



AMERICAN COLLEGE OF REAL ESTATE LAWYERS

MEMBER SELECTION

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 second the nomination of Katherine M. Noonan for membership in the American College of Real Estate Lawyers made by David L. Miller.

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I've known Katherine (Katie) Noonan since 2016, first becoming acquainted with her in a complex, multi-party transaction in which my client, a high-end residential developer in the DC metro area, purchased a commercially-zoned property in a master-planned community from a publicly-traded REIT. While the acquisition itself was bi-lateral, my client's intended development required a re-zoning of the subject property, the re-allocation of density among adjacent parcels, and a modification of declarations and other recorded instruments encumbering multiple parcels and the larger community.

That is when I first met Katie.

Representing the largest parcel owner in the community (and, incidentally, one of the largest commercial land owners in the State of Maryland), Katie played a pivotal role in the group's collective efforts to find solutions that met the needs of all involved. She more than held her own during the year-long negotiation, consistently demonstrating a professional demeanor and solutions-oriented approach that lawyers and clients alike noted and appreciated – a feat made all the more remarkable given the strong personalities involved, disparate objectives and progressively aggressive deadlines.

Since that first encounter nearly a decade ago, my initial impressions of Katie as a smart, driven, creative lawyer have been substantiated. In the DC legal community *writ large*, she has a sterling reputation among her peers. Her frequent legal publications and speaking engagements – including presentations to the Maryland State Bar Association on timely topics of concern such as the preservation of affordable housing - speak to her strong and long-standing commitment to the furtherance of legal education. Similarly, her numerous pro bono activities, particularly her representation of a DC School with regarding to its leasing and financing matters, demonstrate a desire to use her real estate experience for the good of our greater community.

Put simply, Katie is an incredibly talented, personable lawyer who is committed to the legal profession and her community better than when she found them. If given the opportunity, I strongly believe she will be an active and engaged member of ACREL for years to come. She is a worthy candidate.

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I have received and reviewed the Proposal for Membership submitted by David L. Miller and certify that Katherine M. Noonan 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 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: N/A

Yours truly,



Joseph W. Creech  
ACREL Member

cc: David L. Miller