

Sarah R. Bates, Receiver
Vice President of FedReceiver[®], Inc

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Expertise

- Equity Receiverships
- Rents, Issues and Profits Receiverships
- Commercial and Residential Real Estate
- Judgment Enforcement Actions
- Gas Stations / C-Store / Car Wash
- Restaurants
- Hospitality
- Entertainment
- Property Management
- Condo/Single Family Residential Construction Completion
- Health and Safety Compliance Issues Involving Sub-Standard Real Estate
- Code Enforcement Actions
- Government Enforcement Receiverships
- Partnership / Business / Marital Dissolution
- Asset Liquidation
- Complex Claims Administration / Creditor / Investor Relations

Experience

Sarah R. Bates is Vice President of FedReceiver[®], Inc. She has been appointed as receiver in the Superior Court of California, County of Los Angeles, and she has assisted with the administration of hundreds of real estate and business related receivership cases in California, Arizona, and Nevada. She has extensive experience involving asset and business liquidations, residential, retail and commercial real estate. In addition, Ms. Bates has administered cases involving post judgment enforcement actions, single family and condominium construction completion/entitlements, and other types of receivership appointments. Since 2005, Ms. Bates has also been actively involved in the administration of federal court receiverships in United States Securities and Exchange Commission and other government enforcement actions involving business fraud. These cases have involved over 25,000 investors and invested funds totaling more than \$750 million. In 2009, Ms. Bates designed and implemented a database system which she has used to administer investor/creditor claims in numerous government enforcement actions. Additional experience includes review and analysis of complex forensic accounting data, application of forensic data to claims review, and actions involving clawback litigation.

Ms. Bates is also Vice 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[®]).

Education

University of Massachusetts at Amherst – BA in Business Administration

California Receiver's Forum Loyola IV, V

National Association of Federal Equity Receivers (NAFER) Conference II and III

Numerous graduate level classes through the Institute of Real Estate Management CPM Candidate

Qualifications, Licenses & Designations

Licensed Real Estate Salesperson – State of California – License No. 01760824

Affiliations ~ Past & Present

- Apartment Association of Greater Inland Empire
- Arizona Multi-Family Housing Association
- Beverly Hills Greater Los Angeles Association of Realtors
- Building Owners and Managers Association
- California Apartment Association
- California Receivers Forum (CRF)
- CCIM Institute – Greater Los Angeles Chapter
- International Association of Restructuring, Insolvency & Bankruptcy Professionals
- Institute of Real Estate Management (IREM[®])
- Los Angeles Apartment Owners Association
- National Association of Realtors[®]
- National Apartment Association (NAA)
- National Association of Federal Equity Receivers (NAFER)