

PAUL A. LEONE II
SENIOR VICE PRESIDENT



Professional Experience:

Since August 2004 — Richards Barry Joyce & Partners
 1999-2004 — Trammell Crow Company

Education:

College of the Holy Cross
 B.A. History 1998
 Varsity Golf 1994-1998

Affiliations:

Greater Boston Real Estate Board Member
 Holy Cross Club of Boston, Past President
 Holy Cross Technology Group — Advisory Board Member
 Ouimet Scholarship Fund — Alumni Board
 Dearborn Middle School, Roxbury — Volunteer History Teacher, 7th grade

Major Accomplishment/Transactions:

Over ten years of commercial real estate experience focusing in the suburban market specializing in Tenant and Landlord advisory work.

- Recognized in 2004, 2005, 2006, 2007 and 2008 as one of CoStar's "Top Power Brokers" in Boston
- Represented the Tenant in 2008's largest distribution Build-to-Suit totalling 238,000 SF
- Represented the Tenant/Buyer in one of the area's largest suburban sale transactions totaling 500,000 square feet — 2004
- Achieved "Platinum Level" distinction at the CBA annual awards banquet — 2003

Exclusive Tenant Representative or Consultant for Corporations and Professional Firms:

Lucent Technologies	650,000 SF	Clarke Distribution	64,000 SF
Dunkin' Donuts	535,000 SF	Kewill North America	62,000 SF
Quaker Fabric	530,000 SF	Shiple Corporation	60,000 SF
International Data Group/International Data Corp.	392,000 SF	CapitalOne Corporation	55,000 SF
OneBeacon Insurance Group	285,000 SF	Valeritas	55,000 SF
Juniper Networks	250,000 SF	eClinicalworks	50,000 SF
Best Buy	240,000 SF	eCopy	50,000 SF
Draka USA	220,000 SF	Equipe Communications	48,000 SF
Computer Associates	210,000 SF	Broadbus Technologies	45,000 SF
CTDI, Inc.	202,000 SF	ProQuent Systems	43,000 SF
AccessTCA	180,000 SF	Morgan Stanley	40,000 SF
ATI Technologies	150,000 SF	Circles	40,000 SF
Sleepy's	142,000 SF	Aether Systems	39,000 SF
SynQor	102,000 SF	Storability	30,000 SF
Instron	100,000 SF	Virtusa	30,000 SF
TranXenogen	80,000 SF	StarGen	25,000 SF
Platinum Equity Holdings	80,000 SF	Optiant	23,000 SF
Chase Corporation	75,000 SF	Casenet	22,000 SF
CCR Advisory Group	73,000 SF	Boston Globe	20,000 SF
CCR Advisory Group	73,000 SF	Spectro Analytical Inst.	15,000 SF
CIO Publishing	65,000 SF	BioKey	14,000 SF

Exclusive Landlord Representative Experience for Suburban Boston Property:

Cross Roads Industrial Park, Northborough (327 Acres)	Gutierrez Company	2,000,000 SF
495 Industrial Portfolio (7 Buildings)	Invesco Real Estate	1,215,000 SF
Arsenal on the Charles, Watertown	O'Neil Properties	707,000 SF
Franklin Industrial/Flex Portfolio, Franklin (6 Buildings)	TA Associates Realty	685,000 SF
Forge Park Portfolio, Franklin (6 Buildings)	UBS Realty Advisors	620,000 SF
Marlborough Technology Park, Marlborough (7 Buildings)	Normandy Real Estate Partners	573,000 SF
Solomon Pond Park, Marlborough (6 Buildings)	Great Point Investors/Nordic	570,000 SF
3Com Drive, Marlborough	3Com Corporation	550,000 SF
Franklin Business Center, Franklin	Lincoln/Invesco Real Estate	384,000 SF
One Beeman Road, Northborough	TA Associates Realty	342,900 SF
Elmwood Park, Hopkinton (4 Buildings)	CrossHarbor Capital	316,000 SF
Locke Drive Portfolio (3 Buildings)	Park Development Corporation/Davis Marcus Partners/Intercontinental Real Estate	300,000 SF
Westborough/Southborough Exec. Park (4 Buildings)	Advance Realty Group/Invesco Real Estate	286,000 SF
Lake Williams Corporate Center, Marlborough (3 Buildings)	Great Point Investors	315,000 SF
Bellingham Business Center, Bellingham	Conroy Development/Ashforth Paradigm	210,000 SF
Boxborough Tech Park, Boxborough (2 Buildings)	National Development	205,000 SF
34 St. Martin Drive, Marlborough	RREEF	203,000 SF
Southborough Office Park, Southborough (2 Buildings)	Taurus Investments/TA Associates Realty	164,000 SF
9-11 Hampshire Street, Mansfield (2 Buildings)	TA Associates Realty	160,000 SF
Marlborough Corporate Ctr., Marlborough	RREEF	156,000 SF
Franklin Industrial Park, Franklin	Dunkin' Donuts NEDC	138,000 SF
125 Constitution Boulevard, Franklin	National Development	134,000 SF
Cedar Hill Business Park, Marlborough (2 Buildings)	CrossHarbor Capital/RREEF	130,000 SF
20 Walkup Drive, Westborough	Campanelli Companies	120,000 SF
Point West Place, Framingham	CrossHarbor Capital/RREEF	110,000 SF
Cross Roads Commerce Center (2 Buildings)	Condyne	330,000 SF
Norton Commerce Center, Norton	Condyne	23 Acres
Devens Industrial Park (2 Buildings)	CrossHarbor Capital	734,000 SF

