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ATTORNEYS AT LAW

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October 29, 2024

John M. Nolan
Chair, Member Selection Committee
c/o American College of Real Estate Lawyers
220 N Market Street, Suite 100
Frederick, MD 21701

RE: Nomination of Danielle Howarth

Dear Mr. Nolan:

It is with great pleasure that I second the nomination of Danielle Howarth for membership in the American College of Real Estate Lawyers made by Amy McClain.

I met Danielle more than five years ago when I was asked to assist with local land use issues relating to the repurposing and expansion of a historic structure in the City of Pittsburgh. At the time, Danielle and her team were negotiating complex acquisition and ownership structuring issues related to this property. As we worked together the depth of her sophistication as a real estate practitioner became apparent. Danielle addressed the various competing interests of the parties, the multifaceted ownership issues, land use and construction complications, and underlying financing issues with extraordinary skill and professionalism. Local Pittsburgh colleagues on opposite sides of these issues agreed that her negotiation skills and professionalism were essential in concluding the transaction. Danielle's work as a board member of One House at a Time, Inc., and with the Urban Land Institute, and the Advisory Committee for Partnership for Building Reuse evidence her commitment to a more informed public. Based upon my work with Danielle and my review of her background and experience I can easily conclude that she is a distinguished practitioner and eligible for membership in the college.

I have received and reviewed the Proposal for Membership submitted by Amy McClain and certify that Danielle Howarth satisfies the criteria for selection to the College as set forth in Section 4 of the Guidelines for Regular Member Selection. In my opinion and to my knowledge, the Nominee satisfies ACREL's Statement of Professionalism and exemplifies the standards of professional integrity and civility as provided in the Guidelines. I am not (a) in the same firm, business entity, faculty or other organization as the Nominee, (b) related by birth or marriage to the Nominee, or (c) a current Governor or member of the Member Selection Committee of the College. Except as

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disclosed below, neither the nominee nor his/her employer regularly employs or retains me or my law firm or employer, and my business relationship, if any, with the nominee is as follows:

I have worked with Danielle Howarth on one other real estate matter during the past 5 years.

Very truly,

/s/Andrea Geraghty

Andrea Geraghty

cc: Amy McClain, Esquire

4874-7885-5923