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IN THE CIRCUIT COURT  
FOR HOWARD COUNTY, MARYLAND

JASON W. ROYAL, et. al.  
and all others similarly situated  
Plaintiffs,  
v.  
EASTERN HOMES, INC., et. al.  
Defendants.

) TRUE COPY TEST  
)  
) *Margaret D. [Signature]*  
)  
) Civil No: 13-C-04-059581 OC  
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)

**ORDER OF FINAL APPROVAL OF CLASS ACTION SETTLEMENT WITH  
MAPLE PARK, INC.**

On June 26, 2008, this Court granted preliminary approval to the proposed class action settlement between Plaintiffs and Defendant Maple Park, Inc. The Settlement resolves all of the Settlement Class' claims in exchange for Defendant Maple Park, Inc.' commitment to pay the following: Defendant Maple Park will pay compensation to all class members that file a valid claim with Class Counsel having a value of \$1,700.00 per claimant or approximately \$85,000.00 comprising approximately \$28,333.33 in cash for attorney's fees and \$56,666.67 in rent abatement for the class members; each Class Member shall receive \$1,1330.33 in the form of a rent abatement over a twelve month period. This equates to a rent reduction per month of approximately \$94.44.

**IT IS HEREBY ADJUDGED, ORDERED AND DECREED that:**

1. This Court has jurisdiction over the claims of the Settlement Class Members asserted in this proceeding, personal jurisdiction over the settling parties (including the Settlement Class Members) and subject matter jurisdiction to approve the Settlement Agreement;
2. In accordance with Maryland Rule of Civil Procedure 2-231 (a) and

28600c

(b)(3) this Court makes the following findings of fact:

a. The Class is defined as:

All Persons who are tenants in the maple Park, Inc. mobile homes park and who became such no earlier than January 1, 1984 and whose mobile homes does not have footings and load-carrying portions of the ground anchors that extend below the frost line.

b. The Class is so numerous that joinder of all members is impracticable;

c. "Released Persons" shall have the same meaning as defined in the Settlement Agreement;

d. There are questions of law and/or fact common to the Class;

e. The claims of named Plaintiffs Jason Royal are typical of the claims of the Class;

f. Named Plaintiff will fairly and adequately protect the interests of the Class;

g. The questions of law and/or fact common to the members of the Class predominate over any questions affecting only individual members;

h. A class action is superior to other available methods for the fair and efficient adjudication of this controversy;

i. Jon D. Pels, Esq., Lawrence J. Anderson, Esq. and Pels Anderson, LLC shall serve as Class Counsel with responsibility for overseeing and implementing the plan of Settlement.

3. This Court confirms that the applicable requirements of the Maryland Rules of Civil Procedure 2-231 have been satisfied with respect to the Settlement Class. Accordingly, the Court makes final its June 26, 2008, Preliminary Approval Order with respect to the settlement

class' claims against Defendant maple park, Inc. for purposes effectuating the Settlement.

4. Notice given to the Settlement Class constituted the best notice practicable and a full opportunity has been afforded for those who wished to be heard in this matter to be heard. Accordingly, the Court determines that all members of the certified Settlement Class, except those members who have timely excluded themselves, are bound by this Order of Final Approval of Class Action Settlement.

5. The Court finds that following claimants have opted out of the class action settlement and are not bound by its terms: None.

A copy of this Order shall be sent to each of the persons whether their attempt at opting-out was sustained or not.

6. The Court hereby grants final approval to the Settlement and finds that it is fair, reasonable and adequate, and in the best interests of the Settlement Class as a whole.

7. Upon entry of this Order, the Release provisions set forth in the Settlement Agreement shall be given full force and effect.

8. In addition to any recovery they may have under the Settlement Agreement, and in recognition of their efforts on behalf of the Settlement Class, the Court approves the incentive payments as provided for in the Settlement Agreement.

9. The attorney's fees and costs, and costs of administration shall be paid as a priority immediately upon the expiration of the allotted time to appeal this Order.

10. Without affecting the dismissal with prejudice of this case, the Court reserves continuing and exclusive jurisdiction over the parties to the Settlement Agreement to administer, supervise, construe and enforce the Settlement Agreement in accordance with the mutual benefit of the parties;

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