

RECEIVERSHIP SERVICES

Since 1993, JCF Real Estate, through John Fitzmaurice, has been entrusted as a court-appointed receiver on hundreds of office, industrial, retail, multi-family and land assets. Fitzmaurice and his dedicated receivership staff possess a comprehensive understanding of the receivership process and have worked with dozens of law firms, lenders, and banks. With nearly 75 current assignments, our firm has handled receiverships across all property types in the entire Chicagoland and surrounding areas. Our more than 20 years of receivership experience, unsurpassed market knowledge and industry relationships enable us to build value into underperforming assets.

Some of our current and past receivership clients include:

Harris Bank	Cole Taylor Bank	Private Bank
First Bank	Barrington Bank	Fifth Third Bank
Park National Bank	First Midwest Bank	Bank One Chicago
Household International	Bank One Ohio	LaSalle Bank FSB
First American Bank	American National Bank	John Alden Life Ins. Co.
Cosmopolitan Bank & Trust	The PNL Companies	Various Limited Partnerships

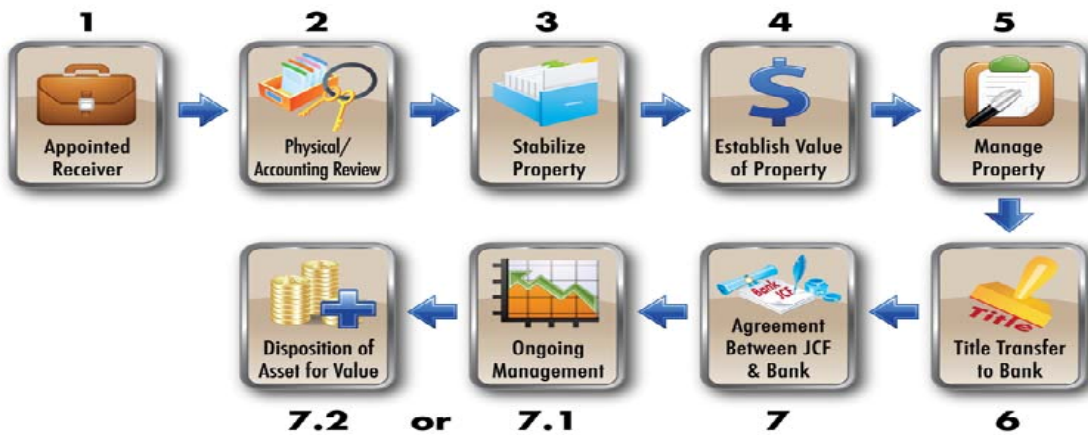
RECORD & RELIABILITY

Often recommended by some of the area's top lenders, attorneys and insurance companies, Fitzmaurice's real estate expertise dates back to the early nineties and has enabled him to creatively solve the most complex real estate challenges that his clients face. Working in tandem with a team of experienced real estate professionals, he has successfully completed hundreds of receivership and third-party property management assignments. From comprehensive property renovation programs and overall management and leasing programs to the organic recreation of financial reporting statements, JCF Real Estate has become a go-to real estate advisor on complex real estate matters.

The firm has executed receivership assignments across all levels of size and complexity, and across a wide geographic area that includes Chicago's downtown commercial business district, Cook, DuPage, Will, Kane and Lake Counties, and Rockford and Northwest Indiana. Past assignments have varied from 500,000-square-foot properties with more than 100 units to 5,000-square-foot facilities. JCF's past work represents all real estate sectors including downtown high-rise office buildings, suburban office complexes, retail centers, hotels, industrial facilities, partially developed residential projects, homebuilder development projects, multi-family apartment properties, among others.

Choosing a court-appointed receiver is one of the most important decisions surrounding distressed commercial assets because of its impact on the asset's financial recovery. To properly protect the asset, a court-appointed receiver must be knowledgeable in both business operations and legal issues. With more than 20 years of experience managing and selling distressed commercial assets, JCF Real Estate, through John Fitzmaurice, has a proven track record of solving complex asset management challenges. JCF's objective is to manage the receivership property professionally, aggressively and proactively to stabilize the asset and maintain its value through the receivership period.

TYPICAL JCF RECEIVERSHIP FLOW CHART



Selecting a court-appointed receiver is one of the most important decisions made for the future of the distressed commercial asset. Decisions as important as this cannot be made in a vacuum. Instead, they should be made upon a thorough evaluation of the credentials earned and processes followed by the experienced receiver. This individual should be able to quickly and expertly demonstrate these credentials and processes, not just speak to them. With more than 20 years of experience managing all property types through the receivership process, Fitzmaurice has devised a process that is designed to stabilize an asset and enhance value.

1. Court Appoints Receiver - the first step in the road to recovery.
2. Physical and Accounting review of property - before an asset can be effectively managed, Fitzmaurice gains a thorough understanding of the property's situation through a comprehensive physical and fiscal assessment.
3. Seek to stabilize the management of the property - an appropriate course of action is determined and set in motion, with an assessment in place.
4. Establish value of the property - Prepare budgets and conduct property analysis to assist lender or owner in establishing the value of the property; value can only be determined with the appropriate supporting information.
5. Manage property through Receivership - Executing the plan, being aware of any unforeseen issues and challenges that may arise, and adapting the plan accordingly.
6. Title of Property transferred to bank, Receiver discharged - in many cases, the foreclosure process ends with the bank getting title to the property, whereby releasing the Receiver of their duties.
7. Agreement between JCF and bank - Third-party property management agreement, leasing agreement and/or property sales agreement is then engaged between JCF and bank to complete the following alternatives:
 - 7.1 Property held by bank for a longer period and rehabilitated to increase value for future sale. JCF works with bank on capital improvements, leasing efforts, etc. to help create additional value to property.
 - 7.2 Property disposed by bank. JCF works with bank on listing property, showing property and ultimately selling asset for highest value achievable.

RESPONSIBILITY

With a broader process view in place, it is appropriate to discuss the responsibilities and duties of the receiver, which are expansive and burdensome when one considers the difficulties a property incurs when facing a potential foreclosure or difficult financial period. The primary receivership objective is to secure the physical asset, accounts and records to protect the integrity of the asset on behalf of the court. The duties of the receiver parallel that of a property management company and seek to establish management procedures that stabilize, protect and preserve the asset. These include:

- Collection of all rents and fees at the property
- Supervision of all ongoing daily activities and maintenance of the property
- Supervision of all third party service contracts at the property
- Competitive bidding and awarding of all third party contracts
- Management of all utility accounts at property
- Hiring and supervising all personnel required to manage the property
- Provide proper management of lease obligations at the property
- Provide full accounting of all income and expenses of the property
- Provide going-forward budgets for income and expenses of the property
- Compliance with all Governmental Orders relating to the property

In addition, the receiver is also responsible with additional functions beyond that of a typical property management assignment. Some of these additional responsibilities include:

- Act with third-party independent control as a fiduciary of the court
- Maintain extensive understanding of the legal process as it relates to receiverships and the foreclosure process
- Facilitate any special banking needs of the receivership
- Generate reports tailored to the needs of the court and secured creditors
- Provide assistance with the leasing of a property
- Provide assistance with the disposition of a property
- Full cooperation after the receivership period to continue the stabilization of the property

ABOUT JCF REAL ESTATE

JCF is a diversified commercial real estate firm delivering a complete range of integrated real estate services to meet the financial needs of its clients. JCF strives to develop, manage, lease and construct assets as effectively and efficiently as possible, ultimately contributing to the prosperity of those we serve. Our operational philosophies are based on the premise that value is added by improving assets and building relationships. We recognize the importance of making your needs our top priority. We meet these needs by listening attentively and applying our extensive knowledge to a client's individual situation.

As manager, we represent owners of both investment grade and distressed properties. We manage a multitude of properties throughout the Chicago metropolitan area. The majority of our assignments are office and retail, yet our portfolio of current projects and historical successes, consists of office, retail, industrial and residential properties. Since we are a privately held concern, we are able to provide a higher level of value-added management to the real estate assets acquired or developed. If you require more information for court submission, please contact our office at (847) 348-7800 or jfitz@jcfre.com and a resume will be sent to you.