
Stephen J. Donell CPM[®], CCIM[®], ARM[®], CCRM[®] Receiver

Senior Vice President Jalmar Properties, Inc. AMO[®]
steve.donell@fedreceiver.com
www.fedreceiver.com

12121 Wilshire Boulevard
Suite 301
Los Angeles, CA 90025
Phone: (310) 207-8481x14
Fax: (310) 207-3483

3320 W. Sahara Avenue
Suite 380
Las Vegas, NV 89102
Phone: (702) 362-7800
Fax: (702) 362-9472

505 Sansome Street
Suite 450
San Francisco, CA 94111
Phone: (415) 981-3600
Fax: (415) 981-3601

Expertise

- Equity Receiver
- Rents, Issues and Profits Receiver
- Commercial and Residential Real Estate
- Judgment Enforcement
- Gas Station / C-Store/Car Wash
- Restaurants
- Hospitality
- Entertainment
- Condo/SFR Construction Completion
- Health and Safety Compliance Issues Involving Sub-Standard Real Estate
- Code Enforcement Actions
- Government Enforcement Receiverships
- Partnership/Business/Marital Dissolution
- Real Estate Syndication
- Residential Development

Experience

Stephen J. Donell, CPM[®], ARM[®], CCRM[®], CCIM 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 California, Arizona and Nevada. These 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 300 cases in California, Arizona, and Nevada. Many of these cases involved sub-standard real properties in Los Angeles, Orange and San Diego County that required substantial rehabilitation due to deferred maintenance and major health and safety issues. Mr. Donell has extensive experience in residential and commercial real estate, asset and business 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 10,000 investors and \$500,000,000.00 of invested funds.

Mr. Donell is the Senior 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 in California, Arizona and Nevada. The company was formed in 1985 and has provided management services for real estate properties with a market value in excess of \$1 billion. Jalmar and/or its owners have developed 100's of single family homes and in excess of 500,000 SF of commercial properties, in addition to syndicating the purchase of numerous commercial properties in the western U.S. Jalmar Properties, Inc., AMO® is a licensed Real Estate Broker in California, Arizona and Nevada.

Jalmar Properties, Inc., AMO® was awarded the designation of AMO® Company Of The Year for 2005 by the Institute of Real Estate Management (IREM®).

Education

San Diego State University - Real Estate Major

Numerous graduate level classes through the Institute of Real Estate Management and the CCIM Institute

Qualifications, Licenses & Designations

Licensed California Real Estate Broker

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

January, 13 2010

San Diego ULI Conference - Keynote speaker - Receivership 101

November 17, 2009

Keynote speaker - California Receiver's Forum - Receivership 101

July 21, 2009	CCIM, Torrance CA - Keynote Speaker - Receiverships 101
August 24, 2009	Cushman & Wakefield, La Jolla CA - Receiverships 101
August 24, 2009	Cushman & Wakefield, San Diego CA - Receiverships 101
September 8, 2009	Marcus & Millichap, Los Angeles, CA - Receiverships 101
September 11, 2009	Grubb & Ellis, Sacramento, CA - Receiverships 101
November 16, 2009	California Receiver's Forum, Los Angeles, CA - Receiverships 101

Publications

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

Affiliations

Institute of Real Estate Management	Neighborhood Council of Westchester-Playa
CCIM Institute	<ul style="list-style-type: none">• Board of Directors 2006-Present
Los Angeles Apartment Owners Association	<ul style="list-style-type: none">• Treasurer 2006-Present
National Apartment Association (NAA)	<ul style="list-style-type: none">• Planning & Land Use Chair 2008-Present
Arizona Multi-family Housing Association	Playa Vista Parks and Landscape Corporation
Apartment Association of Greater Inland Empire	<ul style="list-style-type: none">• Board of Directors 2005-Present
Building Owner's and Manager's Association	<ul style="list-style-type: none">• CFO 2007-Present
California Apartment Association	Rotary Club of Playa Sunrise Board
California Receiver's Forum	Member/Treasurer 2006-2008
<ul style="list-style-type: none">• 2004-05 Education Forum Panelist	Westchester LAX Marina del Rey Chamber of
<ul style="list-style-type: none">• Board of Directors 2009	Commerce
<ul style="list-style-type: none">• Co-President 2010	<ul style="list-style-type: none">• Board of Directors 2005-2007
<ul style="list-style-type: none">• State Board of Directors 2010	<ul style="list-style-type: none">• President 2006-2007
Beverly Hills Association of Realtors	
National Association of Realtors	