

Stephen J. Donell, Receiver

President of FedReceiver[®], Inc.

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CORPORATE OFFICE ~ LOS ANGELES

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SATELLITE OFFICES

SCOTTSDALE • LAS VEGAS • SACRAMENTO

Experience/Expertise

- Equity Receiver
- Rents, Issues and Profits Receiver
- Commercial and Residential Real Estate
- Judgment Enforcement Actions
- Gas Stations / C-Store / Car Wash
- Restaurants
- Hospitality
- Entertainment
- Condo/Single Family Residential Construction Completion
- Partition Referee
- Court Appointed Referee
- Residential Care Facilities for the Elderly (RCFE)
- Health and Safety Compliance Issues Involving Sub-Standard Real Estate
- Code Enforcement Actions
- Government Enforcement Receiverships
- Partnership/Business/Marital Dissolution
- Residential Development
- Leasing and Brokerage
- Expert Witness
- Asset Liquidation
- Commercial and Residential Owners Associations
- Property Management

Background

Stephen J. Donell, CPM[®], CCIM, ARM[®] has been active in various fields of real estate since 1984. Since that time, Mr. Donell has been involved in the acquisition, development, marketing and management of properties primarily located in the western United States. Property types include office, commercial, retail, industrial, multi-family, hotel, self-storage, land, single family and condominiums.

Since 1990, Mr. Donell has administered and/or been appointed as a federal and state court receiver in hundreds of cases throughout the country. He has extensive experience involving asset and business liquidations, gas stations, restaurants, residential, retail and commercial real estate. In addition, Mr. Donell has administered cases involving commercial and residential owners' associations, post judgment enforcement actions, marital dissolution cases, single family and condominium construction completion/entitlements, accounts receivable collections, collateral seizure cases, including medical practices and coin laundry facilities, skilled nursing facilities and/or Residential Care Facilities for the

Elderly, entertainment, ATM, EB-5, equipment rental, apparel and other types of receivership appointments. Mr. Donell has also administered and/or been appointed in federal court as receiver in United States Securities and Exchange Commission, Federal Trade Commission and other government enforcement actions involving business fraud. These cases have involved over 25,000 investors/consumers and invested funds totaling more than \$750 million and involve the recovery of assets in multiple foreign jurisdictions.

Mr. Donell is the President of Jalmar Properties, Inc. AMO[®], a real estate investment and property management company specializing in the acquisition, development and management of commercial, retail, industrial and multi-family housing. The company was formed in 1985 and has provided management services for real estate properties with a market value in excess of one billion dollars. Jalmar Properties, Inc. AMO[®] is licensed as a Real Estate Broker in California, Arizona and Nevada, and the company was awarded the designation of AMO[®] Company of the Year in 2005 by the Institute of Real Estate Management (IREM[®]). Jalmar has extensive experience in commercial tenant improvement work, sub-standard housing, rehabilitation, code enforcement compliance including mold, lead-based paint and asbestos remediation. Mr. Donell is also President of FedReceiver[®], Inc., which employs four full-time receivers.

Mr. Donell is President of Donell Expert Services, Inc. and he serves as an expert witness for both plaintiffs and defendants in cases related to premises liability, habitability, lease disputes and receivership standard of care disputes. He has served as an expert in matters including but not limited to slip and fall, habitability, mold, roaches/bedbugs, asbestos, lead-based paint, sub-standard housing allegations and overall standard of care issues related to the ownership, operation and management of residential and commercial real estate. He also serves as an expert in matters involving the duties and obligations of court appointed receivers.

Education/Training

San Diego State University - Real Estate Major

Numerous advanced level classes through the Institute of Real Estate Management (IREM[®]) and the CCIM Institute
Water Damage Restoration Basic Course-HAR-BRO, Inc.-**Los Angeles, CA November 17, 2011**

Securities Enforcement Program (Los Angeles Bar Association)-**Los Angeles, CA February 16, 2012**

New Law from the Madoff Case and Tips to Avoid the Next Ponzi Scheme (Beverly Hills Bar Association)-**Los Angeles, CA March 26, 2012**

Special Assets Management Association Annual Conference- **Ojai, CA May 14, 2014 - May 16, 2014**

EPA Certified Renovator Course: Lead Safety for Renovation, Repair and Painting- **Los Angeles, CA October 30, 2014**

Mold Awareness Seminar: An Introduction to the Principals of Inspecting, Sampling, Abating and Managing Moisture Intrusion/Mold Issues- **Loma Linda, CA December 12, 2014**

AIR CRE Contracts Seminar, Lease Contracts - **Torrance, CA September 26, 2017**

Qualifications, Licenses & Designations

- State of California
 - Real Estate Broker
 - Dept. of Social Services RCFE Administrator Certification Program
 - State Bar of California MCLE Approved Provider – *Receivership University 101 2013-2016*
- CCIM Institute
 - Certified Commercial Investment Member (CCIM)
- Institute of Real Estate Management (IREM[®])
 - Certified Property Manager (CPM[®])
 - Accredited Residential Manager (ARM[®])
 - Accredited Management Organization (AMO[®])
- Environmental Protection Agency
 - Certified Lead Abatement Renovator Certificate # R-I-47882-14-00086

Speaking Engagements 2010 -

CCIM, Greater Los Angeles, Speaker, Real Estate Lunch & Learn: Receiverships – **Beverly Hills, CA September 9, 2019**

Special Asset Managers Association, Panelist, Federal Equity Receivers: EB-5 Frauds – **Ojai, CA June 7, 2018**

California Probate Referees Association, Presenter, *Receivership and Property Management Fundamentals: Troubled Assets/Valuation Issues* – **Los Angeles, CA, April 28, 2018**

California Receivers Forum, Panelist, *Federal Equity Receivers: Government Enforcement Cases*, **Los Angeles, CA April 26, 2018**

California Association of Judgment Professionals, Presenter, *Using Court Appointed Receivers to Collect Your Judgment* – **Costa Mesa, CA, October 2017**

National Association of Federal Equity Receivers, Panelist, Receiver Training Camp: *Scores of Tips from the Federal Equity Receiver Playbook* - **Washington DC, October 13, 2016**

Archer Norris, PLC, Presenter, *Receivership University: From the Basics to Advanced Study* - **Los Angeles, CA, March 27, 2014**

Valensi Rose, PLC, Presenter, *Receivership University: From the Basics to Advanced Study* - **Los Angeles, CA, October 31, 2013**

Loyola V Complex Case Symposium, Panelist, *Ponzi Schemes* - **Irvine, CA, January 19, 2013**

California Receiver's Forum, Speaker, *All Eyez On Me* - **Los Angeles, CA, October 25, 2012**

East West Bank, Speaker, *Ponzi Schemes: Are You or Your Clients at Risk?* - **Los Angeles, CA, October 22, 2012**

Venable LLP, Presenter, *Receivership University: From the Basics to Advanced Study*- **Los Angeles, CA, October 17, 2012**

Continuing Education of the Bar, Presenter, *Real Estate Receiverships* - **Los Angeles, CA, September 21, 2012**

First California Bank, Presenter, *Receivership University: From the Basics to Advanced Study* - **Torrance, CA, August 29, 2012**

Ervin Cohen & Jessup LLP, Presenter, *Receivership University: From the Basics to Advanced Study* – **Los Angeles, CA, July 30, 2012**

Hill Farrer & Burrill LLP, Presenter, *Receivership University: From the Basics to Advanced Study* – **Los Angeles, CA, July 17, 2012**

Allen Matkins LLP, Presenter, *Receivership University: From the Basics to Advanced Study* – Orange County, CA, June 11, 2012

Michelman & Robinson, Presenter, *Receivership University: From the Basics to Advanced Study* – Orange County, CA, June 4, 2012

The Commercial REO Brokers Association (CREOBA) Weekly Webinar, Speaker - **Webinar, February 17, 2012**

Beverly Hills/Greater Los Angeles Association of Realtors, Speaker, *Receivership University: from the basics to advanced study* – Beverly Hills, CA September 28, 2011

Information Management Network Forum on Real Estate, Panel Member – Los Angeles, September 26, 2011

Strafford Publications, Inc., Presenter, *Receiverships in Distressed Commercial Real Estate* – Webinar, June 30, 2011

Center Bank, Speaker, *Receivership 101* – Los Angeles, CA, June 23, 2011

Real Estate Investment Properties, Guest Lecturer, *UCLA Receivership Basics* - Los Angeles, CA, June 1, 2011

Hana Financial, Inc., Speaker, *Understanding Receiverships* - Los Angeles, CA, April 4, 2011

California Receivers Forum, Speaker, Loyola IV, *Receivership Law & Practice* - Los Angeles, CA, January 20, 2011

The Los Angeles Commercial Distressed Asset and REO Summit, Speaker, *Receivership Basics* - Los Angeles, CA, November 10, 2010

California Receivers Forum, Fall Educational Series, *SEC Receiverships 101* - Los Angeles, CA, October 27, 2010

CCIM Web Conference, *Receiverships 101* - Webinar, June 9, 2010

California Bankruptcy Forum, 22nd Annual Insolvency Conference, Panelist, *Rents and Profits Receiverships: Commercial & Multi-Unit Residential Properties* - Monterey, CA, May 22, 2010

Distressed Commercial Real Estate Summit West Conference, Panelist, *Maximizing Value in Distressed Assets Through Receivers* - Los Angeles, CA, May 14, 2010

UCLA, Lecture, *Receivership Fundamentals* - Los Angeles, CA, May 13, 2010

Publications

January 2013 Scotsman Guide Commercial Edition, *For Sale by Receiver*

September/October 2012 Commercial Investment Real Estate, *Out of Gas: Many Factors Drive Fueling Station Owners to Default*

May 29, 2012 Convenience Store News, *Solutions for C-store Owners and Operators Facing Loan Default*

Spring 2012/ Issue 42 Receivership News, *Sales by Rents and Profits Receivers: A Discussion of the Practice and Governing Law*

September/October 2010 Commercial Investment Real Estate, *Receivership 101*

November 2009 Scotsman Guide Commercial Edition, *A Good Receiver Can be Your New BFF*

Affiliations ~ Past & Present

- Apartment Association of Greater Inland Empire
- Arizona Multi-Family Housing Association
- Beverly Hills Greater Los Angeles Association of Realtors
- CCIM Institute
 - Greater Los Angeles Chapter Board of Directors
 - Events Chair 2009-2011
 - Scholarship Chair 2017- Present

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- Building Owners and Managers Association
 - California Apartment Association
 - California Association of Judgment Professionals
 - California Receivers Forum - Los Angeles/Orange County Chapter
 - Education Forum Panelist
 - Board of Directors 2009 - Present
 - Co-President 2010 - 2013
 - State Board of Directors 2010 - 2013
 - International Association of Restructuring, Insolvency & Bankruptcy Professionals
 - Institute of Real Estate Management (IREM[®])
 - International Association for Asset Recovery
 - Los Angeles Apartment Owners Association
 - Los Angeles Bankruptcy Forum
 - National Apartment Association
 - National Association of Federal Equity Receivers
 - President 2012-2014
 - National Association of Realtors[®]
 - Special Assets Managers Association