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INDEX NO. 651786/2011

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EXHIBIT 1

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2	SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF NEW YORK: TRIAL TERM PART 39
3	X
	THE BANK OF NEW YORK MELLON (as Trustee under
4	various Pooling and Servicing Agreements and
	Indenture Trustee under various Indentures),
5	BlackRock Financial Management inc., (Intervenor)
	Kore Advisors, L.P. (Intervenor), Maiden Lane, LLC
6	(Intevenor) Maiden Lane II, LLC (Intervenor),
	Maiden Lane III, LLC (Intervenor), Metropolitan
7	Life Insurance Company (Intervenor), Trust Company
	of the West and affiliated companies controlled by
8	The TCW Group, Inc., (Intervenor), Neuberger Berman
	Europe Limited (Intervenor), Pacific Investment
9	Management Company LLC (Intervenor) Goldman Sachs
	Asset Management, L.P. (Intervenor), Teachers
10	Insurance and Annuity Association of America
	(Intervenor), Invesco Advisers, Inc., (Intervenor),
11	Thrivent Financial for Lutherans (Intervenor),
	Landesbank Baden Wuerttemberg (Intervenor),
12	LBBW Asset Management (Ireland) plc, Dublin
	(Intervenor), ING Bank fsb (Intervenor),
13	ING Capital LLC (Intervenor), ING Investment
	Management LLC (Intervenor), New York Life
14	Investment Management LLC, (Intervenor),
	Nationwide Mutual Insurance Company and its
15	affiliated companies (Intervenor),
	AEGON USA Investment Management LLC, authorized
16	signatory for Transamerica Life Insurance Company,
	AEGON Financial Assurance Ireland Limited,
17	Transamerica Life International (Bermuda) Ltd.,
	Monumental Life Insurance Company, Transamerica
18	Advisors Life Insurance Company, AEGON Global
	Institutional Markets, plc, LIICA Re II, Inc.,
19	Pine Falls Re, Inc., Transamerica Financial
	Life Insurance Company, Stonebridge Life Insurance
20	Company, and Western Reserve Life Assurance Co.
	of Ohio (Intervenor), Federal Home Loan Bank of Atlanta
21	(Intervenor), Bayerische Landesbank (Intervenor),
	Prudential Investment Management, Inc., (Intervenor),
22	and Western Asset Management Company (Intervenor),

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PETITIONERS,

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- against -

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1 PROCEEDINGS WALNUT PLACE LLC, WALNUT PLACE II LLC, WALNUT PLACE III LLC, 2 WALNUT PLACE IV LLC, WALNUT PLACE V LLC, WALNUT 3 PLACE VI LLC, WALNUT PLACE VII LLC, WALNUT PLACE VIII LLC, WALNUT PLACE IX LLC, WALNUT PLACE X LLC, WALNUT PLACE XI LLC, POLICEMEN'S ANNUITY & BENEFIT 4 FUND OF CHICAGO AND THE WESTMORELAND COUNTY EMPLOYEE RETIREMENT SYSTEM, CITY OF GRAND RAPIDS GENERAL 5 RETIREMENT SYSTEM, CITY OF GRAND RAPIDS POLICE AND FIRE RETIREMENT SYSTEM, TM1 INVESTORS, LLC, FEDERAL 6 HOME LOAN BANK OF BOSTON, FEDERAL HOME LOAN BANK OF CHICAGO, FEDERAL HOME LOAN BANK OF INDIANAPOLIS, 7 FEDERAL HOME LOAN BANK OF PITTSBURGH, FEDERAL HOME 8 LOAN BANK OF SAN FRANCISCO, FEDERAL HOME LOAN BANK OF SEATTLE, and V RE-REMIC, LLC, 9 PROPOSED INTERVENOR-RESPONDENTS; 10 11 For an Order pursuant to CPLR 7701 seeking judicial instructions and approval of a proposed settlement. _ _ _ _ _ _ X 12 60 Centre Street INDEX NO: 651786/11 New York, New York 13 August 5, 2011 14 BARBARA R. KAPNICK, Justice BEFORE: 15 APPEARANCES: 16 GIBBS & BRUNS, LLP 17 Attorneys for Institutional Investors BY: KATHY PATRICK, ESQ. 18 ROBERT J. MADDEN, ESQ. 19 20 MAYER BROWN LLP Attorneys for Bank of NY Mellon 1675 Broadway 21 New York, New York 22 BY: MATTHEW D. INGBER, ESQ. 23 WARNER PARTNERS, P.C. Attorneys for Institutional Investors 24 950 Third Avenue New York, New York 25 BY: KENNETH E. WARNER, ESQ. 26

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24	NINA J. KOSS, C.S.R., C.M. Official Court Reporter
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But, here is the point, your Honor. There is nothing, if the Court adopts this stipulation that allows people to appear and say I need more information, then the Court can gather up the universe of requests for information, we can deal with that in an orderly fashion and put it up there.

THE COURT: I agree, to a large extent.

What I am trying to do is find a little bit of a place in the center here, where maybe there are some things that you could put up to make it a little bit easier for this group that's out there in making their determination.

I am not saying it should be a full blown, 25 page discovery request of all kinds of information, but maybe there are certain things that you can go back and say, you know, what some of this, why don't we put some of this up there. I am sure everyone will want this at some time.

What is the down side? I am trying to move it along a little bit at this point, because there is still another four weeks before everyone has to decide to object or not.

MS. PATRICK: Here is the key issue, from my perspective. I think this is something that the Court will have to grapple with, which is why I think it's important to have it in an orderly way.

In connection with our clients' involvement in this

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transaction, in connection with our effort to find a solution that our clients would be willing to support publicly, to advocate for in this Court, we received a lot of material, non public information from Bank of America. It's information that is not disclosed by the Bank of America. It's highly confidential.

It has to do with the rates at which they repurchase mortgage loans, and the grounds on which they do it. We have an abundance of information about that.

It's understandable that Bank of America is highly sensitive to having that out there. Why? Because the private label repurchase issues, are not the only issues they face. They face claims by nonaligned insurers, security claims. They face claims by the Attorneys General.

So, when these folks come in and say oh, Judge, it's just little bits of discovery, can't they make it available? You should know we offered many of these Intervenors the opportunity to look at that data on the same basis that we looked at it. Namely, sign the same confidentiality agreement, use it solely for purposes of evaluating this settlement, and they refused.

So I don't -- while I recognize the temptation associated with well, it's a little bit, can't we give people a little bit more? There are rights of the Third-Party, Bank of America, who is no friend to my

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We are not here because we think Bank of America clients. has done a fabulous job of servicing these loans. That's why we want to have a servicing remedy.

We don't think they have done a fabulous job of maintaining documents to collateral files. That's why we want the 100 percent loss indemnity.

We have gone after them for a year to get this deal done, but before the Court concludes it's just a little bit of data, a lot of this data belongs to a party that is not before the Court.

So, if you ask us to produce the data that we looked at, relied on, can't you make that available, I don't know what the Trustee looked at. They went through their We didn't see their entire, their process separately. expert affidavits until they posted them on the website.

So, the Trustee has done its own diligence here. And, I really believe that the way to do this, is to hold the date, let people appear and move it forward.

We want to move as rapidly as possible, but with material, non public information and things like that, it's difficult to just say well, throw it up there on the website.

MS. KASWAN: If I could just respond to your Honor's suggestion, because I think I do have a solution.

In fact, we have brought a proposed Order that