

**Stephen J. Donell, Receiver**  
President of Jalmar Properties, Inc. AMO®

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## 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
- 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

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## Experience

**Stephen J. Donell, CPM®**, **CCIM**, **ARM®**, **CCRM®** has been active in various fields of real estate and business operations since beginning his business career in 1984. Since that time, Mr. Donell has been involved in the acquisition, development, marketing and management of properties and businesses located in California, Arizona and Nevada. The property types include office, commercial, retail, industrial, multi-family, hotel, single family and condominiums. Business assignments have included medical practices, skilled nursing facilities, restaurants, C-stores, gas stations, hotels, manufacturing, distribution and sales operations for various businesses.

He has extensive experience as an equity receiver appointed for the benefit of creditors and/or in aid of execution of judgments, where he has operated and liquidated business assets through court approved auctions, private party sales and/or partnership buyouts.

Since 1990, Mr. Donell has administered and/or been appointed as a federal and state court receiver in more than 400 cases in California, Arizona, and Nevada. Mr. Donell has extensive experience in residential and commercial real estate, asset and business operations and liquidations, oil and gas partnerships, post judgment enforcement actions, single family and condominium construction completion / entitlements, as well as additional 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 both in California and in Nevada. These cases involve over 25,000 investors and \$750 million of invested funds.

## Education

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San Diego State University - Real Estate Major

Numerous graduate level classes through the Institute of Real Estate Management (IREM<sup>®</sup>) and the CCIM Institute

## Qualifications, Licenses & Designations

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- Licensed Real Estate Broker – State of California
- Institute of Real Estate Management (IREM<sup>®</sup>)
  - Certified Property Manager (CPM<sup>®</sup>)
  - Accredited Residential Manager (ARM<sup>®</sup>)
- CCIM Institute
  - Certified Commercial Investment Member (CCIM)
- California Apartment Association
  - California Certified Residential Manager (CCRM<sup>®</sup>)

## Speaking Engagements

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CCIM, Keynote Speaker, *Receiverships 101* - **Torrance, CA, July 21, 2009**

Cushman & Wakefield, *Receiverships 101* - **San Diego, CA, August 24, 2009**

Cushman & Wakefield, *Receiverships 101* - **La Jolla, CA, August 24, 2009**

Marcus & Millichap, *Receiverships 101* - **Los Angeles, CA, September 8, 2009**

Grubb & Ellis, *Receiverships 101* - **Sacramento, CA, September 11, 2009**

California Receiver's Forum, *Receiverships 101* - **Los Angeles, CA, November 16, 2009**

California Receivers Forum, Keynote speaker, *Receiverships* - **Los Angeles, CA, November 17, 2009**

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

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

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

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

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

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

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

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

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

## Publications

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

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

## Affiliations ~ Past & Present

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- 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 - 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<sup>®</sup>)
- International Association for Asset Recovery
- Los Angeles Apartment Owners Association
- National Apartment Association (NAA)
- National Association of Realtors<sup>®</sup>
- 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
- Westchester LAX Marina del Rey Chamber of Commerce
  - Board of Directors 2005 - 2007
  - President 2006 - 2007