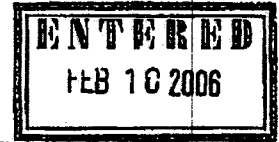




D67166488

HAMILTON COUNTY COURT OF COMMON PLEAS
HAMILTON COUNTY, OHIO



ENTER

Karol Winters, et al
Plaintiffs,

CASE NO A0601318

-vs-

Judge Dennis Helmick

FEB 10 2006
Dennis Helmick
DENNIS S. HELMICK, Judge

Valley homes Mutual Housing Corporation

Defendant

ENTRY APPOINTING RECEIVER

Dennis Helmick 2/10/06

The 10th day of February, 2006, this matter came before the Court on the Motion of the Plaintiff for the Appointment of a Receiver to take charge of the Property which is the subject of this action, and to collect all rents, revenues and other income from the Property. The Court being fully advised finds that the property as presently managed is a nuisance and a threat to the health and welfare of the residents, that a Receiver is required to assure preservation of the Property and the health and safety of the residents.

IT IS HEREBY ORDERED

1 Maureen Wood ("the Receiver") is appointed as receiver for a period of 90 days from the date of this entry or until further order of this Court for all properties owned by Valley Homes Mutual Housing Corporation

2 A resume of Maureen Wood is attached as Exhibit A

3 The Receiver is appointed receiver for the benefit of and to protect the rights of the parties during the pendency of this action with all of the usual and customary powers accorded a receiver except that the Receiver is specifically prohibited from further encumbering or selling the property

4 The Receiver shall act at all times in the best interests of the properties for their current use as housing, and not act at the direction of Defendant. The Receiver shall have the

right to institute and carry on all legal proceedings for the protection of the property including eviction proceedings against tenants who do not pay rent, or breach other legal obligations. The receiver shall immediately notify the Court if an exigent situation occurs which needs immediate relief. A phone number and contact person shall be made available to the residents 24 hours a day, seven days a week, to report emergency repairs.

5 The receivership shall not terminate except with the approval of the Court either upon application of any party to terminate due to malfeasance or nonfeasance, or by the Receiver giving a 30-day notice of intent.

6 The discharge of the Receiver shall occur **only** after a final accounting and Formal discharge by the Court.

7 The Receiver shall forthwith cause a copy of this Order to be hand delivered to all occupied units. Furthermore, the Receiver shall maintain correspondence with the residents to keep them apprised of the status of the utility services, whom and how to contact the Receiver for both emergency and routine maintenance, and whom and how to pay rent to the Receiver.

8 The Receiver shall be authorized and directed to demand, collect and receive rents, charges and other fees which may become due from each tenant or member in possession. Defendant and its agents shall turned over to the Receiver all cash and other funds under its control within 48 hours of the filing of this Entry.

9 Defendant shall forthwith deliver to the Receiver all valid leases, rent rolls, maintenance contracts, vendor files, security deposits and all other files, correspondence or other documentation pertaining to the operation of the rental properties.

10 Defendant shall cooperate with the Receiver in the discharge of his duties.

11 Defendant shall not collect any rents or other fees from tenants or members who currently occupy or come to occupy any other Valley Homes units, be involved in the

maintenance or otherwise have any responsibility for the day-to-day operation of any housing units of the Valley Homes complex

12 The Receiver shall pay expenses of the properties in the following order of priority

- a Current utilities in order to maintain all water and sewage service to any occupied unit, and gas and electric service to the common areas in occupied buildings,
- b Emergency repairs to occupied units,
- c Repairs to the occupied units to put and keep them in a safe and decent condition,
- d Minor repairs to vacant units in order to re-rent them,
- e Management fees (see below),
- f Any other property-related expense including but not limited to security expenditures, the costs of boarding up vacant units and buildings to abate or reduce the nuisance to neighbors,
- g Taxes and other normal and reasonable expenses

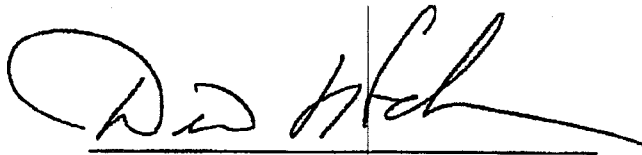
13 The Receiver shall use any and all rent payments to pay proper expenses as outlined in paragraph 11 above

14 The Receiver shall be paid a management fee of 6.5% of the total rent revenues or \$ 1,000 per month, whichever is greater

15 Monthly accounting of all revenue received and all expenses paid shall be filed with the Court with copies to all parties to this Action

16 The Receiver has the right to hire at his expense an appropriately qualified and experienced property manager or subcontractors as required to complete his duties under this Order

17 Before entering upon the duties of this trust, Maureen Wood shall file with the Clerk of Courts a surety company bond for the faithful discharge of his duties as receiver in the sum of \$ 50,000



JUDGE

February 10, 2006

DATE

Maureen Frances Wood

Post Office Box 2331 1
4120 Hamilton Avenue
Cincinnati, OH 45223

Phone 513-542-0088
Fax 513-542-1595
urbanvillage@fuse.net

Current Position
Chief Operating Officer, Urban Village Developers, LLC

Summary of Qualifications I have been innovative leader in housing, commercial and community development. I have envisioned and implemented creative solutions for redevelopment of historic buildings and new housing in urban core neighborhoods. Throughout my tenure in community development I have managed and assembled complex layers of financing, succeeded in attracting support from government, lending institutions, Foundations, religious organization and community groups.

Development Management Twenty-five years in development management, managing development teams and projects.

Financing Secured approximately \$60 million in financing for substantial gut-rehab, and new construction in housing, commercial and community development projects.

Fundraising Successfully raised over \$3.5 million in operating and program funds.

Construction Management Twenty-five years in managing Substantial gut-rehab of over 500,000 square feet of commercial, residential, and community programming space.

Property Management Twenty-five years in managing commercial and residential properties. Since 2003, I have specialized in the successful turn around of 4 troubled residential developments in the inner-city.

Project Management and Financial Packaging

Initiated the development of complicated projects and managed them from concept through construction, managed sophisticated development teams, brought in community groups as meaningful partners, and assembled and managed complex layers of public and private financing. Innovative re-use of abandoned schools, factories and commercial buildings to transform urban blight into community anchors and attracted residents into revitalized urban core neighborhoods.

Housing Development Projects included

City West Served as a development project manager, securing financing for five of ten rental housing phases of this new urbanist development on the former public housing site. These five phases involved 437 mixed income housing units and \$46,986,887 in financing.

Chase Commons Phase I Developed the project concept and secured financing for an abandoned 100-year-old elementary school into 28 condominiums for mixed income and intergenerational residents. Total financial package is \$3.9 Million. Managed this project through the abatement process, completion of exterior shell and structural repairs.

Phase II Developed the project concept and currently is working to secure financing for an additional 6 condominiums in the lower level of Chase Commons.

Garfield Commons Financial packaging, redevelopment and management of the abandoned 100-year-old Garfield school into 44 affordable housing units. The project also included offices for community groups, a large meeting room, and four classrooms. Phase I and II cost \$5.5 Million.

Commercial-Community Development Included

The Historic Northside Businessman's Club Financial packaging, redevelopment, and management of the historic Businessman's Club

Hannaford Lodge Financial packaging, redevelopment, and management of the historic Hoffner Masonic Lodge, designed by Samuel Hannaford and built in 1885 While the first floor has remained occupied by the United States of Post Office since 1885, the upper floors had been boarded up for years The budding has been restored and currently is home to the Buddhist Dharma Center, The Village Theatre, The Matiri Center, The Feldenkrais Center and the United States Post Office

Off The Avenue Studios Financial packaging, redevelopment and management of the historic Parks Woodworking Property The 32,000 square foot building constructed in 1900 has been restored and houses 14 artist's studios and a large meeting room The gardens and building are now flourishing after having been abandoned for 20 years

4039 Hamilton Financial packaging, redevelopment, and management of the Cincinnati Women's Building to provide 5,000 square feet of office and commercial space

Has been a Consultant to

Pendleton Train Station Redevelopment	Community Center
Tender Mercies Redevelopment	Housing for the mentally
The Women's Research & Development Center	Community Development Corp
The Northside Community Council	Facade Grant
The Village Green Foundation	Founder, Board Member
Habitat International Women's Forum	1986-current
SOWLE, National Women's Development Network	1987-current
Bike-Aid International	1990-current

Awards

1999	Community Builder Fellowship, National Competition HUD & JFK School of Government, Harvard University
1999	Honoree—National Network of Speaking on Women's Health
1998	Leading Women, Greater Cincinnati Women's Network
1996	Woman of Distinction, Great Rivers Girl Scout Council, Inc
1996	Scholar of life, St Joseph's Orphanage
1995	Outstanding Individual & Outstanding Project, City of Cincinnati
1990	Advancing the Status of Women, Soroptomist International

Education

2005	National Green Building Training
2003-06	New Market Tax Credit Trainings
1989-2006	Enterprise, Ohio Capital Corporation and Ohio Housing Finance Agency Annual CDC Industry Technical Training Conferences
1999	Executive Education in Public Management Community Builders Program, JFK School of Government, Harvard University
1998	Certification, "Nonprofit Housing Management Specialist" The Consortium for Housing and Asset Management, Denver CO
1998	Construction management Training, Turner Co, Frost & Jacob,
1986	Fifth Third Bank "Community-Based Organizational Training" and Advancement Housing Development Training, Development Institute, Cincinnati OH
1975-77	Education Major, Xavier University, Cincinnati OH
1973-75	Fontbonne College, St Louis MO