BILL LOCKYER, Attorney General HERSCHEL T. ELKINS. Senior Assistant Attorney General ALBERT N. SHELDEN Supervising Deputy Attorney General ROBYN C. SMITH, Cal. Bar No. 165446 SABRINA KIM, Cal. Bar No. 186242 APR 22 2002 Deputy Attorneys General 300 So. Spring Street, Suite 5000 CLERK, U.S. DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA Los Angeles, California 90013 AN DIVISION AT SANTA ANA 7 Attorneys for Plaintiff, the People of the State of California Priority Send Additional Counsel on the Enter Closed Following Pages 1 JS-5/JS-6 JS-2/JS-3 11 Scan Only. UNITED STATES DISTRICT COURT 12 FOR THE CENTRAL DISTRICT OF CALIFORNIA 13 SANTA ANA DIVISION 14 THE PEOPLE OF THE STATE OF Case No. CV 00-964 DOC (EEx) CALIFORNIA, THE STATE OF ARIZONA, THE STATE OF FLORIDA, THE PEOPLE OF THE STATE OF (Related to Case Nos. SA CV 01-1174, SA CV 01-139, SA CV 01-ILLINOIS, THE COMMONWEALTH OF 306) MASSACHUSETTS, AND THE NEW YORK STATE BANKING (Bankruptcy Case Nos. SA 00-DEPARTMENT, 12370 LR, SA 00-12371 LR, SA 00-12372 LR, and SA 00-12373 19 LR (Jointly Administered)) Plaintiffs, 20 V. PERMANENT INJUNCTION 21 AND ORDER BY FIRST ALLIANCE MORTGAGE STIPULATION BETWEEN COMPANY, et al., 22 THE PLAINTIFFS, THE PEOPLE OF THE STATES OF 23 CALIFORNIA, ARIZONA, FLORIDA, AND ILLINOIS Defendants. 24 THE COMMONWEALTH OF MASSACHUSETTS, AND THE 25 In re: NEW YORK STATE BANKING DEPARTMENT, AND THE FIRST ALLIANCE MORTGAGE 26 DEFENDANTS, JEFFREY COMPANY, et al., SMITH, PATTY SULLIVAN, ENTER ON (ICMSND SALAH BASTAWY 27 28 Debtors. APR 2 5 2002

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    FEDERAL TRADE COMMISSION,
                       Plaintiff,
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    FIRST ALLIANCE MORTGAGE COMPANY, et al.,
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                       Defendants.
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    FRANK and NICOLENA AIELLO, et al.,
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                       Plaintiffs,
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                 v.
    FIRST ALLIANCE MORTGAGE
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    COMPANY, et al.,
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                       Defendants.
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27	Facsimile: (212) 618-6912
28	Attorney for Claimaint, New York State Banking Department
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27 28 WHEREAS, Plaintiffs, the People of the State of California, through Bill Lockyer, Attorney General of the State of California, by Herschel T. Elkins, Senior Assistant Attorney General, the State of Arizona ex rel. Janet Napolitano, Attorney General, by Hugh Hegyi, Assistant Attorney General, the State of Florida, through Robert A. Butterworth, Attorney General of the State of Florida, by Stephen LeClair, Assistant Attorney General, the People of the State of Illinois, through James E. Ryan, Attorney General of the State of Illinois, by James Newbold and Tom James, Assistant Attorneys General, the Commonwealth of Massachusetts, through Thomas F. Reilly, Attorney General, by Judith Whiting, Assistant Attorney General, and the State of New York, through its Superintendent of Banks, Elizabeth McCaul, by Alvin Narin, Assistant Counsel, and defendants, Jeffrey Smith, Patty Sullivan, and Salah Bastawy, have entered into a Stipulation of Settlement dated February 25, 2002;

WHEREAS, the Stipulation contemplates entry of a permanent injunction and final order by the States and the Individual Defendants on agreed-upon terms;

WHEREAS, the States and Individual Defendants stipulate that this
Permanent Injunction and Order (hereinafter, the "Order") may be entered without
the taking of evidence and without trial or adjudication of any issue of law or fact;
and

WHEREAS, the Court having considered the matter and good cause appearing therefor,

# IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT: <u>GENERAL</u>

- A. This Court has jurisdiction of the subject matter of the following actions and of the parties consenting hereto. Venue is proper as to all parties in the Central District of California for the following actions:
- 1. The complaint filed by the People of the State of California against Defendants Brian Chisick, Sarah Chisick, Patty Sullivan, Jeffrey Smith,

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First Alliance Mortgage Company, a California corporation, and First Alliance Corporation, in this Court on October 31, 2001, and consolidated under Case No. CV 00-964 DOC (EEx) (hereinafter, the "California Action");

- The Third Amended Proof of Claim filed by the State of 2. Arizona on July 20, 2001, in the United States Bankruptcy Court, Central District of California, in In re First Alliance Mortgage Company, et al., Case No. SA 00-12370 LR (hereinafter, the "Arizona Action");
- The complaint filed by the State of Florida against Defendants 3. Brian Chisick, Sarah Chisick, Patty Sullivan, Jeffrey Smith, Bruce Bollong, Francisco Nebot, First Alliance Mortgage Company, a California corporation, First Alliance Mortgage Company, a Minnesota corporation, and First Alliance Corporation, in this Court on November 14, 2001, under Case No. 00-964 DOC (EEx) (hereinafter, the "Florida Action");
- The Third Amended Complaint filed by the People of the State 4. of Illinois against Defendants Brian Chisick, Sarah Chisick, Salah Bastawy, Patty Sullivan, First Alliance Mortgage Company, a California corporation, and First Alliance Corporation, in this Court on January 21, 2002 under Case No. CV 00-964 DOC (EEx) (hereinafter, the "Illinois Action");
- The proof of claim filed by the Commonwealth of 5. Massachusetts on September 10, 2000, in the United States Bankruptcy Court, Central District of California, in In re First Alliance Mortgage Company, et al., Case No. SA 00-12370 LR (hereinafter, "Massachusetts Action"); and
- The proof of claim filed by the New York State Banking 6. Department on September 19, 2000, in the United States Bankruptcy Court, Central District of California, in In re First Alliance Mortgage Company, et al., Case No. SA 00-12370 LR (hereinafter the "New York Action").
- The Court deems the proofs of claim filed herein by the States of Arizona and New York and the Commonwealth of Massachusetts and identified in

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Paragraph A herein to be complaints properly filed in this Court and consolidated in this action.

- C. The parties have agreed to the entry of this Order, as set forth in Paragraph V herein.
- D. The Individual Defendants have waived all rights to challenge or contest the validity of this Order.
- E. The Order has been reviewed by the Court and it is found to have been entered into in good faith and to be in all respects just, reasonable, and equitable.

## NON-ADMISSION OF WRONGDOING AND LIABILITY

F. The Individual Defendants deny, and continue to deny, each and all of the claims and contentions alleged by the States in the Actions. The Individual Defendants have expressly denied and continue to deny all charges of wrongdoing or liability against the Individual Defendants arising out of or related to any of the conduct, statements, acts or admissions alleged, or that could have been alleged, in the Actions. Nothing in the Order shall be or may be construed by any person as an admission of wrongdoing or liability by the Individual Defendants.

#### **DEFINITIONS**

- G. For the purposes of this Order, the terms used herein shall be defined as follows:
- 1. The term "TILA" means the Truth-In-Lending Act, 15 U.S.C. §§ 1601, et seq., as amended, and its implementing rule, Regulation Z, 12 C.F.R. Part 226, as amended.
- 2. The term "Amount Financed" has the same meaning as that term is defined by TILA.
- 3. The term "Annual Percentage Rate" has the same meaning as that term is defined by TILA.
  - 4. The term "Related Debtors" means First Alliance Mortgage

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Company, a California corporation, First Alliance Mortgage Company, a Minnesota corporation, First Alliance Corporation, a Delaware corporation, and First Alliance Portfolio Services, Inc., a Nevada corporation.

- 5. The term "Finance Charge" has the same meaning as that term is defined by TILA.
- 6. The term "Individual Defendants" means defendants Patty Sullivan, Jeffrey Smith, and Salah Bastawy.
- 7. The term "Loan Origination Fee" means all costs and expenses incurred in originating a Mortgage Loan used in calculating the Annual Percentage Rate, if such costs and expenses are financed.
- 8. The term "Mortgage Loan" means an extension of credit secured by a mortgage, deed of trust, or similar instrument on a consumer's principal dwelling and includes, but is not limited to, personal consumer loans, home mortgage loans, home purchase loans, home equity loans, home improvement loans, credit lines, revolving credit, and refinancing of all the foregoing, so long as such loans are secured by the consumer's principal dwelling.
- 9. The term "Person" means any natural person, corporate entity, partnership, limited partnership, association, joint venture, trust, or other business entity.
- 10. The term "States" means the State of California, the State of Arizona, the State of Florida, the State of Illinois, the Commonwealth of Massachusetts, and the New York State Banking Department. The term "State" means any one of the States.
- 11. The term "Stipulation" means the Stipulation of Settlement herein signed by the States and the Individual Defendants on February 25, 2002.

#### **INJUNCTION**

H. Pursuant to California Business & Professions Code §§ 17203 and 17535, Chapter 501, Part II, of the Florida Statutes, the Massachusetts Consumer

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Protection Act, G.L. c. 93A, § 4, Section 7 of the Illinois Consumer Fraud Act, 815 ILCS 505/7 (2002), the Arizona Consumer Fraud Act, A.R.S. §§ 44-1521 to 3 | 1534, and New York General Business Law § 349(b), Defendants Patty Sullivan and Jeffrey Smith and all those Persons in active concert or participation with them who receive actual notice of this Order by personal service or otherwise, whether acting directly or through any entity, corporation, subsidiary, division, or other device, are hereby permanently restrained and enjoined in the Mortgage Loan business in connection with the advertising, marketing, solicitation, brokering, origination, closing, offering for sale, or sale of credit to consumers, from doing any of the following in the States of Arizona, California, Florida, Illinois, and New York and the Commonwealth of Massachusetts:

- making, or causing or assisting others to make, expressly or by implication, any false or misleading representation about the terms, costs, or other conditions of any Mortgage Loan, including, but not limited to, misrepresenting:
- the monthly payment amount, interest rate, Annual a. Percentage Rate, Finance Charge, principal loan amount, loan term, or any other term of repayment;
- the terms of any adjustable rate Mortgage Loan, b. including, but not limited to:
- the manner in which the interest rate or monthly payments on the loan adjusts over time, and
- the relationship between adjustments in the ii. interest rates, any index rate, and the initial rate;
- the existence, absence, terms, or amount of any Loan c. Origination Fees;
- whether prepaid finance charges, such as the Loan d. Origination Fees, are part of the interest payments on the loan; and
  - the amount borrowed and upon which interest accrues. e.

- 2. making, or causing or assisting others to make, a false, misleading or deceptive claim that consumers will save money when consolidating debt.
  - 3. violating TILA by doing the following:
- a. failing to provide consumers with the booklet titled Consumer Handbook on Adjustable Rate Mortgages or a suitable substitute, as required by Section 226.19(b)(1) of Regulation Z 12 C.F.R. § 226.19(b)(1);
  - b. failing to comply with any other provision of TILA.
- I. Pursuant to the Illinois Consumer Fraud Act, 815 ILCS 505/7 (2002), the Massachusetts Consumer Protection Act, G.L. c. 93A, and the Arizona Consumer Fraud Act, A.R.S. §§ 44-1521 to 1534, Defendant Salah Bastawy and all those Persons in active concert or participation with them who receive actual notice of this Order by personal service or otherwise, whether acting directly or through any entity, corporation, subsidiary, division, or other device, are hereby permanently restrained and enjoined in the Mortgage Loan business in connection with the advertising, marketing, solicitation, brokering, origination, closing, offering for sale, or sale of credit to consumers, from doing any of the following in the States of Illinois and Arizona and the Commonwealth of Massachusetts:
- 1. making, or causing or assisting others to make, expressly or by implication, any false or misleading representation about the terms, costs, or other conditions of any Mortgage Loan, including, but not limited to, misrepresenting:
- a. the monthly payment amount, interest rate, Annual Percentage Rate, Finance Charge, principal loan amount, loan term, or any other term of repayment;
- b. the terms of any adjustable rate Mortgage Loan, including, but not limited to:
- i. the manner in which the interest rate or monthly payments on the loan adjusts over time, and

- ii. the relationship between adjustments in the interest rates, any index rate, and the initial rate;
  - c. the existence, absence, terms, or amount of any Loan
- d. whether prepaid finance charges, such as the Loan Origination Fees, are part of the interest payments on the loan; and
  - e. the amount borrowed and upon which interest accrues.
- 2. making, or causing or assisting others to make, a false, misleading or deceptive claim that consumers will save money when consolidating debt
  - 3. violating TILA by doing the following:
- a. failing to provide consumers with the booklet titled Consumer Handbook on Adjustable Rate Mortgages or a suitable substitute, as required by Section 226.19(b)(1) of Regulation Z 12 C.F.R. § 226.19(b)(1);
  - b. failing to comply with any other provision of TILA.

#### **MONITORING**

J. Each State which has reason to believe a violation of this Order has occurred shall have authority to make a written request for all business records or information reasonably necessary to accomplish full and complete evaluation of the Individual Defendants' compliance with the injunctive provisions of this Order in its State. The State shall mail, by overnight mail, such written request to the Individual Defendant at the most recent non-business mailing address provided to the State pursuant to Paragraphs O and P herein. The Individual Defendant shall have fifteen (15) days after receipt of such written request to either (1) provide the State with the requested records or information or (2) notify the State that the Individual Defendant is not able to provide such records and information. In the event the State receives notice that the Individual Defendant is not able to

provide the requested records and information, the State has the authority to seek the requested records and information pursuant to applicable law. Nothing in this Paragraph J shall prevent the State from employing any other investigative method permitted by law.

#### **ENFORCEMENT**

- K. Each State shall have full authority to enforce this Order and to seek any relief permitted by law in this Court, in the event the Individual Defendants violate any of the above terms with respect to residents of that State.
- L. Prior to initiation of proceedings to enforce this Order, any State which has reason to believe a violation of this Order has occurred shall provide ten (10) days' written notice to the Individual Defendant(s) alleged to have violated this Order setting forth the nature of any alleged violation of this Order. The State shall mail this notice by first class mail to the Individual Defendant at the most recent non-business address provided pursuant to Paragraphs O and P herein.

  After such notice is mailed, nothing in this Order shall be construed to prevent the State which believes a violation has occurred from initiating any proceeding to enforce this Order, at any such time as such State deems appropriate. In the event the State which has reason to believe a violation of this Order has occurred, using its best judgment, deems that the alleged violation constitutes, has created or threatens to imminently create an emergency situation, the notice provided for in this Paragraph L shall not be required.
- M. The States agree that they shall not record this Order in any recorder's office in any city, county or state in the United States.

### NOTIFICATION REQUIREMENTS

N. For a period of five (5) years after this Order goes into effect, to the extent any Individual Defendant is employed (whether as a W-2 employee, an uncompensated consultant, or a 1099 contract employee) or owns a significant interest, directly or indirectly, in a Mortgage Loan business which does business in

any State where such Individual Defendant is subject to this Order pursuant to Paragraph H or I herein, such Individual Defendant shall notify each such State of the name, address and telephone number of the Mortgage Loan business and a description of the Individual Defendant's duties and responsibilities in connection with the Mortgage Loan business. Except for any necessary enforcement proceedings, all communications between the States and the Individual Defendants shall be at the non-business mailing address of the Individual Defendants provided pursuant to Paragraph O herein.

- O. For a period of five (5) years after the date this Order goes into effect, each Individual Defendant shall notify each State where such Individual Defendant is subject to this Order pursuant to Paragraph H or I herein of his or her non-business mailing address.
- P. For a period of five (5) years after the date this Order goes into effect, each Individual Defendant shall notify each State where such Individual Defendant is subject to this Order pursuant to Paragraph H or I herein of any change in the information provided in Paragraphs N or O herein, within thirty (30) days of any such change. Such notice shall include the information required by Paragraphs N or O, whichever is applicable.
- Q. All communications with the State(s) regarding Paragraphs N, O, or P of this Order are to be addressed to the State(s) at the addresses set forth below, and must clearly indicate that said communications refer to "FAMCO Notices."
- 1. Robyn Smith, Deputy Attorney General, Office of the Attorney General, State of California, 300 South Spring Street, Suite 5000, Los Angeles, CA, 90013, attn.: *FAMCO Notices*.
- 2. Judith Whiting, Pamela Kogut, Assistant Attorneys General, Consumer Protection and Antitrust Division, Office of the Attorney General, Commonwealth of Massachusetts, One Ashburton Place, Boston, MA, 02108, attn.: FAMCO Notices.

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- Kenneth Bielmeier, Assistant Deputy Superintendent, 3. Mortgage Banking Division, New York State Banking Department, 2 Rector Street, New York, NY, 10006, attn.: FAMCO Notices.
- Hugh Hegyi, Assistant Attorney General, or Robert Zumoff, Chief Counsel, Consumer Protection and Advocacy Section, Office of the Attorney General, State of Arizona, 1275 West Washington, Phoenix, Arizona, 85007, attn.: FAMCO Notices.
- Tom James, Assistant Attorney General, Consumer Fraud 5. Bureau, Office of the Illinois Attorney General, 100 West Randolph Street, Chicago, Illinois, 60601, atm.: FAMCO Notices.
- Stephen A. LeClair, Assistant Attorney General, Office of the Attorney General, State of Florida, 110 S.E. 6th Street, 9th Floor, Fort Lauderdale, FL, 33301, attn.: FAMCO Notices.

# RELEASE OF PARTIES AND NON-PARTIES

- This Order satisfies all conditions in Paragraph 4.12 of the Stipulation R. regarding consent decrees. The Individual Defendants and the States shall provide all the releases as set forth in the Stipulation.
- Upon entry of this Order, Defendant Jeffrey Smith agrees to waive S. and release any and all claims he has asserted against the bankruptcy estates of the Related Debtors. In the event, however, the Stipulation does not go into effect and becomes void, as set forth therein, Defendant Jeffrey Smith's waiver and release of 22 | any and all claims he asserted against the bankruptcy estates of the Related Debtors shall be void.

# RETENTION OF JURISDICTION

Jurisdiction is retained by this Court for the purpose of enabling any T. 26 party to the Order to apply to the Court at any time for such further orders and directions as may be necessary or appropriate for the construction or the carrying out of this Order, for enforcement of compliance herewith, and for the punishment of violations hereof, if any.

- U. The effective date of this Order shall be five (5) days after the date when the last of the conditions set forth in Paragraph 7.1 of the Stipulation has either been satisfied or expressly waived in a writing signed by all counsel for the Coordinated Plaintiffs and counsel for the Defendants, as those terms are defined in the Stipulation.
- V. The Individual Defendants and the States hereby consent to entry of the foregoing Order, which, upon entry of a final order approving class action settlement, as set forth in the Stipulation, shall constitute a final order on the Actions.

IT IS SO ORDERED, this \_\_\_\_ day of \_\_\_\_\_, 2002.

HONORABLE DAVID O. CARTER United States District Court Judge

	<b>∦</b>		
1	The parties hereby STIPULATE AND AGREE TO the terms and conditions set		
2	forth above and consent to the entry of this Permanent Injunction and Order by		
3	Stipulation.		
4	4		
5	5 Plaintiffs:		
6	6		
7			
8	Attorney General State of California		
9			
10	By Herschel T Elkins		
11	By: Herschel T. Elkins Senior Assistant Attorney Gene 300 So. Spring Street, Suite 50 Los Angeles, California 90013	eral 00	
12	Los Angeles, California 90013	00	
13			
14	Attorneys for the Plaintiff the F State of California	eople of the	
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19	By: Hugh Hegyi		
20	1275 West Washington Street		
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ROBERT A. BUTTERWORTH Attorney General DATED: March /, 2002 State of Florida 2 3 4 Assistant Attorney General 5 110 S.E. Sixth Street, Ninth Floor Ft. Lauderdale, FL 33301 б 7 Attorneys for the State of Florida 8 9 JAMES E. RYAN DATED: March \_\_\_, 2002 Attorney General 10 State of Illinois 11 12 By: Tom James Assistant Attorney General 100 W. Randolph Street Chicago, IL 60601 13 14 15 16 Attorneys for the People of the State of Illinois 17 18 THOMAS F. REILLY DATED: March , 2002 Attorney General 19 Commonwealth of Massachusetts 20 21 By: Judith Whiting 22 Assistant Attorney General Consumer Projection and Antitrust 23 Division One Ashburton Place Boston, MA 02108 24 25 26 Attorneys for the Commonwealth of Massachusetts 27 28

1 2 3	DATED: March, 2002	ROBERT A. BUTTERWORTH Attorney General State of Florida
4		
5		By: Stephen LeClair Assistant Attorney General 110 S.E. Sixth Street, Ninth Floor Ft. Lauderdale, FL 33301
6 7		Pt. Laudeldale, PL 33301
8		Attorneys for the State of Florida
		Attorneys for the State of Plottua
9	DATED: March <u></u> , 2002	JAMES E. RYAN
10		Attorney General State of Illinois
11		
13	·	By: Tom James
14		Assistant Attorney General 100 W. Randolph Street Chicago, IL 60601
15		Chicago, IL 60601
16		
17		Attorneys for the People of the State of Illinois
18		
19	DATED: March, 2002	THOMAS F. REILLY Attorney General
20		Attorney General Commonwealth of Massachusetts
21		
22	,	By: Judith Whiting
23		By: Judith Whiting Assistant Attorney General Consumer Protection and Antitrust
24		Division One Ashburton Place
25		Boston, MA 02108
26		
27		Attorneys for the Commonwealth of Massachusetts
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1 2	DATED: March, 2002	ROBINSON & ROBINSON, LLC
3		
4		
5		By: Jeffrey Robinson 2301 Dupont Drive, Suite 530 Irvine, CA 92612
6		Irvine, CA 92612
7		
8		Attorneys for Jeffrey Smith and Salah Bastawy
9	DATED: March <u>1</u> , 2002	PODRICURZ O'DONNELL EUERS
10	DATED. Watch	RODRIGUEZ O'DONNELL FUERST GONZALEZ/& WILLIAMS
11		
12		HACKANAMINE & HUFTST
13		By: Mitthell 8. Fuerst 1001 Brickell Bay Drive, Suite 1714 Mismi, FL 33131
14		
15		Attorneys for Jeffrey Smith and Patty
16		Attorneys for Jeffrey Smith and Patty Sullivan
17		
18		
19		
20		IT IS SO ORDERED
21	-	Dated april 32 2002
<b>2</b> 2		
23		United States District Judge
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