



AMERICAN COLLEGE OF REAL ESTATE LAWYERS

MEMBER SELECTION

**FORM OF SECONDING LETTER**

OCTOBER 1, 2024

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

Dear Mr. Nolan:

It is with great pleasure that I second the nomination of Jeb Joyce for membership in the American College of Real Estate Lawyers made by Carl Circo.

In 2018, I worked with Jeb on a significant lease transaction for a client of mine, where I represented a national tenant, and Jeb represented an out of state landlord. The lease was for the substantially all of the structure, which was listed on the National Registry, and which made tenant needs for alterations and remodeling challenging. Not only was the lease complex, but subsequent business issues between the clients were contentious, to say the least. Nevertheless, Jeb handled the transaction and subsequent issues professionally and with excellent knowledge of the issues and the attitude of how we could get the deal done and the subsequent issues resolved.

As an aside, I do not have any personal knowledge of Jeb's "give back".

I have received and reviewed the Proposal for Membership submitted by Carl Circo and certify that Jeb Joyce 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. Neither the Nominee nor his/her employer regularly employs or retains me or my law firm or employer, and I have no business relationship with the Nominee.

Yours truly,

A handwritten signature in blue ink that reads "Norman W. Gutmacher". The signature is fluid and cursive, written in a professional style.

Norman W. Gutmacher

cc: Carl Circo