curriculum Vitae

Laura A. C. Leckband

PROFESSIONAL REGISTRATIONS

Registered Architect, Georgia, 1994

SUMMARY OF DEVELOPMENT & CONSTRUCTION EXPERIENCE

Laura was most recently employed (11/05) with Carmel Investment Group as Director of Construction, overseeing construction management and contract negotiations for their multi-family condominium conversion properties in Florida. In addition, Laura was responsible for all property related due diligence, including zoning investigation, construction cost development, and “hidden” issues. Previously, Laura was employed with Crescent Heights of America, one of the most successful luxury residential condominium developers in the United States. Laura’s position as Project Manager focused on special projects for construction, site and building evaluation for acquisitions in cities throughout the U.S, and retail development..

During 2000/2001 Laura was Project Manager On-Site during construction of The Remington, a 23 story ultra-luxury condominium in Los Angeles, California. Faced with significant construction problems and delays, she turned around this troubled project and ultimately brought it to completion and profitability. Transferred to the corporate headquarters in Miami in late 2001, Laura was assigned to Special Projects for construction, acquisitions, and development of retail and gaming sites. In addition, Laura functioned as the “go-to” person for all construction related tasks, including review of loan documents for construction requirements, review of leases and condominium documents, construction estimating, environmental risk evaluation, development potential within zoning and code restrictions, and due diligence. Laura worked with in-house teams and with a variety of developers, attorneys and large national lenders. Laura left CH in mid-2004 when she and her husband adopted an infant son.

Prior to Crescent Heights, Laura was employed as Design Coordinator On-Site for the Mills Corporation, during construction of Discover Mills in North Atlanta. Responsibilities included review of tenant and common space design for conformance with the overall design concept and Mill’s “Shoppertainment” philosophy.

SUMMARY OF ARCHITECTURAL EXPERIENCE

As Project Architect for Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., and for Cooper Carry, Inc. Laura produced large-scale high-rise residential and commercial office developments for clients such as Crescent Heights, CarrAmerica, and Southeast Capitol Properties. In addition Laura spent over three years as co-owner and principal of Poché Studios Inc., specializing in retail architectural design and property management. Previously with Perkins & Will, U.K. in London, England, Laura had the privilege of working with such internationally recognized Architects as Aldo Rossi and Fred Koetter on the Canary Wharf redevelopment project in the Docklands section of East London

EDUCATIONAL HIGHLIGHTS

Post Graduate Design Courses:

Clemson University College of Architecture, Center for Building Research
and Urban Studies, Genoa, Italy, 1990
Bachelor of Science in Architecture, 1986, Georgia Institute of Technology
2000 Americans with Disabilities Act Seminar, "ADA and the Architect", Atlanta, Ga.
2001 California Construction Law, Los Angeles, CA
2003 Landmark Curriculum for Living, Atlanta, Georgia

PUBLICATIONS

"Design Intervention: CADD and The Shopping Center Industry."
Shopping Center World, Volume 25, No. 6 (June 1996): 28-31

SOFTWARE APPLICATION EXPERIENCE

Microsoft Project, Microsoft Office, R.S. Means Costworks 2005, ARGUS v.9
SureTrak, Adobe Pagemaker, Photoshop, QuickBooks, MicroStation v 5.0
AutoCAD Release 14, 2000, 2002, 2005

REFERENCES

(Additional available upon request)

Mr. Sonny Kahn, Chariman & CEO

Crescent Heights of America, Miami, FL (305) 377-0045

Ms. Sharon Christenbury, General Counsel

Crescent Heights of America, Miami, FL (305) 374-5700 x227

Mr. David Wimmer, Project Manager

Barnes & Noble Booksellers, Atlanta GA (404) 442-6926
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COMMUNITY INVOLVEMENT

Pro Bono Architectural Services, 1995,1996 Renovation - Administrative Office Building	Atlanta Task Force for the Homeless
Member of the Board of Directors. 1997, 1998	Decatur Cooperative Ministries
Member, Steering Committee, 1997, 1998	Holy Trinity Shelter, Decatur, GA
Treasurer, 1997, 1998	Lutheran Church of the Messiah
Choir Member and Soprano Soloist, 1995-2003, 2005	Lutheran Church of the Messiah
Member, 2004	William Baker Festival Singers of Atlanta
Transportation Bypass Investigation Committee, 2003	City of Avondale Estates
Residential Zoning Review Committee, 2006	City of Avondale Estates

Laura A. C. Leckband - SELECTED PROJECTS

HIGH RISE RESIDENTIAL – Construction Project Management

THE REMINGTON Los Angeles, California. Project Manager on site for construction of a 93 unit. 23 story ultra-luxury condominium on a 3-story parking deck, including full unit, public space and site build-out.

MAYFAIR RENAISSANCE Atlanta, Georgia. Project Manager for closeout, construction of 296 unit. 34-story condominium tower on a 4-story, 406 space parking deck

HIGH RISE RESIDENTIAL – Architectural

MAYFAIR RENAISSANCE Atlanta, Georgia. Project Architect of 296 unit. 34-story condominium tower on a 4-story, 406 space parking deck, including full unit and public space interior design.

CENTENNIAL HILL BLOCK #1 Atlanta, Georgia. Project Architect & Master Planning for a three phase development: 15-story condominium tower, 275,000 RSF office building & 290 unit apartment tower on 1500 space parking deck with street level retail and a children's museum.

LOW RISE RESIDENTIAL – Construction

THE PRESERVE AT RIVER'S EDGE Daytona Beach, Florida. Director of Construction for renovation and conversion of 190 units and clubhouse. 8 apartment buildings of 2-3-stories each. Conversion from apartment complex to condominiums.

WEST TOWN COLONY Altamonte Springs, Florida. Director of Construction for renovation and conversion of 316 units and clubhouse. 12 apartment buildings of 3-4-stories each. Conversion from apartment complex to condominiums.

LARGE RETAIL/GAMING – Project Management

MERCHANT SQUARE, Linden, New Jersey, Project Management for conversion of existing industrial urban infill site to big box retail center. Currently in development.

EAGLE MOUNTAIN RESORT, Mamakating, New York, Project management for 600,000 SF Indian gaming casino, retail, two hotels, golf course, 400 townhouses, and single family homes on 800 acres in the Catskills Mountains. Currently in development.

SHOPPES OF SUNNY ISLES, Sunny Isles Beach, Florida, Project Manager for development of a two story neighborhood shopping center.

LARGE RETAIL – Design & Tenant Coordination Manager

DISCOVER MILLS, Duluth, Georgia, Design Coordinator for regional specialty off-price retail mall. 1.2MM SF

LARGE RETAIL - Architectural

THE MALL AT SHELTER COVE, Hilton Head Island, South Carolina. Staff Architect for a 300,000 square foot enclosed specialty mall with two major department stores, Belk and Jordan Marsh and over 165,000 square feet of retail space.

NORWAY PAVILION at EPCOT CENTER, Orlando, Florida. Staff Architect for a thematic entertainment complex for Walt Disney World.

DEPARTMENT / SPECIALTY STORES - Architectural

MARSHALLS # 585, Houston, Texas. Project Architect for renovation and additions to existing neighborhood center for the addition of a new 32,200 square foot department store.

ONE UP GOLF WAREHOUSE, Duluth, Georgia. Design and construction of a 9,600 square foot golf equipment and accessory retail store.

TENANT SPACES - Architectural

MÉTHODE JEANNE PIAUBERT, Park Plaza, Frederick, Maryland. Project Designer for design and construction documents for a European cosmetic and skin care spa. National Account for all U.S. franchises.

AVERY Fine Framing & Art, Atlanta, Georgia. Project Architect for design and construction documents for a 6,800 square foot art gallery and framing studio.

RESTAURANTS - Architectural

BOSTON MARKET, Atlanta, Georgia. The Shops at Parkwood. Design and construction of endcap prototypical replacement meal restaurant.

BOSTON MARKET, Atlanta, Georgia. Marketplace Center. Design and construction of endcap prototypical replacement meal restaurant.

MCDONALD'S CORPORATION, Atlanta, Georgia. Olympic Food Service Team kitchen design and documents for all Olympic village retail and mobile units.

PROPERTY & SITE EVALUATION, AND DUE DILIGENCE

1 FIRST STREET, Cambridge, Massachusetts, Property Condition Report for a complex of historic buildings operating as a candy factory. Evaluation for conversion to residential units. 340,000 SF

15 BROAD STREET, New York, New York, 44 story commercial office building evaluated for conversion to residential, including property condition and proposed layout. 1MM SF

2001 HAMILTON STREET., Philadelphia, Pennsylvania, Evaluation for acquisition of two 22 and 26 story residential and hotel towers. Included construction budgeting, unit combinations, and conversion of common areas to residential units. 480,000 SF

226 CAUSEWAY, Boston, Massachusetts, 12 story mixed use mid rise; Evaluated floors 7-12 for possible build out as residential units. 128,000 SF

3225 TURTLE CREEK, Dallas, Texas, Evaluation for acquisition of two 603 unit existing apartment towers. Included extensive discovery for lender due diligence. 620,000 SF

333 FIRST STREET, San Francisco, California, Redicheck Constructability Review of Contract Documentation for two 20 and 27 story residential towers on a 8 story podium. Included review of construction documents, specifications, shop drawings, insurance, and general and subcontractor contracts. 314,000 SF

470 ATLANTIC, Boston, Massachusetts, Evaluation of an existing 14 story commercial office building for acquisition and conversion to residential. 288,000 SF

880 Mandalay Apartments. Clearwater, Florida, Evaluation of an existing 10-12 story apartment building for acquisition and conversion to residential, including: short and long term capitol investment, SF verification, jurisdictional issues, construction estimates and environmental risk. 376,000 SF

PROPERTY & SITE EVALUATION, AND DUE DILIGENCE (CONTINUED)

99 SPRING STREET, Atlanta, Georgia Evaluation of an existing 6 story railroad office building for acquisition and conversion to residential. 85,000 SF

ARLINGTON GATEWAY, Arlington, Virginia, Evaluation for acquisition of a 22 story, 412 unit residential tower within a Planned Unit Development, while under construction.. Included evaluation of construction budget and practices, zoning analysis, and calculation of minimum credit for interior FF&E to allow upgrade to condo finishes. 345,000 SF

AVALON AT LONGWOOD TOWERS, Boston, Massachusetts, Property Condition Report for three existing 8 story historic residential towers for acquisition and condo conversion. 288,000 SF

CITYPLACE AT THE PROMENADE, Edgewater, New Jersey, On-site review during construction of a mixed-use complex on a 1 story podium. Complex includes five buildings of base level upscale retail with 3-5 stories of residential above. 364,000 SF

CONSTITUTION QUARTERS, Charlestowne, Massachusetts, Evaluation for acquisition of existing complex of 5 historic buildings in Boston's Naval Shipyard for renovation and condominium conversion. Included extensive review of existing zoning and redevelopment restrictions, and evaluation of property condition, with estimate of construction costs. 306,000 SF

THE MUIRFIELD, Destin, Florida, Evaluation for acquisition of a proposed 220 Unit, 24 story condominium tower. Included review of construction documents, zoning requirements, design team, condominium documents and proposed construction budget. 265,000 SF

PARK PLACE, Chicago, Illinois, 56 story residential tower, evaluated 56th floor for conversion from storage/mechanical to residential, including zoning revisions, and construction budgeting. 17,000 SF

THE PRESERVE AT RIVER'S EDGE Daytona Beach, Florida. Evaluation for acquisition of 190 units and clubhouse for renovation and conversion. Included evaluation of the site for complete demolition and construction of a 550 unit high rise condominium to maximize zoning entitlement, including investigation of the Large Scale Comprehensive Plan Amendment process and Manatee Protection Program, all governing potential development on this site.

RETAIL SITE, Route 1, Linden, New Jersey, Evaluated development potential for site currently in use as industrial trucking facility for conversion to Big Box Power Center. Evaluated and worked with potential tenants such as Lowe's and Quizno's, developed pro forma, site plan options and construction estimate.

RETAIL SITE, Collins Road, Sunny Isles Beach, Florida, Evaluated development potential of vacant site for conversion to two-story neighborhood strip center, including pro forma, site plan options and construction estimate. Selected design and construction team and worked with tenants such as Walgreen's, local banks, and Quizno's.

RETAIL SITE, Lincoln Road, Miami Beach, Florida, Evaluated development potential of vacant site for conversion to large restaurant site to complement surrounding high-end retail.

RETAIL SITE, 1200 Alton Road, Miami Beach, Florida, Evaluated development potential of site currently occupied by a yeshiva for conversion to a Walgreen's.

WEST TOWN COLONY Altamonte Springs, Florida. Evaluation for acquisition of 316 units and clubhouse for renovation and conversion. Included discovery of private lift station undisclosed by Seller and negotiation of transfer of that station with the City, Seller and their legal counsel, among other issues.

COMMERCIAL OFFICE - Architectural

COLONIAL CENTER, Huntsville, Alabama. Project Architect for two 2-story, 72,000 square foot spec office buildings in East Research Park.

PENINSULA EXECUTIVE CENTER, Boca Raton, Florida. Two 4-story, 195,000 square foot buildings with a multi-story 729 space parking deck.

DURHAM CIVIC CENTER / OMNI HOTEL, Durham, North Carolina. A 9-story, 171,000 square foot hotel with 90,000 square foot attached conference center.

5 WEST INDIA AVENUE, CANARY WHARF BUILDING B3, London England. Job Captain for a 10-story 143,500 square foot office tower located in the London Docklands.
Design Architect: Fred Koetter.

7 and 9 WEST INDIA AVENUE, CANARY WHARF (BUILDINGS B4 & B5), London, England.
Job Captain for two ten story, 160 - 180,000 square foot speculative office buildings located in the London Docklands. Design Architect: Aldo Rossi.

AMERICAN EXPRESS OFFICE PARK, Phoenix, Arizona. Staff Architect for planning and production of interior spaces for two eight-story, 200,000 square foot headquarters buildings.

C & S PLAZA, Greensboro, North Carolina. A 320,000 square foot, seventeen story office tower.

CIGNA, Atlanta, Ga.. Interiors. Project Designer for programming, space planning, design, engineering coordination, and construction administration for 43,000 square foot insurance company offices.

BROOKHAVEN BOYS and GIRLS CLUB / WHITEHEAD BOYS and GIRLS CLUB, Atlanta, Georgia. Interiors Project Designer for design and construction administration of ongoing renovation and finish upgrades.

CIVIC/INSTITUTIONAL – Architectural Project Management

GENERAL SERVICES ADMINISTRATION BUILDING, VETERANS AFFAIRS, San Diego, California. Project Architect for Construction Administration phase of a four story 132,000 square foot clinic and regional offices including full tenant build-out of all floors.

CHEROKEE COUNTY JUSTICE CENTER, Canton, Georgia. Job Captain for a 4-story 136,000 square foot County Courtroom / administrative facility.

COLLEGE PARK ELEMENTARY SCHOOL, College Park, Georgia. Project Manager for a 70,000 square foot renovation with 30,000 square foot addition to an existing elementary school.

MACK LOVE LIFE ENRICHMENT SERVICES CENTER, Decatur, Georgia. Project Manager for a 17,000 square foot public / private joint venture senior citizens center.

PALMETTO ELEMENTARY SCHOOL, Palmetto, Georgia. Project Manager for a 100,000 square foot renovation of an existing high school.

SHILOH MIDDLE SCHOOL, Gwinnett County, Georgia. Renovation and additions to selected areas of an existing middle school.