

# MICHAEL L. FORCHE

## RECEIVER

2500 N. BUFFALO, SUITE 235  
LAS VEGAS, NEVADA 89128  
MFORCHE@ACANV.COM  
(702)595-1969

Extensive experience as a COURT APPOINTED RECEIVER\*, principal, contractor and consultant on commercial and residential real estate projects. Industry experience includes due diligence, financial analysis, property management, municipal entitlements, construction/maintenance budget preparation and acquisition/disposition transactional details.

## QUALIFICATIONS

---

Over 32 years of industry experience in Nevada and other states. Assignments have included project administration, Court Appointed Receiver\*, consultant to banks, entitlement advisor for institutional investors, and municipal redevelopment management.

**Organizational Skills:** property/site analysis, condition assessment, building rehabilitation, municipal inspection/permit coordination, cost estimating, bid/proposal analysis, contract negotiations, scheduling and marketing.

**Building Management - Maintenance & Tenant Improvements:** Preparation of line item budgets and research data for owners, lenders and equity partners. Implemented business plans, provide budgets for project financing, oversight and approval of construction draw requests from contractors and suppliers.

**Business Development:** Specializing in the preparation of written presentations to Boards of Directors, elected officials, Planning and Zoning Commissions, public forums, lenders, investors and prospective clients.

## EXPERIENCE

---

### Managing Member

2001- Present

**Alliance Construction Advisors, LLC**, Las Vegas, NV  
Construction Consulting Services to:  
Lenders, Investors, Local government.

General Contractor (recently completed projects):

**Roberto Cavalli** (tenant improvements) **City Center/Crystals- 2009**  
**Versace** (tenant improvements) **City Center/ Crystals- 2010**  
**Christian Dior** (tenant improvements) **City Center/Crystals- 2010**

### Director

1985 - Present

**Nevada Construction Services Inc.**, Las Vegas, NV  
Progress Inspections, Disbursement of Funds & Voucher Control

### Licenses:

GENERAL  
CONTRACTOR –  
Qualified Principal  
NEVADA License  
#52682-AB General  
Engineering &  
General Building-  
Unlimited

PROPERTY  
MANAGER-  
NEVADA License  
#PM.0164074

REAL ESTATE  
BROKER-  
NEVADA License  
#B.0048704

**President** 1994 - Present  
**Brentwood, Inc./Brentwood Associates, LLC, Las Vegas, NV**

Real Estate Investment, Property Management, and Commercial Brokerage operations.  
Projects: Bellacere - \$95 million, 60 lot custom home community in Summerlin, Las Vegas, Nevada

**Development Manager** 2001-2004  
**Las Vegas Technology Center II, Las Vegas, NV**

Acted as development manager in conjunction with The Thomas & Mack Company, on a 96-acre business park owned by Lehman Brothers Holdings. Developed, leased and sold the land portfolio for over \$38 million to local developers in 27 months.

**President** 1995-2000  
**City Centre Development Corp., Las Vegas, NV**

A private development corporation formed to promote, negotiate, implement and manage public/private partnership in the Redevelopment area on behalf of the City of Las Vegas.  
Projects: \$100 million Urban Entertainment Center developed by Prudential Insurance Company Real Estate Group.  
City Centre Place: \$40 million office/municipal parking project complex developed by the Pauls Corporation of Denver, CO and G.E. Investments.

**Vice President/Limited Partner** 1980 - 1994  
**The Vista Group, Las Vegas, NV**

The company developed retail centers, office parks and luxury apartments. Responsible for project management of the apartment development partnership that constructed over 2200 units in Nevada and Florida. Equity partners included the B.P. Bishop Estate of Hawaii and the John D. and Catherine T. MacArthur Foundation of Illinois and Florida.  
Projects of note: The Meridian at Hughes Center - \$70 million, 678 unit mid-rise residential development.

## **Community and Professional Affiliations**

---

President, Las Vegas Executives Association, 1994-1995 (Member 1980 – 2000)  
Member, Urban Land Institute, 1997 - 2000  
Nevada Development Authority – Government Affairs Committee, 1997  
UMC Foundation, Board of Directors, 2008 - Present

## **PERSONAL**

---

Bachelor of Science – 1974, University of Evansville, Evansville, Indiana

Married, one daughter

### **\*Court Appointed Receiver Cases: 2009 to Present (by property name/type)**

- Airport Inn of Las Vegas- 341 units (hotel & daily weekly) operated for 60 days and recommended property closure under court order. Judge Kathleen Delaney, Case No. A-09-595575-C. (2009-2010)
- Artisan Hotel- 64 units (hotel/lounge) operated property during foreclosure. Judge Elissa F. Cadish, Case No. A-09-606224-C (2009-2010)
- El Jefe's Properties, LLC- El Jefe's Mexican Restaurant- Receiver of the improvements and real property to monitor the payment of property expenses. Judge Valorie J. Vega, Case No. A-09-605552. (2009-2010)
- WFS Office Building- multi-tenant office building. Receiver managed property revenue and expenses until foreclosure auction/sale. Judge James Bixler, Case No. A-09-09-605-375 (2010)
- Atrium Hotel- 202 rooms under renovation, 6 story building, 180,000 sq ft. of construction area. – Receiver responsible for building maintenance, municipal compliance, 24 hr.site security. Judge Mark R. Denton (through 7/10), to US District Judge Roger L. Hunt, Case No. 2:10-cv-00720-RLH-RJJ. (2009- Present)
- Torpedo Comics.com LLC- Comic books (+/-3 million) and collectables warehoused in N. Las Vegas and Capital North American facilities. Receiver recommended and oversaw a court ordered on-line liquidation sale of the entire Receivership inventory. Judge Timothy Williams, Case No. A-09-598924 (2010)
- Serene Plaza- (Plaintiff FDIC) - multi-tenant neighborhood shopping center. Receiver oversees property manager, collection of all revenue, and payment of property expenses. Judge Mark R. Denton, Case No. A-10-619749 (7/2010- Present)
- OHDB, LLC- (Plaintiff FDIC) - 44 room hotel. OHDB held NNN lease from operating tenant, Blue Moon LLC. Receiver sent Default Notice to tenant for payment of rent. Judge Michelle Leavitt, Case No. A-10-04842-C. OHDB filed Chapter 11 Bankruptcy on 8/4/10. (2010- Present/Pending)
- Cottonwood Cove LLC- 9 single family homes on a one lot cul-de-sac in Boulder City, NV. Properties are in foreclosure, and several are rented. Receiver manages income, expenses, and maintenance of the premises, and oversees local property manager/leasing broker. Judge Douglas Herndon, Case No. A-10-623100-C. (9/2010- Present)
- First Stop Last Stop, LLC- a 2,975 sq ft. convenience store/gas station in Boulder City, NV. Property is under "Lease with Option to Purchase" and is in foreclosure. Receiver to maintain collection of rent, monitoring and reporting on tenant compliance, as to licenses, permits and other governmental requirements. Judge Elizabeth Gonzalez Case No. A-10-625160-B. (9/2010-Present)

**A list of professional and personal references is available upon request**



## EIGHTH JUDICIAL DISTRICT COURT

REGIONAL JUSTICE CENTER  
200 LEWIS AVENUE  
LAS VEGAS, NEVADA 89155-2374

**DONALD M. MOSLEY**  
DISTRICT JUDGE

DEPARTMENT FOURTEEN  
(702) 671-4419  
FAX: (702) 671-4418

July 13, 2009

To Whom It May Concern:

In the summer of 1994, Mr. Michael Forche was appointed by the Court to act as "receiver" in the case of Rosoff vs. Rosoff, a family dispute over a property known as the "Glass Pool Inn". The litigation was protracted and very contentious with the preservation of assets and the distribution of shared income between the parties being of concern. Additionally, operating expenses and those associated with property maintenance had to be paid routinely. All of this was coordinated and managed by Mr. Forche in an environment of distrust and misinformation between the parties. This Court was pleased and frankly somewhat surprised at the efficiency with which Mr. Forche was able to perform his task, given the attendant circumstances. His no nonsense approach and insistence upon cooperation from the parties led to a successful conclusion to a lengthy and complicated case.

Should circumstances in the future call for outside assistance in property management and/or business oversight, I would not hesitate to call upon Mr. Forche, a man with whom I place complete confidence.

Sincerely,

A handwritten signature in blue ink that reads "Donald M. Mosley". The signature is fluid and cursive, written in a professional style.

Judge Donald M. Mosley

DMM/jjn