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October 28, 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 second the nomination of Katherine M. Noonan for membership in the American College of Real Estate Lawyers made by David L. Miller.

I first met Katie Noonan early in 2016, shortly after I joined Ballard Spahr's Baltimore office. Katie had developed a respected expertise in complex real estate transactions, particularly in transactions framed around multiple parcel assembly and title analysis, followed by one or more lease and sublease transactions. It was in this context that she and I worked on several sale-leaseback and ground lease multijurisdictional financing transactions prior to her election to Partner in 2020. During and following the pandemic, Katie and I collaborated on several projects involving Massachusetts leasing transactions. Although Katie's primary practice area is the mid-Atlantic region, her experience reaches beyond this arena. Now thriving as a partner at Ballard and a leader of the Firm's Real Estate Development and Transaction group, Katie brings a warm, approachable management style and sense of humor to everyday problems, and a practical, balanced approach to strategic conversations.

Her resume summarizes an unusually broad range of timely topical articles and presentations to professional groups, many directed to educate on the impact (and pitfalls) of new legislative initiatives. These analytical skills and knack for communication will surely benefit the members of ACREL.

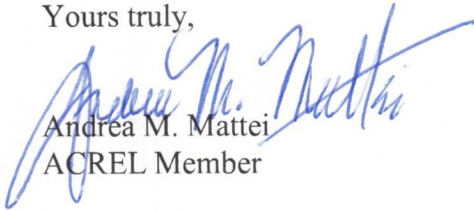
My support of Katie's candidacy for membership in ACREL is enthusiastic and unqualified.

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.

Neither the nominee nor his/her employer regularly employs or retains me or my law firm, and I have no current business relationship with the nominee or Ballard Spahr LLP.

Yours truly,



Andrea M. Mattei  
ACREL Member

cc: David L. Miller