

STATE OF RHODE ISLAND  
PROVIDENCE, S.C.

SUPERIOR COURT

Richard J. Land, in his capacity as  
Special Master of Hedco, Ltd. and  
certain assets of Hedco RI Partners,  
LLC and Develco RI Apartments, LLC,  
*Petitioner*

120984

PC2017- 2357

v.

David Housing Associates Apartments  
*Respondent*

**ORDER APPOINTING TEMPORARY SPECIAL MASTER**

This cause came on to be heard on the Petition for Appointment of a Temporary  
Special Master and, upon consideration thereof, it is hereby

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**ORDERED, ADJUDGED AND DECREED**

1. That Richard J. Land, Esq., of Providence, Rhode Island be and hereby  
is appointed Temporary Special Master ("Special Master") of David Housing  
Apartment Associates, a Rhode Island limited partnership ("DHAA").

2. That said Special Master shall, no later than five (5) days from the date  
hereof, file a bond in the sum of \$5,000 with any surety company authorized to do  
business in the State of Rhode Island as surety thereon, conditioned that the Special  
Master will well and truly perform the duties of said office and duly account for all  
monies and property which may come into the Special Master's hands and abide by  
and perform all things which the Special Master will be directed to do by this Court.

3. That the Special Master is authorized to take possession and charge of  
all of the estate, assets, effects, property and business of the DHAA, to collect all of  
the debts and property belonging to it and to preserve the same until further Order  
of this Court.

4. That said Special Master is authorized, until further Order of this  
Court, in the Special Master's discretion and as said Special Master deems  
appropriate and advisable, to conduct the business of said DHAA, to borrow money  
from time to time, to purchase, for cash or upon credit, merchandise, materials and  
other property, to engage appraisers and/or employees and assistants, clerical or  
otherwise, and to pay all such individuals and entities in the usual course of business.

SUPERIOR COURT  
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HENRY S. KINCH, JR

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and to do and perform or cause to be done and performed all other acts and things as are appropriate in the premises.

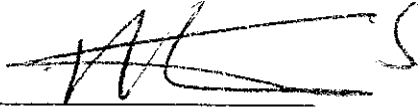
5. That, pursuant to and in compliance with Rhode Island Supreme Court Executive Order No. 2000-2, this Court finds that the designation of the aforescribed person for appointment as Special Master herein is warranted and required because of the Special Master's specialized expertise and experience in operating businesses in Special Mastership and in administrating non-routine Special Masterships which involve unusual or complex legal, financial, or business issues.

6. That the commencement, prosecution, or continuance of the prosecution, of any action, suit, arbitration proceeding, hearing, or any foreclosure, reclamation or repossession proceeding, both judicial and non-judicial, or any other proceeding, in law, or in equity or under any statute, or otherwise, against said DHAA or any of its property, in any Court, agency, tribunal, or elsewhere, or before any arbitrator, or otherwise by any creditor, stockholder, corporation, partnership or any other person, or the levy of any attachment, execution or other process upon or against any property of said DHAA, or the taking or attempting to take into possession any property in the possession of the DHAA or of which the DHAA has the right to possession, or the interference with the Special Master's taking possession of or retaining possession of any such property, or the cancellation at any time during the Special Mastership proceeding herein of any insurance policy, lease or other contract with DHAA, by any of such parties as aforesaid, other than the Special Master designated as aforesaid, or the termination of telephone, electric, gas or other utility service to DHAA, by any public utility, without obtaining prior approval thereof from this Honorable Court, in which connection said Special Master shall be entitled to prior notice and an opportunity to be heard, are hereby restrained and enjoined until further Order of this Court.

7. That a copy of the Petition and a copy of this Order shall be given by the Special Master to all partners of DHAA identified on its last tax return, including the fiduciaries for the Estate of Gordon F.B. Ondis ("Potential Interest Holders").

8. That a Citation be issued to said Defendant, returnable to the Superior Court sitting at 250 Benefit Street, Providence, Rhode Island on the 10<sup>th</sup> day of JUNE, 2017, at 9:30 a.m. at which time and place this cause is set down for Hearing on the prayer for the Appointment of a Permanent Special Master; that the Clerk of this Court shall give Notice of the pendency of the Petition herein by publishing this Order Appointing Special Master once in The Providence Journal on or before the 5<sup>th</sup> day of JUNE, 2017, and the Receiver shall give further notice by mailing, on or before the 12<sup>th</sup> day of JUNE, 2017, a copy of said Order Appointing Special Master to each of Defendant's creditors and interest holders whose address is known or may become known to the Special Master.

ENTER:



Michael A. Silverstein  
Associate Justice/Business Calendar

Dated: 5/22/2017

BY ORDER:

1st Bearee Honglatsamy  
Clerk, Superior Court 5/22/17