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November 1, 2024

Chair, Member Selection Committee
American College of Real Estate Lawyers
220 N Market Street, Suite 100
Frederick, MD 21701

Re: *Candidacy of Peter Irwin for Admission to ACREL*

Dear Chair:

I am delighted to second the nomination of Peter Irwin, the Chair of the Real Estate Group at Debevoise & Plimpton LLP for membership in the American College of Real Estate Lawyers made by Joseph Philip Forte.

When I first came to practice in Manhattan in 2008 after roughly 20 years in Connecticut, Peter was introduced to me by my then-partner David Stein, himself a distinguished tax lawyer who was previously associated with Peter at Debevoise. At that first meeting and in the intervening years, Peter revealed himself to be a person deeply dedicated to the best parts of our profession: selfless collegiality, ethical service to others, a desire to educate others in the highest standards of practice, and commitment to community, all the while serving as counsel to leading financial institutions in the US from one of the nation's best firms. Peter has been a good friend and colleague to me as I gained footing in the myriad ways of New York's competitive and challenging practice in our chosen field, with a generosity which had no promise of recompense other than personal satisfaction. He is both wise and deeply knowledgeable about real estate and will greatly benefit ACREL. His service to the Mattone Family Institute for Real Estate Law at St. John's University School of Law speaks to his dedication to our profession's future, and his advice and assistance to the numerous community and charitable organizations listed on his resume underscore his commitment to others. And managing all that, while raising five children, and running his firm's noted real estate group is exemplary.

I have received and reviewed the Proposal for Membership submitted by Joseph Philip Forte and certify that Peter Irwin (the "*Nominee*") absolutely 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 clearly 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

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member of the Member Selection Committee of the College. Neither the Nominee nor his employer regularly employs or retains me or my law firm or employer, and I have no continuing business relationship with the Nominee.

Very truly yours,

A handwritten signature in blue ink, appearing to read "James M. Carolan", with a long horizontal flourish extending to the right.

James M. Carolan

cc: Joseph P. Forte, Esq.