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October 30, 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

Dear Mr. Nolan:

It is with great pleasure that I offer the nomination of Blaine A. Lamperski, Esquire for membership in the American College of Real Estate Lawyers. Blaine meets the criteria for membership as a Fellow as he is a distinguished practitioner with substantial experience in real estate law with an outstanding reputation for excellence and integrity in the practice of law. He has also consistently offered 'giveback' in matters of real estate law and the improvement of the practice, all of which contribute to a more informed bar and a more informed public.

I have known Blaine for at least 25 years, originally getting to know him as a speaker for continuing legal education for the Allegheny and Pennsylvania Bar Associations. Blaine is a well-respected real estate lawyer within the local bar, having practiced law in Pittsburgh, Pennsylvania for just over 30 years. He is presently with Clark Hill but began his career with K&L Gates LLP upon his graduation from law school. Blaine has developed a successful real estate practice both in Pittsburgh and nationally and has a reputation for excellence and integrity. I have also known Blaine to be a frequent and willing contributor to the local and state bar association and to the local community throughout his career. On numerous occasions, I have recruited him to speak or participate in activities of the bar associations to the betterment of the profession, knowing the depth of his understanding of real estate law, and its intersection with business, and his commitment to educating others. Only a selected group of presentations he has given are listed on his resume. I have attended programs presented by Blaine and have read materials prepared by him. He produces excellent work and can successfully explain the most complex legal issues.

While Blaine and I have not worked directly opposite each other, we have shared a mutual client, each providing somewhat different services to the client, and on occasion, collaborating with internal legal staff to develop policies and understandings that serve the client's best interest. As

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a result of our work and collaboration, I know Blaine to be thorough, with a sophisticated understanding of the legal and business issues of the transactions. Blaine has a reputation as a reasonable and effective problem-solver, open to understanding and addressing the concerns of opposing parties while zealously representing his own client.

Blaine has been active in the legal community, having served in leadership roles in the Allegheny County Bar Association Real Property Section for the last 9 years, most recently as President. In his role as President, he had the responsibility to develop programming for monthly meetings of the section and to identify and recruit individuals to address critical issues facing the real estate bar. During his tenure, a legal challenge to the method of property tax assessment in Allegheny County (Pittsburgh) resulted in multiple rulings that necessitated ongoing attention by members of the bar. Ultimately, the courts held that certain data had been improperly excluded resulting in over taxation of properties, both commercial and residential. By developing continuing education programming throughout the course of litigation, Blaine ensured that Allegheny County lawyers were aware of proceedings, the resultant reduction of property assessments, and the potential need for filing of appeals during a special window for appeals.

Aside from his dedication to the practice of law and to education, Blaine has shown a commitment to giving back to the community as well. While his community service is detailed in his resume, it is important to highlight his many years of service to local government as a member of two different Zoning Hearing Boards and as a member of his community Planning Commission, including service as Chair.

Community service on the Boards of Bridgeway Capital and of the Pittsburgh Glass Center also reflect Blaine's contributions to a more informed bar and public with respect to matters of real estate law. Bridgeway Capital, created after the demise of Pittsburgh's steel industry, historically served as a lender and occasional grantor, and now describes itself as 'a social impact investor focused on equitable growth in underserved communities' <https://www.bridgewaycapital.org/>. Because of his real estate expertise, and his community engagement background, Blaine was recruited to assist Bridgeway in acquiring abandoned industrial building, developing its leasing profile, engaging with the community to develop support for the building acquisition and repurposing, supervising the zoning and building permitting and monitoring the renovation of the building, all as a member of the board of directors. Today, this 150,000-square-foot manufacturing building has 26 tenants employing more than 100 people from inside and outside the community. At this location, Bridgeway offers business accelerator services and meeting space to support and strengthen small business activities in a severely underprivileged Pittsburgh neighborhood.

On a smaller scale, The Pittsburgh Glass Center, <https://www.pittsburghglasscenter.org/> sought to enlarge its facilities in order to expand its offerings and better serve its underprivileged community. The Glass Center too recruited Blaine to its Board for his expertise. Blaine chaired its facilities committee and again worked with the organization to address community concerns

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and develop support, to explain land use considerations and provide guidance on scheduling and contracting. Community organizations serving the neighborhoods where both of these properties are located actively participate in the consideration of new development. Blaine's specific expertise helped to advance the organizations' goals, and his engagement with the community as board member specifically contributes to a more informed public with respect to matters of real estate law.

Based upon his active participation in our legal and nonprofit communities, I am confident that Blaine will be an active and valuable member of ACREL. The qualifications that this outstanding nominee possesses far exceed the requirements for selection to the College as set forth in Section 4 of the Guidelines for Regular Member Selection. 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 law firm regularly employ or retain me or my law firm.

For the foregoing reasons, and without qualification, I recommend Blaine A. Lamperski, Esquire to membership in ACREL.

Best regards,

Andrea Geraghty

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AG/ekk

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