

Philip M. Horowitz

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October 22, 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 Steven G. Shapiro for membership in the American College of Real Estate Lawyers made by Mike Pickett.

I met Steve when he was working in construction management for the Whiting-Turner Construction Company approximately 15 years ago. Steve contacted me because of his interest in teaching construction and real estate law at the Washington College of Law at The American University, where I had taught as an adjunct professor for many years. Steve was interested in any guidance that I could provide and I agreed to meet with him to discuss my experience and offer whatever helpful advice I could. We met and I was immediately impressed with Steve's knowledge and his commitment and desire to teach at the law school level. The meeting led to several follow up calls and email exchanges until Steve was able to get his first opportunity to teach.

From my review of Steve's resume, it is abundantly clear that he has excelled in his teaching, speaking and writing efforts and become an outstanding expert in real estate, particularly in the areas of hospitality and construction. I think he will be an excellent addition to the College. We have stayed in touch over the years and I have no doubt of his collegial personality and integrity.

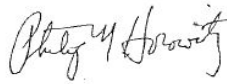
My teaching at WCL ended in 2014 (after 26 years of teaching Real Estate Planning with Professor Barlow Burke, so I can make the below certification as I am no longer associated with WCL.

I have received and reviewed the Proposal for Membership submitted by Mike and certify that Steven G. Shapiro 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, Steve 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 Steve, (b) related by birth or marriage to Steve, or (c) a current

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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.

Yours truly,



Philip M. Horowitz  
ACREL Fellow

cc: J. Michael Pickett, Esq.