

BLAINE A. LAMPERSKI

WORK ADDRESS

Clark Hill PLC
One Oxford Centre
301 Grant Street, 15th Floor
Pittsburgh, PA 15219

HOME ADDRESS

2194 Almanack Court
Pittsburgh, PA 15237

DESCRIPTION OF CURRENT PRACTICE

My practice is primarily focused on the acquisition, sale, development, and leasing of commercial real estate with a particular emphasis in the last 20 years in industrial real estate, warehousing and logistics. In the real estate development space, I represent Fortune 500 companies who are the end-user occupants or tenants of commercial real estate as well as those who are disposing of such properties. I also represent developers who acquire and lease commercial properties to end-users who are often in the business of providing overnight delivery services, cold storage of food products, sale and transport of goods throughout the United States, and other logistics-related businesses. I provide clients with beginning to end advice and guidance from site selection considerations, letters of intent, purchase and sale agreements, and all of the ancillary agreements necessary to acquire, sell, develop and/or lease commercial property. Through my many years of working in the industrial and warehousing space, I also developed a significant practice of assisting warehousing and logistics companies with the legal issues related to their day-to-day operations and related warehouse service agreements, warehouseman's lien matters and other Article 7 of the Uniform Commercial Code matters. In addition, my transactional real estate practice involves assisting clients with office and retail leases, review and guidance related to zoning, subdivision, land use and other municipal-related land development matters, and due diligence related work, including reviewing ALTA surveys and resolving various title issues by working with title insurance companies and surveyors.

Throughout my career, I have had the opportunity to work for three law firms that hold themselves to the highest ethical and professional standards and promote their attorneys to be well-skilled and ethical leaders in their respective fields, and in my case, the area of real estate law. Practicing in this environment, coupled with my substantial firm service, I have been in the the position to guide and mentor several associates over the years in promoting and passing-along these ethical and professional standards to young and developing lawyers. In addition, these various firm service positions have given me the chance to teach (through one-on-one direct contact as well as leading and participating in several internal training seminars) numerous attorneys about substantive real estate law principles, the latest developments in the law, and best practices. I have also found the teaching of real estate law to my colleagues invigorating and professionally satisfying. Additionally, I have participated as a speaker and writer to fellow members of the bar, clients (through in-house continuing legal education seminars) and articles I have written over the years.

Through my service on municipal zoning hearing boards and, most recently, my local borough planning commission, I have given back to the community. These activities have provided me with a platform to teach and inform members of the respective boards and the community about important real estate legal matters, and the current developments in real estate law, including applying them to various problem-solving situations. These positions have also given me the opportunity to engage and collaborate with fellow real estate lawyers, civic leaders and members of the community. For example, in 2022-2023, I worked on the steering committee of my local borough when it co-developed, with a neighboring municipality, its new joint comprehensive plan. The joint comprehensive plan was a two-year project developed with substantial community input that created a framework to address preservation, parks and recreation, land use, zoning, trails and connectivity, transportation, stormwater and environmental issues, and multi-municipal collaboration. The development of the joint comprehensive plan allowed me to contribute my knowledge of real estate law throughout the process. In addition, as a member of my borough's planning commission, I helped spearhead the adoption of a comprehensive oil & gas drilling ordinance that took most of 2019 to finalize through a series of drafting sessions and public meetings with the the ordinance the planning commission proposed being adopted by the borough council. Throughout the ordinance adoption process, and through my knowledge of oil & gas law (including keeping

abreast of relevant cases that have been decided since the Marcellus Shale boom that began around 2007 in Pennsylvania) that I gained in the course of my real estate practice, I was able to provide valuable suggestions to the language of the ordinance, though my proudest accomplishment during that process was the many teachable moments where I was called upon to explain the nuances of the oil & gas ordinance to the public so that the public had a true understanding of the purposes of the ordinance and why we were adopting certain specific language to address particular issues.

As a member of various bar associations over the years, most notably, the real estate section of the Allegheny County Bar Association, I held various positions including continuing legal education coordinator and President. In these capacities, I was pleased to bring my real estate attorney colleagues in Allegheny County together to provide continuing legal education programs to our local membership, as well as other Pennsylvania-barred attorneys, regarding cutting-edge real estate topics including changes in the law related to the development of affordable housing, key cases challenging the Allegheny County real estate tax assessment system, and new developments and processes implemented with respect to the administration of the City of Pittsburgh's zoning and land development department. My activities included determining the latest real estate issues, cases and other developments to bring to the attention of my fellow real estate colleagues in Allegheny County, selecting and contacting speakers to discuss these matters, and coordinating the presentations of these speakers. I have always enjoyed collaborating and sharing knowledge with others making my bar association work very rewarding.

My volunteer service as a board member on nonprofit corporations has also given me the opportunity to share my knowledge of real estate law to assist with those nonprofit corporations' missions. I was sought out by Bridgeway Capital in 2013 to join its board as it needed a real estate lawyer to help provide input with respect to its then newly acquired 5-story former industrial assembly building located in an economically challenged neighborhood in Pittsburgh and known as the 7800 Susquehanna Building. Bridgeway Capital's mission is to provide grants and loan interest loans to businesses willing to operate and provide job opportunities in underserved communities as well as to support minority-owned businesses. To further its mission, Bridgeway Capital acquired the 7800 Susquehanna Building (which was virtually empty when acquired) to breath new life into the building and to provide local start-ups with the opportunity to open businesses there and provide jobs to the local community. During my time on the board, I provided guidance on various zoning, real estate taxation, leasing, and acquisition matters, and headed the real estate subcommittee of the board for several years. By the time I rotated off the board in 2022, the 7800 Susquehanna Building was fully-leased with local craftspersons who employed several members of the local community. I also volunteered as a board member to the Pittsburgh Glass Center, a local nonprofit corporation providing opportunities for the teaching of glass blowing and related crafts to the community, and, in that capacity, I provided similar real estate law guidance as it embarked on a substantial renovation of its existing building.

EDUCATIONAL BACKGROUND

University of Pittsburgh School of Law, Pittsburgh, PA (J.D., cum laude, 1993)

Managing Editor of Law Review
Merit Scholarship Recipient

Duquesne University, Pittsburgh, PA (B.A., Political Science and History, magna cum laude, 1990)

BAR MEMBERSHIP AND DATES

Pennsylvania Bar – admitted December 7, 1993

EMPLOYMENT HISTORY

Clark Hill PLC, Pittsburgh, PA
Member

January 2024 – Present

Firm Service

- Designated Mentor for Associates

February 2024 – Present

Dentons Cohen & Grigsby P.C., Pittsburgh, PA
Shareholder

January 2011 – December 2023

Firm Service

- Real Estate Practice Group Leader
- Governance and Nomination Committee
- Director of Associate Development
- Chair of Recruiting Committee
- Recruiting Committee
- Diversity and Inclusion Committee
- Shareholder Council
- Designated Mentor for Associates

January 2022 – December 2023
November 2020 – December 2023
September 2023 – December 2023
September 2016 – January 2022
April 2011 – January 2022
April 2016 – January 2022
January 2017 – October 2020
September 2014 – August 2018

K&L Gates LLP, Pittsburgh, PA

Partner
Associate
Summer Associate

January 2002 – December 2010
September 1993 – December 2001
May 1992 – August 1992

Firm Service

- Associates Committee
- Designated Mentor for Associates
- Recruiting Committee - Pittsburgh Office
- Associate Representative for Firmwide Associate Symposium
- Pittsburgh Office Professional Development Committee
- Firmwide Re-Engineering Committee

January 2010 – December 2010
September 2004 – December 2010
March 2000 – March 2005
September 2000
July 1996 – February 2000
July 1997 – July 1998

SPEAKING ENGAGEMENTS

Co-Author of CLE Materials and Co-Speaker: "Modern Real Estate Leases" - National Business Institute - Continuing Legal Education Presentation through National Business Institute, Pittsburgh, PA (December 4, 2024) [Preparation of materials and upcoming presentation: 4 hours]

Moderator and Co-Speaker: "The Current State of Retail Leasing in Western Pennsylvania" - Allegheny County Bar Association, Real Estate Section Monthly Meeting, Pittsburgh, PA (March 9, 2023) [Preparation of presentation and presentation: 3 hours]

Sole Author of CLE Materials and Speaker: "Oil & Gas Leasing" – Penn State Energy Institute, Penn State University (May, 2012) [Preparation of materials and presentation: 4 hours]

Sole Author of CLE Materials and Speaker: Marcellus Shale and Utility Companies: How to Deal with Them as a Property Owner – Pennsylvania Association of Housing & Redevelopment Agencies, Seven Springs Mountain Resort, Champion, PA (June 12, 2012) [Preparation of materials and presentation: 3 hours]

Co-Author of CLE Materials and Co-Speaker: "Realty Transfer Tax Update" – Pennsylvania Bar Institute's Annual Real Estate Institute, Philadelphia, PA (December 8, 2011) [Preparation of materials and presentation: 5 hours]

Co-Author of CLE Materials and Co-Speaker: "Realty Transfer Tax Roundtable" – Pennsylvania Bar Institute Continuing Legal Education, Pittsburgh, PA (November 2008) [Preparation of materials and presentation: 2 hours]

LEGAL PUBLICATIONS

Co-Author: Pennsylvania's Recently Enacted Abandoned and Blighted Property Conservatorship Act, authored with Sarah Hinton, 80 Bar Assoc Q. 134 (2009) [Preparation of article: 2.5 hours]

BAR ACTIVITIES

Allegheny County Bar Association, Real Estate Section

President (June 2022 – June 2023)
Vice President (June 2021 – June 2022)
Treasurer (June 2020 – June 2021)
Secretary (June 2019 – June 2020)
CLE Coordinator (June 2018 – June 2019)
Council Member (June 2015 – June 2018)
Member (October 1995 to Present)

Pennsylvania Bar Association

Large Law Firm Committee (July 2023 to Present)
Member (July 2023 to Present)

PROFESSIONAL RATINGS

The Best Lawyers in America, Real Estate Law (2025)
The Best Lawyers in America, Real Estate Law (2024)
The Best Lawyers in America, Real Estate Law (2023)
The Best Lawyers in America, Real Estate Law (2019)
The Best Lawyers in America, Real Estate Law (2017)
The Best Lawyers in America, Real Estate Law (2013)

TEACHING ACTIVITIES

N/A

COMMUNITY SERVICE AND PRO BONO ACTIVITIES

Franklin Park Planning Commission Board (Chair, January 2020 – December 2021)	October 2016 – December 2023
Bridgeway Capital Board of Directors • Member of Real Estate Subcommittee (periodic Chair)	August 2013 – April 2022 February 2014 – April 2022
Pittsburgh Glass Center Board of Directors	January 2019 – December 2021
Town of McCandless Zoning Hearing Board (periodic Vice Chair)	May 1999 – April 2014
North Allegheny Foundation Board of Directors	May 2003 – September 2005
Leadership Development Initiative IX (Pittsburgh) Graduate	May 2002
Reserve Township Zoning Hearing Board	June 1996 – December 1998

POLITICAL ACTIVITIES

N/A

OTHER MEMBERSHIPS

National Association of Industrial and Office Properties

February 2011 – Present

International Council of Shopping Centers

June 2024 – Present

HONORS

N/A

ATTACHMENTS

Firm Web Bio Attached

PERSONAL

DOB: March 9, 1968

Hobbies: Anything history related, hiking and gardening.

WRITTEN MATERIALS

Co-Author: Pennsylvania's Diesel Idling Act, authored with Kristy Storms, K&L Gates Client Alert (2009)
[Preparation of alert: 1 hour]



Blaine Lamperski

Member

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Blaine Lamperski's practice is primarily focused on the acquisition, sale, development, and leasing of commercial real estate. He also practices in the corporate, transactional, and logistics areas.

Blaine has represented and counseled private and public commercial and industrial users and developers of land regarding various real estate issues, including counseling in a variety of related general corporate, financing, and tax planning matters. In addition, he represents developers, landlords, and tenants focusing on commercial warehouse, logistics, and light industrial facilities. Blaine is active in providing advice regarding land acquisition, zoning, subdivision, easements, licenses, transfer tax, and other land development matters. He also has experience in the acquisition, disposition, and leasing of office, apartment, industrial, and shopping center properties. In addition, he has worked on a number of public-private partnerships in connection with various development and redevelopment projects, including working with local, state, and federal agencies for various approvals as well as funds for development.

Blaine represents clients in a variety of corporate and transactional matters as well as the negotiation of various commercial contracts.

Blaine also represents various warehouse operators with respect to land acquisition, leasing, compliance, logistics, transloading, and warehouseman's lien matters.

Practice Areas

Real Estate

Education

J.D., cum laude, University of Pittsburgh School of Law, Pittsburgh, Pennsylvania, 1993

B.A., magna cum laude, Duquesne University, Pittsburgh, Pennsylvania, 1990

Recognitions

Named among *The Best Lawyers in America*® for Real Estate Law (2025)



Memberships

President, Allegheny County Bar Association, Real Property Section; past President, 2022-2023

Member, National Association of Industrial and Office Properties, Western Pennsylvania Chapter, 2011-Present

Past Member, Franklin Planning Commission, 2016-2023

Member, International Council of Shopping Centers, 2024-Present

Past Board Member and Chair of Real Estate Committee, Bridgeway Capital, 2013-2022

Past Board Member and Facilities Committee Member, Pittsburgh Glass Center, 2019-2021

State Bar Licenses

Pennsylvania