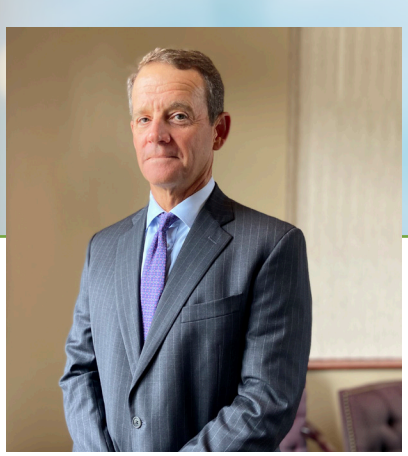
PIETRAGALLO
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TIMOTHY M. HAZEL is a partner at Pietragallo Gordon Alfano Bosick & Raspanti, LLP and he is a member of the firm's Business & Corporate practice group.

Mr. Hazel's practice is centered in the real estate, construction, housing, retail, hospitality, and oil and gas industries. For nearly two decades, Mr. Hazel has represented lenders, borrowers, developers, contractors, design professionals, big box retailers, landlords, and tenants in a myriad of transactions including:

- land acquisition and divestiture;
- project financing;
- zoning and land use;
- construction, project and design contracting;
- leasing (industrial, commercial, retail and office);
- organization and equity structuring;
- oil and gas contracting and acquisition at all levels (upstream, mainstream and downstream); and
- franchising.

This includes large and mid-sized ventures funded by private equity and institutional stakeholders.

Mr. Hazel previously served 12 years on the Allegheny County Board of Property Assessment Appeals and Review (BPAAR), with his last year serving as Board of Chair. Mr. Hazel currently sits on the Board of one of the largest Homeowners Associations in the country, with an annual budget in excess of 20 million dollars, over 100 employees, and membership over 10,000. In his professional history, Mr. Hazel has served as General Counsel to several, large regional and national real estate developers where his practice focused on commercial real estate and general corporate matters. Mr. Hazel is a licensed real estate broker in the state of Pennsylvania, he is a licensed property and casualty producer in several states, and is a Pennsylvania certified real estate instructor. He has been recognized in *The Best Lawyers in America*® 2027 edition for his work in Business Organizations (including LLCs and Partnerships).

Mr. Hazel's specialty is translating complex legal challenges in the fast-paced business world into actionable solutions for his clients who have benefited from his experience. His expansive legal knowledge combined with his professional successes consistently add value to our clients at every step of their business plans and transactions.

Certifications

Real Estate Broker & Certified Real Estate Instructor | PA Real Estate Commission
Licensed as Producer | Property and Casualty | Licensed in Ohio, Maryland, PA

Speaking Engagements

"Negotiating Commerical Real Estate Agreements & Options to Purchase," *Realtors Association of Metropolitan Pittsburgh*
"Avoiding Legal Risk in Pennsylvania Real Estate Transactions," *Hanna Langholz Wilson Ellis CRE*
"Generative AI in Property Mangement," *Pittsburgh Chapter of BOMA*
"Real Estate Licensee/NAR Ethics," *Realtors Association of Metropolitan Pittsburgh, Hanna Langholz Wilson Ellis CRE*
"Responsiblities of Brokers and Licensees," *CBRE Pittsburgh*
"Commercial Real Estate Development," *Realtors Association of Metropolitan Pittsburgh*
"Luxury Real Estate: Condos and Homes," *Realtors Association of Metropolitan Pittsburgh*
"COVID's Impact: Commercial and Residential Real Estate Post-Pandemic," *Western Pennsylvania Chapter of the Institute of Real Estate Management* and *Apartment Association of Metropolitan Pittsburgh*
"Effects of COVID-19 on Real Estate Markets," *Pittsburgh Chapter of BOMA, Hanna Langholz Wilson Ellis CRE, REALTORS Association of Metropolitan Pittsburgh, Piatt Sotheby's International Realty,* and *Fischer CRE*
"Negotiating Pass-Through Expense Provisions in Commercial Real Estate Leases," *Pittsburgh Chapter of BOMA, Hanna Langholz Wilson Ellis, REALTORS Association of Metropolitan Pittsburgh, Millcraft Real Estate Services,* and *Fischer CRE*
"Negotiating Work Letter Agreements in Commercial Leases," *Pittsburgh Chapter of BOMA, Hanna Langholz Wilson Ellis, REALTORS Association of Metropolitan Pittsburgh, Millcraft Real Estate Services,* and *Fischer CRE*
"Cyber Security Issues that Impact Residential Real Estate Offices," *Howard Hanna Real Estate licensees at HannaCon 2019*
"Fair Housing Compliance," *Hanna Langholz Wilson Ellis CRE*
"National Association of REALTORS Code of Ethics," *Hanna Langholz Wilson Ellis CRE*
"Fundamentals of Real Estate Development," *Pre-broker applicants*

Publications

"Uncertain Future: Rethinking the Law Firm Lease Post-COVID-19," *The Legal Intelligencer*, March 26, 2021.

Bar Admissions

Pennsylvania
Ohio