

Stephen J. Donell, Receiver
President

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REGIONAL OFFICE

SAN FRANCISCO

SATELLITE OFFICES

SCOTTSDALE • LAS VEGAS • PORTLAND • SACRAMENTO • SEATTLE

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
- 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

Experience

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

Since 1990, Mr. Donell has administered and/or been appointed as a federal and state court receiver in more than 500 cases in California, Arizona, and Nevada. 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 post judgment enforcement actions, marital dissolution cases, single family and condominium construction completion/entitlements, skilled nursing facilities and/or Residential Care Facilities for the Elderly 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 and other government enforcement actions involving business fraud. These cases have involved over 25,000 investors and invested funds totaling more than \$750 million.

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[®]).

Education/Training

San Diego State University - Real Estate Major

Numerous graduate 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**

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*
- Institute of Real Estate Management (IREM[®])
 - Certified Property Manager (CPM[®])
 - Accredited Residential Manager (ARM[®])
- CCIM Institute
 - Certified Commercial Investment Member (CCIM)
- California Apartment Association
 - California Certified Residential Manager (CCRM[®])

Speaking Engagements 2010-2013

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**

San Diego ULI Conference, Keynote speaker, *Receiverships 101* - **San Diego, CA, January, 13 2010**

Publications

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
- Building Owners and Managers Association
- California Apartment Association
- California Association of Judgment Professionals
- California Receivers Forum - Los Angeles/Orange County Chapter
 - Education Forum Panelist 2004 - 2005
 - Board of Directors 2009 to Present
 - Co-President 2010 to Present
 - State Board of Directors 2010 to Present
- CCIM Institute
 - Greater Los Angeles Chapter
 - Events Chair 2009 to Present
- Institute of Real Estate Management (IREM[®])
- International Association for Asset Recovery
- Los Angeles Apartment Owners Association
- National Apartment Association
- National Association of Federal Equity Receivers
 - President 2012-2013
- National Association of Realtors[®]
- Neighborhood Council of Westchester-Playa
 - Board of Directors 2006 to Present
 - Treasurer 2006 to Present
- Planning & Land Use Chair 2008 to Present
- Playa Vista Parks and Landscape Corporation
 - Board of Directors 2005 to Present
 - CFO 2007 to Present
- Rotary Club of Playa Sunrise Board
 - Member / Treasurer 2006 - 2008
- Provisors – Westside II
- Westchester LAX Marina del Rey Chamber of Commerce
 - Board of Directors 2005 - 2007
 - President 2006 - 2007