

**R. RANDY LEE, ESQ.**  
**LEEWOOD REAL ESTATE GROUP**  
**260 Christopher Lane**  
**Staten Island, New York 10314**  
**(718) 983-8800**

R. Randy Lee has been involved in every phase of the real estate and building business for over forty years. First as a salesman, then a construction superintendent and, finally, as a developer and homebuilder in his own right. During the same period, he attended New York University and Brooklyn Law School as an evening student, earning a B.S. (Real Estate/Finance) Degree in 1965 and JD (Law) Degree in 1969. Using his training as a lawyer, developer and builder, he has become one of the most active and experienced low-rise housing builders and developers in New York City. During this period, he has been a principal in the site development and/or construction of more than 5,000 market rate and affordable residential units. At present, he has several projects, totaling over 1,000 additional units, in the pre-development, marketing and/or construction stage in New York, New Jersey and New Hampshire.

Leewood Real Estate Group, the brand name for a group of companies under the ownership/control of R. Randy Lee, was founded in 1967 by Mr. Lee. From its headquarters in New York City, Leewood, with Mr. Lee, its President/CEO, acting as builder/ developer/principal, provides complete hands-on management to its projects including design, construction, marketing and operational management, as well as acting as General Contractor. Kenneth Simons acts as COO of Leewood in New York. Mr. Lee's professional commitment to client satisfaction, construction quality and product value has earned Leewood a hard-won reputation as one of the New York Metropolitan area's outstanding low rise builder/developers. He was elected to the New York City and New York State Builder's Association Hall of Fame in 2002 and 2004.

Leewood established a New Jersey division in 1997. Its projects have received state and National recognition and awards. It is actively developing affordable homeownership projects in several New Jersey market areas. Michael R. Fink, Esq. acts as President/CEO of the New Jersey division of Leewood.

Mr. Lee is also the founder and managing partner of Lee & Amtzis, LLP, one of Staten Island's largest and most active law firms. The firm's practice is almost entirely devoted to the representation of real estate owners, lenders, developers and home builders in New York City and has wide-ranging expertise in transactional and land use matters, as well as Condo/Co-op/HOA filings. Michael Amtzis, Esq. acts as Managing Partner of Lee & Amtzis, LLP.

Mr. Lee is Chairman of the Board of the Building Industry Association of New York City, as well as a Senior Life Director of the National Association of Home Builders (NAHB). He has served that organization in many capacities over the years, most recently as Chairman of its Legal Action Committee. He is also a member of the NAHB Executive Board. Mr. Lee has been the Chairman of the NAHB LANDS Program since its inception almost fifteen years ago. LANDS (Legal Action Network for Development Strategies), among other things, created a nationwide network of land use attorneys who are dedicated to the common goal of achieving fair and constitutionally appropriate land use decisions at all levels. He also manages a multi-million dollar nationwide pro-active litigation program for NAHB.

Mr. Lee also serves as Chairman of the Staten Island Economic Development Corporation and SINY and Chairman of the New York State Title Attorneys Bar Association and Chairman of the Urban Affordable Housing Coalition. He is also a long standing Vice-President of the Jewish Community Center of Staten Island and recently managed the construction of its new flagship building - a \$40 million effort that has been 25 years in the making.

In addition to Mr. Lee's corporate and trade association responsibilities, he has been a visiting lecturer at New York University Real Estate Institute, Columbia University Graduate Real Estate Program, and was on the faculty of the National Judicial College. He has also contributed articles to the Wall St. Journal, New York and National Law Journals, New York State Bar Journal, New York Post, Real Estate Weekly, Real Estate NY and The Empire State Report. Mr. Lee's outstanding record of accomplishments is frequently recognized by the national, local and trade press. Both he and his developments have been featured in the New York Times, Daily News, Staten Island Advance, Builder Magazine, Empire State Builder, Real Estate Weekly, Crain's New York Business and New York Construction News.

Mr. Lee has extensive experience in working with and coordinating the participation of community-based organizations in development projects. He has, among others, worked with Catholic Charities, Astella, The Fifth Avenue Committee, Fulton-Herkimer Development Corporation, Community Agency for Senior Citizens (CASC), Stapleton LDC, Mid Bronx Desperadoes, Los Sures Management Company, Neighborhood Association for Intercultural Affairs (NAICA) The DOE Fund, Inc., Margert Community Corporation and Neighborhood Housing Services (NHS) in New York, Staten Island and Jamaica. In New Jersey with Michael R. Fink, Esq., he has worked with Lutheran Social Ministries of New Jersey, Concerned Pastors of Trenton and Vicinity, as well as Mt. Zion AME New Brunswick Community Development Corp.

Schedules of market rate and affordable projects, as well as affiliations and references are attached.

November 2008

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Affordable projects in which R. Randy Lee was a principal in cooperation with New York City HPD and/or NYC Housing Partnership or as otherwise indicated.

These 3,705 homes/apartments have been completed or are under development in over 42 separate projects since the early 1980's

<u>NAME</u>	<u>LOCATION</u>	<u># OF HOMES</u>	<u>STATUS</u>
Fulton Park	Brooklyn, NY	72	Completed
South Jamaica	Queens, NY	79	Completed
Park Slope	Brooklyn, NY	44	Completed
Windsor Terrace	Brooklyn, NY	19	Completed
Mariners Harbor	Staten Island, NY	24	Completed
Concord Park	Staten Island, NY	154	Completed
Stapleton Park	Staten Island, NY	62	Completed
Richmond Court	Staten Island, NY	22	Completed
Continental Park	Staten Island, NY	64	Completed
Seaside Gardens	Brooklyn, NY	112	Completed
Seaberry Gardens	Brooklyn, NY	166	Completed
Southside Homes	Brooklyn, NY	105	Completed
Davidson Court*	Staten Island, NY	38	Completed
Harbor Court*	Staten Island, NY	40	Completed
Richmond Park	Staten Island, NY	61	Completed
Buckingham House**	Staten Island, NY	36	Completed
Bridgeview Sr. Housing***	Staten Island, NY	38	Completed
Jamaica East	Queens, NY	94	Completed
Southern Highbridge	Bronx, NY	35	Completed
Lynch Street	Brooklyn, NY	22	Completed
Celebration	Staten Island, NY	586	Completed
Longfellow Estates	Bronx, NY	82	Completed
Harbor Court II*	Staten Island, NY	46	Completed
East New York	Brooklyn, NY	84	Completed
Bayswater	Queens, NY	16	Completed
Harbor & Nicholas Manor*	Staten Island, NY	72	Completed
Doe Fund SRO**	New York, NY	74	Completed
Saratoga VIII	Brooklyn, NY	58	Completed
Tompkins Court*	Staten Island, NY	108	Completed
Richmond Park II	Staten Island, NY	10	Completed
River/Gerard Court*	Bronx, NY	252	Completed
Heron Pond Condos	Staten Island, NY	29	Completed
Heron Pond II	Staten Island, NY	36	Completed
Mermaid Commons ****	Brooklyn, NY	8	Completed
Prospect Heights	Brooklyn, NY	38	Completed
Sea Beach Homes III	Brooklyn, NY	23	Completed

<u>NAME</u>	<u>LOCATION</u>	<u># OF HOMES</u>	<u>STATUS</u>
Ocean Pointe @ Bayswater	Queens, NY	79	Completed
Bradhurst Court Coop	New York, NY	127	Completed
Stadium Court*	Bronx, N.Y.	60	Completed
Seaview North	Staten Island, NY	346****	Pre-Development
Webster Senior Housing****	Bronx, NY	193	Pre-Development
Victory Senior Housing****	Staten Island, NY	39	Pre-Development

\* HPD 421A Cert. Program & Federal LIHTC Program

\*\* HPD SRO Program

\*\*\* NYSDHCR(HTF) Turn Key Program

\*\*\*\* Senior Affordable Rentals/Condos

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Market Rate Projects in which R. Randy Lee was a Principal in recent years totaling 3,497 +/- Lots/Homes

<u>NAME</u>	<u># HOMES/LOTS</u>	<u>LOCATION</u>	<u>STATUS</u>
The Hamlet	190	Staten Island, N.Y.	Completed
Huguenot Hills	252	Staten Island, N.Y.	Completed
Sutton Place	50	Staten Island, N.Y.	Completed
The Sanctuary	31	Staten Island, N.Y.	Completed
Easy Street	400	Staten Island, N.Y.	Sold
Waterside	500	Staten Island, N.Y.	Condemned/Park
Honey Blossom	37	Staten Island, N.Y.	Completed
Rosemeade at Harbourton	9	Hopewell, N.J.	Sold
Raccoon Crossing	69	Harrison, N.J.	Completed
Deer Run/Ridge	79	So. Harrison, N.J.	Completed
Pleasant Ridge	5	Staten Island, N.Y.	Completed
Gateway Homes	20	Staten Island, N.Y.	Completed
Surfside Court	68	Staten Island, N.Y.	Completed
Crown Court/Alpha	88	Staten Island, N.Y.	Completed
Cambridge Homes	14	Staten Island, N.Y.	Completed
West Lawrence Parc	20	Queens, N.Y.	Sold
Ridgewood Hills	7	Staten Island, N.Y.	Sold
Rosemeade at Woodrow	60	Staten Island, N.Y.	Completed
Quality Homes	21	Staten Island, N.Y.	Completed
Burbank/Aspinwall	16	Staten Island, N.Y.	Completed
RMR Homes	14	Staten Island, N.Y.	Completed
Bloomingtondale Heights	10	Staten Island, N.Y.	Completed
Rachel Court	7	Staten Island, N.Y.	Completed
Arbor Court	5	Staten Island, N.Y.	Completed
Heron Pond III	10	Staten Island, N.Y.	Completed
Beamer & Letty Court	17	Staten Island, N.Y.	Completed
Ocean Pointe @ Arverne	18	Queens, N.Y.	Completed
Harbor Heights	12	Staten Island, N.Y.	Completed
Harborside	17	Staten Island, N.Y.	Under Construction
Opal Ridge	22	Staten Island, N.Y.	Under Construction
Highland Ridge	4	Staten Island, N.Y.	Under Construction
Park Club @ Clove Lakes	24	Staten Island, N.Y.	Under Construction
211 23 <sup>rd</sup> Street	8	Brooklyn, N.Y.	Under Construction
Astoria Station	29	Queens, N.Y.	Under Construction
211 - 23 <sup>rd</sup> Street	8	Brooklyn, N.Y.	Under Construction
Franklin Pierce University Student/Senior Housing	400 +/-	Rindge, New Hampshire	Pre-Development
Miscellaneous	49	Staten Island, N.Y.	Completed
Willow Green *	28	Trenton, N.J.	Completed
North Willow Green*	35	Trenton, N.J.	Completed
Fell Street*	10	Trenton, N.J.	Completed
Artisan Street*	21	Trenton, N.J.	Completed
Leewood In-Fill/In-Town*	15	Trenton, N.J.	Completed
Renaissance I*	18	Trenton, N.J.	Under Construction
Renaissance II*	36	New Brunswick, N.J.	Under Construction
Whitaker Condo	40	Trenton, N.J.	Development
Renaissance III*	290	Franklin, N.J.	Pre-Development
Leewood In Town*	70	Bayonne, N.J.	Pre-Development

\* Affordable Developments by New Jersey Division

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**REPRESENTATIVE**  
**RECENT/CURRENT PROJECTS**

**CELEBRATION AT RAINBOW HILL** Staten Island, New York

Description: 586 1-family homes developed under NYC Housing Partnership/NYC HPD Homeownership Program  
Status: 586 1-family homes with 74 co-ops completed with all delivered.  
Total value \$85 million. Construction fully completed 2003.  
Role: Builder and developer together with Ralph Zurlo and Duo Plumbing Corp.

**DAVIDSON COURT** Staten Island, New York  
**DAVIDSON COURT II** Staten Island, New York  
**HARBOR COURT I & II** Staten Island, New York  
**TOMPKINS COURT** Staten Island, New York  
**NICHOLAS MANOR** Staten Island, New York  
**HARBOR MANOR** Staten Island, New York

Description: 333 unit (total) garden apartments developed under NYCHPD 421A Certificate and Federal LIHTC (Tax Credit) Programs  
Status: Construction fully completed 1999  
Total value \$28 million.  
Role: Builder and developer

**SARATOGA VIII** Brooklyn, New York

Description: 58 2-family homes developed under NYC Housing Partnership/ NYCHPD Homeownership Program  
Status: Construction fully completed 2002  
Total value \$13.1 million  
Role: Builder and developer

**RIVER/GERARD COURT** Bronx, New York

Description: 252 unit (total) mid-rise apartments developed under NYCHPD 421A Certificate and Federal LIHTC (Tax Credit) Programs  
Status: Fully Completed 2000  
Total value \$32.0 million  
Role: Builder and developer with The Related Companies

**DOE FUND SRO** New York, New York

Description: 74 unit mid-rise SRO developed under NYCHPD SRO Program  
Status: Fully Completed 2000  
Total value \$5.1 million  
Role: General contractor for Doe Fund, Inc., a non-profit service provider

**HERON POND II** Staten Island, New York

Description: 36 2-family homes developed under NYC Housing Partnership/NYCHPD and Federal UDAG Program  
Status: Fully Completed 2000  
Total value: \$7.1 million  
Role: Builder and developer

**WILLOW GREEN** Trenton, New Jersey

Description: 28 1-family townhomes developed under UHORP Program with New Jersey HMFA  
Status: Fully Completed 2001  
Total value: \$3.6 million  
Role: Builder and developer with Lutheran Social Ministries of New Jersey and Michael Fink

**PROSPECT HEIGHTS** Brooklyn, New York

Description: 27 3-family homes and 11 rehabbed townhomes developed under NYC Housing Partnership/NYCHPD Homeownership Program  
Status: Construction fully completed 2002  
Total Value: \$10.1 million  
Role: Builder and developer together with Seymour Sadkin

**STADIUM COURT** Bronx, New York

Description: 60 unit low-rise apartments developed under NYCHP 421A Certificate and Federal LIHTC Program  
Status: Fully completed 2004  
Total Value: \$9.0 million  
Role: Builder and Developer with The Doe Fund

**BRADHURST COURT COOP** New York, New York

Description: 127 Mid-rise affordable coop apartments  
Full block Pathmark  
Parking Garage  
Community Retail  
Developed with NYC HPD & NYHDC ANCHOR Program  
Status: Fully Completed 2006  
Total Value: \$50 million  
Role: Developer with The Related Companies

**OPAL RIDGE**

Staten Island, New York

Description: 22 Two-family homes - Market Rate Project

Status Under Construction  
Total Value: \$17.6 million

Role: Builder and Developer

## AFFILIATIONS

### BUILDING INDUSTRY ASSOCIATION OF NEW YORK CITY

Chairman of Board	1994 - Present
President	1992 & 1993
Board Member	1972 - Present
General Counsel	1978 - Present

### NEW YORK STATE BUILDERS ASSOCIATION

Board Member	1985 - Present
Chairman - Wetlands Task Force	1990 - 1992

### NATIONAL ASSOCIATION OF HOME BUILDERS

Executive Board Member	1993 - Present
Board of Directors Member	1982 - Present
Senior Life Director - Elected	1992 - Present
Chairman - Legal Action Committee	1991/93/94/96/99/01-08
Chairman - Urban Revitalization Committee	1990/93/95
Chairman - LANDS Program	1989 - Present
Unmet Housing Needs Task Force	1993 - 1997
Chairman - Product Liability Task Force	1997/98
Chairman - NWP #26 Task Force	1997/98
Co-Chairman - Communication Task Force	2001/02

### NEW JERSEY BUILDERS ASSOCIATION

Shore Builders Association	Member 1989 - Present
Builders League of South Jersey	Member 1989 - Present

### BAR/COURT ADMISSIONS

Member of New York, Pennsylvania & D.C. Bar  
Admitted to Practice Before All Relevant New York State Courts,  
Federal District Courts (Eastern & Southern District New York)  
and The U.S. Supreme Court

### MEMBERSHIPS/APPOINTMENTS

Staten Island Economic Development Corporation	Chairman
SINY	Chairman
Richmond County Bar Association	Real Property Committee
New York State Bar Association	Member
American Bar Association	Member
New York State Title Attorneys Bar Association	Chairman
Urban Affordable Housing Coalition	Chairman
Mayor's Building Industry Advisory Council	Member
Jewish Community Center, Staten Island, NY	Senior Vice President
NYS Affordable Housing Association	Board Member
Mayor's Growth Management Task Force	Member
Mayor's Homeport Task Force	Member

## **AWARDS & HONORS**

### **(Recent)**

Lifetime Achievement - Staten Island EDC	(2005)
Hall of Fame - NYS Builders Association	(2004)
Hall of Fame - Building Industry Association of NYC	(2002)
Staten Island EDC - Business Award	(2004)
NAHB Leadership Award	(2004)
NAHB Four Corners Communication Award	(2002)
Man of the Year - Building Industry Association of NYC	(2003)
NAHB Innovation in Workforce Housing Award	(2005)
New Jersey Builders Association - Affordable Housing Award	(2001)
New Jersey Governor's Excellence in Housing Award	(2001)

## **R. RANDY LEE**

### **REFERENCES**

Thomas Acree, District Manager  
2-10 Home Buyers Warranty  
1728 Montreal Circle  
Tucker, GA 30084  
800-488-8844

John Alexander, Chairman  
Northfield Bank  
1731 Victory Boulevard  
Staten Island, N.Y. 10314  
(718) 448-1000

Jeff T. Blau, President  
The Related Companies, Ltd.  
60 Columbus Circle  
New York, N.Y. 10023  
212-421-5333

Sandy Dunn, President  
National Association of  
Home Builders  
1201 15 Street, NW  
Washington, DC 20005  
800-368-5242

Cesar J. Claro, President  
SI Economic Development Corp.  
900 South Avenue  
Staten Island, N.Y. 10314  
718-477-1400

Joseph LiBassi, Chairman  
Victory State Bank  
3155 Amboy Road  
Staten Island, N.Y. 10306  
718-979-1100

Joan Cusack, Member  
NYS Crime Victim's Bureau  
55 Hanson Place  
Brooklyn, NY 11217  
718-923-4331

Mary DiCrescenzo, Esq.  
Senior Vice President  
Nat'l. Assn. of Home Builders  
1201 15th Street, N.W.  
Washington, D.C. 20005  
800-368-5242

Peter J. Esposito, 1st Senior VP  
New York Community Bank  
1214 Castleton Avenue  
Staten Island, N. Y. 10310  
(718) 448-2800

Leny Fernando, Vice President  
Centerline Capital Corp.  
625 Madison Avenue  
New York, N.Y. 10022  
212-588-2100

Sarah Gerecke, President  
Chief Operating Officer  
Neighborhood Housing Services 307  
West 36th Street  
New York, N.Y. 10018  
212-519-2502

Sy Gordon, President  
Burt Millwork Corp.  
1010 Stanley Avenue  
Brooklyn, N.Y. 11208  
718-257-4601

Fred Graziano, Executive Vice  
President, Regional Retail  
TD Bank  
1701 Route 70 East, Floor #2  
Cherry Hill, N.J. 08034  
856-470-2255

Brian Laline, Editor  
Staten Island Advance  
950 Fingerboard Road  
Staten Island, NY.  
(718) 981-1234

Philip LaRocque, CEO  
NYS Builders Association  
One Commerce Plaza  
Albany, N.Y. 12210  
518-465-2492

Nicholas Lembo, President  
Monadnock Construcion Inc  
155 Third Street  
Brooklyn, NY 11231  
718-875-8160

Vito J. Lopez, Chair  
NYS Assembly Housing  
434 South 5 Street  
Brooklyn, New York 11211  
(718) 963-7029

Michael F. Manzulli, Chairman  
(Retired)  
Richmond County Savings Bank  
1214 Castleton Avenue  
Staten Island, N.Y. 10310  
718-448-3015

George McDonald, President  
The Doe Fund  
232 East 84 Street  
New York, NY 10028  
212-628-5207

Michael E. McMahon,  
U.S. Congressman  
130 Stuyvesant Place, 6<sup>th</sup> Floor  
Staten Island, NY 10301  
(718) 556-7370

Eileen Merkent, 1<sup>st</sup> Vice President  
Northfield Savings Bank  
1731 Victory Boulevard  
Staten Island, N.Y. 10314  
718-448-1000 x545

Ralph Branca, President  
Victory State Bank  
4142 Hylan Boulevard  
Staten Island, N.Y. 10308  
(718) 979-1100

James P. Molinaro  
Borough President - Staten Island  
Borough Hall  
Staten Island, N.Y. 10301  
718-816-2030

Paula S. Monteiro, Vice President  
Sovereign Bank  
1535 Richmond Avenue  
Staten Island, N.Y. 10314  
718-568-3884

Jerry Howard, CEO  
National Association of  
Home Builders  
1201 15 Street, NW  
Washington, DC 20005  
800-368-5242

Judi Stern Orlando, Director  
Astella Development Corp.  
1618 Mermaid Avenue  
Brooklyn, N.Y. 11224  
718-266-2543

Richard Reetz, President (Ret.)  
Senior Housing Resource Corp.  
56 Bay Street  
Staten Island, N. Y. 10301  
718-981-6988

Richard Roberts, Managing  
Director of Real Estate Development  
The Doe Fund, Inc.  
345 East 102nd Street  
New York, NY 10029  
646-672-4465

Elliot Sagor, Esq.  
Hogan & Hartson, LLP  
875 Third Avenue  
New York, NY 10022  
212-918-3000

Monsignor Donald Sakano  
Director of Housing  
New York Archdiocese  
Holy Innocence Church  
128 West 37 Street  
New York, N.Y. 10018  
212-279-5861

Jerry J. Salama, Esq.  
Janus Partners  
460 West 126 Street  
New York, NY 10027  
212-280-3534

James Simpson, Administrator  
Federal Transit Administration  
400 Seventh Street SW  
Washington, DC 20590  
202-366-4040

David Sorkin, Executive Director  
Jewish Community Center of SI  
1466 Manor Road  
Staten Island, NY 10314  
718-475-5200

Deborah C. Wright, President  
& CEO  
Carver Bancorp, Inc.  
75 West 125 Street  
New York, NY 10027  
212-876-4747