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**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK**

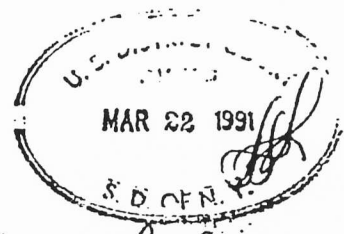
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Elena Ruth Sassower and Doris L. :
Sassower, :

: **88 CIVIL 5775(GLG)**

Plaintiffs, :
-against- :

JUDGMENT

Katherine M. Field, Curt Haedke, Lilly :
Hobby, William Iolonardi, Joanne :
Iolonardi, Robert Rifkin, individually, :
and as Members of the Board of Directors: :
of 16 Lake Street Owners, Inc., and Hale :
Apartments, DeSisto Management, Inc., 16: :
officer of 16 Lake Street Owners, Inc. :
Lake Street Owners, Inc., and Roger :
Esposito, individually, and as an :
an officer of 16 Lake Street Owners, Inc:



Defendants. :
----- X

The issues in the above entitled action having been brought on for trial before the Honorable Gerard L. Goettel, United States District Judge with a jury on March 4, 1991, and thereafter on March 14, 1991 the plaintiff withdrew causes of actions 2 through 8 and 10 and thereafter at the conclusion of the trial, the jury having answered the attached special verdict form, and the jury in so doing having returned a verdict in favor of the defendant, it is,

ORDERED, ADJUDGED AND DECREED: That the complaint be and it is hereby dismissed.

DATED: White Plains, N.Y.
March 20, 1991

APPROVED: Gerard L. Goettel
U.S.D.J.

Joseph J. Clodt
ACTING Clerk

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MICROFILM

E.O.D 3-22-91

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SPECIAL VERDICT SHEET

Housing Discrimination

- 1. Was the religion and/or gender of Doris and Elena Sassower a contributing reason to the decision of the Board of Directors to reject their application to purchase shares in the cooperative located at 16 Lake Street?

YES _____ NO

IF YOUR ANSWER TO THE ABOVE QUESTION WAS "YES", GO TO NEXT QUESTION. IF YOUR ANSWER TO THE ABOVE QUESTION WAS "NO", GO TO QUESTION 3.

- 2. Indicate, by placing a check next to his or her name, which of the following defendants was responsible for the decision to deny the application of Doris and Elena Sassower on the basis on their religion or gender.

- Katherine M. Field _____
- Curt Haedke _____
- Lilly Hobby _____
- Joanne Iolonardi _____
- William Iolonardi _____
- Robert Rifkin _____
- 16 Lake Street Owners, Inc. _____

New York Executive Law

- 3. Was the marital status of Elena and/or Doris Sasscwer a contributing reason to the decision of the defendants to reject their application to purchase shares in the cooperative located at 16 Lake Street?

YES _____ NO

IF YOUR ANSWER TO THE ABOVE QUESTION WAS "YES", GO TO THE NEXT QUESTION. IF YOUR ANSWER TO THE ABOVE QUESTION WAS "NO", GO TO QUESTION 5.

- 4. Indicate, by placing a check next to his or her name, which of the following defendants was responsible for the decision to deny the application of Doris and Elena Sassower on the basis on their marital status.

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Katherine M. Field _____
 Curt Haedke _____
 Lilly Hobby _____
 Joanne Iolonardi _____
 William Iolonardi _____
 Robert Rifkin _____
 16 Lake Street Owners, Inc. _____

IF YOU HAVE NOT CHECKED ANY OF THE DEFENDANTS' NAMES IN EITHER THE ABOVE QUESTION OR QUESTION 2, GO TO QUESTION 7. IF YOU HAVE PLACED A CHECK NEXT TO ANY NAME IN QUESTION 2 OR 4, GO TO NEXT QUESTION.

5. Do you find, by a preponderance of the evidence, that Elena Sassower is entitled to an award for mental anguish or emotional distress on her housing claims?

YES _____ NO _____

6. Do you find, by a preponderance of the evidence, that Doris Sassower is entitled to an award for mental anguish or emotional distress on her housing claims?

YES _____ NO _____

Estoppel Claim

7. a. Did the Board of Directors adopt and resolve to use the alleged guidelines in applications for purchase of shares or sublet?

YES _____ NO

b. If yes, did the Board authorize the dissemination of that document and represent to the plaintiffs that it would be adhered to in processing the plaintiffs' application?

YES _____ NO _____

c. Did the Board of Directors violate any rights the plaintiffs had in those guidelines by the action it took with regard to the plaintiffs' application?

YES _____ NO

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IF YOU HAVE ANSWERED QUESTION 7(c) "YES", GO TO NEXT QUESTION. IF YOU ANSWERED QUESTION 7(c) "NO", GO TO QUESTION 8.

d. Did the plaintiffs rely on the guidelines to their detriment?

YES _____ NO _____

8. Did of any of the defendants promise Elena Sassower that George Sassower's arrest would not be considered in the evaluation of the plaintiffs' application and did the plaintiffs rely on that promise to their detriment?

YES _____ NO

IF YOU ANSWERED THE ABOVE QUESTION "NO", GO TO QUESTION 10. IF YOU ANSWERED THE ABOVE QUESTION "YES", GO TO NEXT QUESTION.

9. If yes, indicate, by placing a check next to his or her name, which of the following defendants made this promise?

- Katherine M. Field _____
- Curt Haedke _____
- Lilly Hobby _____
- Joanne Iolonardi _____
- William Iolonardi _____
- Robert Rifkin _____
- 16 Lake Street Owners, Inc. _____

Outrageous Conduct Causing Severe Mental Distress

10. Did any of the defendants commit any such outrageous and shocking conduct toward the plaintiffs as exceeds what an average member of the community would tolerate, which conduct caused severe mental distress and which conduct was deliberately designed to cause such distress or which was committed with such wanton disregard of the known consequences that would occur and that such conduct would cause such severe mental distress to the plaintiffs?

YES _____ NO

IF YOU ANSWERED THIS QUESTION "NO", GO TO QUESTION 12. IF YOU ANSWERED "YES", GO TO NEXT QUESTION.

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11. If yes, indicate, by placing a check next to his or her name, which of the following defendants engaged in such conduct.

- Katherine M. Field _____
- Curt Haedke _____
- Lilly Hobby _____
- Joanne Iolonardi _____
- William Iolonardi _____
- Robert Rifkin _____
- 16 Lake Street Owners, Inc. _____

DAMAGES

IF YOU ANSWERED "YES" TO QUESTIONS 1, 3, 5, 6, 7(d), 8 OR 10, GO TO NEXT QUESTION. IF YOU ANSWERED "NO" TO ALL OF THOSE QUESTIONS, YOUR DELIBERATIONS ARE FINISHED. REPORT YOUR FINDINGS TO THE COURT.

12. a. For all of the injuries that she suffered, as indicated above, do you award any damages to Elena Sassower as fair and just compensation for the injury(ies) she suffered as a result of the defendants actions?

YES _____ NO _____

b. If yes, what is the amount of damages that you award to Elena Sassower as compensation?

\$ _____

c. Signify, by placing an amount next to the defendant(s)' name, the share of these damages that he or she should pay in damages to Elena Sassower.

- Katherine M. Field \$ _____
- Curt Haedke \$ _____
- Lilly Hobby \$ _____
- Joanne Iolonardi \$ _____
- William Iolonardi \$ _____
- Robert Rifkin \$ _____

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16 Lake Street Owners, Inc. \$ _____

13. a. For all of the injuries that she suffered, as indicated above, do you award any damages to Doris Sassower as fair and just compensation for the injury(ies) she suffered as a result of the defendants actions?

YES _____ NO _____

b. If yes, what is the amount of damages that you award to Doris Sassower as compensation?

\$ _____

c. Signify, by placing an amount next to the defendant(s)' name, the share of these damages that he or she should pay in damages to Doris Sassower.

Katherine M. Field \$ _____

Curt Haedke \$ _____

Lilly Hobby \$ _____

Joanne Iolonardi \$ _____

William Iolonardi \$ _____

Robert Rifkin \$ _____

16 Lake Street Owners, Inc. \$ _____

14. a. If you have awarded actual or nominal damages to Elena Sassower, do you award her any exemplary or punitive damages?

YES _____ NO _____

b. If yes, what is the amount of exemplary or punitive damages you award to Elena Sassower.

\$ _____

c. Signify, by placing an amount next to the defendant(s)' name, the share of the exemplary or punitive damages that he or she should pay to Elena Sassower.

Katherine M. Field \$ _____

Curt Haedke \$ _____

Lilly Hobby \$ _____

Joanne Iolonardi \$ _____

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William Iolonardi \$ _____
 Robert Rifkin \$ _____
 16 Lake Street Owners, Inc. \$ _____

15. a. If you have awarded actual or nominal damages to Doris Sassower, do you award her any exemplary or punitive damages?

YES _____ NO _____

b. What is the amount of exemplary or punitive damages that you award to Doris Sassower?

\$ _____

c. Signify, by placing an amount next to the defendant(s) name, the share of the exemplary or punitive damages that he or she should pay to Doris Sassower.

Katherine M. Field \$ _____
 Curt Haedke \$ _____
 Lilly Hobby \$ _____
 Joanne Iolonardi \$ _____
 William Iolonardi \$ _____
 Robert Rifkin \$ _____
 16 Lake Street Owners, Inc. \$ _____

Date: 3/19/91

Signed: S/ Edward F. Malynuk
 Jury Foreperson