
KRISTINE B. KENDRICK

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EXECUTIVE SUMMARY

- Attorney with years of experience in real estate and business
- Strong communication and presentation skills honed by working with persons in all levels of management, government and citizenry
- Ability to analyze complicated issues using information culled from wide ranging sources, to build consensus around strategic plans and to balance simultaneous projects demanding differing skills and experiences
- Ability to develop programs from the ground up, writing and obtaining passage of laws if necessary and drafting rules, regulations, forms and procedures to implement the programs
- Experience in managing up to 50 people
- Completed all courses for a CCIM designation

SYNOPSIS OF RELEVANT EXPERIENCE

Kristine B. Kendrick, Attorney at Law

Eureka Springs, Arkansas

Practice of Law – 5/2010 to present

Practices general civil law, including business law, real estate law, estate planning and probate, and family law

New Orleans, Louisiana

Practice of Law - 8/1994 to 7/2003 and 6/2005 to 12/2005

Practiced transactional law, with an emphasis on real estate law, multi-family and single-family residential real estate transactions and title insurance underwriting and claims

- Handled Section 42 low income housing tax credit and historic tax credit transactions,
- Examined title to the New Orleans levee from the French Quarter through Uptown,
- Taught CLE-approved courses on real estate law, including a presentation on abandoned property at the annual meeting of the American Bar Association Forum on Affordable Housing and Community Development Law,
- Participated in roundtable on abandoned property at the Lincoln Institute of Land Policy at Harvard University

Wal-Mart Stores, Inc.

Bentonville, Arkansas

Realty Manager – 12/2005 to 10/2008 and 2/2009 to 2/2011

Managed the real estate aspect of open Wal-Mart distribution centers, specialty facilities and home office properties, as well as open Wal-Mart stores, Sam's Clubs, warehouses and office space; supervised four Realty Managers and two Realty Coordinators; worked as part of the management team for the Realty Management Department; managed the negotiation and documentation of the agreements of sale and the closings of sales and leases of excess land (out parcels, gas lots and dropped projects)

- Managed a \$32 million sale of 80 Murphy Oil gas station properties to Murphy Oil
- Negotiated and documented lease amendments, governmental condemnations and annexations, and third party requests for carve outs, easements, waivers and other rights,
- Presented proposed lease amendments, construction projects, condemnations, carve outs and annexations to executive committees for approval,
- Interpreted and managed leases and other real estate agreements with landlords, developers, local governments, adjoining landowners and other entities,
- Managed compliance with laws and ordinances,
- Managed construction projects,
- Obtained consents from landlords and developers for alterations or additions to Wal-Mart properties,
- Audited common area maintenance billings by landlords and developers,
- Taught real estate law courses

City Attorney's Office, City of New Orleans

New Orleans, Louisiana

Chief Deputy City Attorney – 1/2000 to 6/2005

Represented the City of New Orleans in housing and real estate issues, with an emphasis on fighting abandoned property

- Conceived, wrote, lobbied for and obtained passage of 15 statutes and numerous ordinances,
- Conceived, developed and managed 8 of the 11 programs that encouraged redevelopment of abandoned property in the City of New Orleans, thereby earning the City more than \$2 million,
- Published several guides for citizens and a website about acquiring and rehabilitating abandoned property,
- Represented the City code enforcement department,
- Supervised a staff of four attorneys and four support staff,
- Chaired the Lien Waiver Committee,
- Collected over \$4 million through representation of the City in takings of blighted property,
- Testified before City Council and Louisiana Legislative committees,
- Taught CLE-approved courses on real estate law,
- Spoke to numerous citizen and church groups.

Lawyers Title Insurance Corporation - 4/1987 to 7/1994

New Orleans, Louisiana and Atlanta, Georgia

Vice President and Louisiana Area Manager - 1/1/1993 to 7/1994

Acting Louisiana Area Manager - 1/6/1992 to 12/31/1992

Managed all title insurance agents across the State of Louisiana and the New Orleans branch office, including its title operations, commercial closing department and 3 residential closing offices throughout the metropolitan area

- Oversaw the issuance of the then largest title insurance policy ever written, for over \$700 million on the New Orleans land-based casino
- Developed and taught in four day-long, CLE-approved seminars on real estate law.

Assistant Branch Manager - 1/1/1991 to 1/5/1992

Directly managed residential closings, title operations, REO and relocation work, accounting, and general administration of the office; as second in command of the New Orleans branch office, responsible for the duties of Operations Manager (see below), as well as directly responsible for 3 residential closing offices

Operations Manager - 2/13/1989 to 12/31/1990

Directly managed the title operations, search services, title plant, and general administration of office; as second in command of the New Orleans branch office, responsible for claims management, personnel management and development, and participation in management of all of the company, strategic planning and implementation, agency development, marketing, budget planning and implementation, and operation of the computer systems

Senior Title Attorney - 4/16/1988 to 2/12/1989 & Title Attorney - 4/13/1987 to 4/15/1988

Handled the underwriting for and coordinated the title portion of large multi-state real estate transactions, including major leveraged buyouts and refinancings, such as the \$440 million Shoney's leveraged refinancing and Coca-Cola Enterprises' acquisitions of bottling facilities

REPRESENTATIVE MEMBERSHIPS

- President (1999 to 2001), First Vice President (1997 to 1999), Second Vice President (1996 to 1997) and member of the Board of Directors (1992 to 2002) of the Louisiana Land Title Association
- Member of the Uniform Title Standards Committee of the Louisiana State Bar Association (1994 to 2000)
- Commissioner and Secretary of the Board of Commissioners of the Garden District Security District (1998 to 2000)
- Member of Title Insurance Legislation Task Force of the Louisiana Department of Insurance (1996 to 1997)
- Member of the Board of Directors of the New Orleans Neighborhood Development Collaborative (2002 to 2005)
- Member of the Board of Commissioners of the Inspiration Point Rural Fire Protection District (2010 to present)

EDUCATION

- Admitted to Arkansas and Louisiana bars
- University of Denver College of Law - Graduated with J.D.
- Tulane University School of Law – Attended first and second years
- Institute of Paralegal Training - Graduated as a Real Estate Paralegal
- The Colorado College - Graduated with B.A. in Philosophy