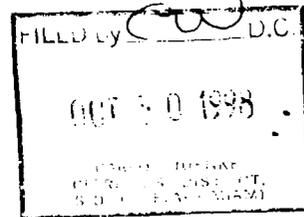


**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA**



SECURITIES AND EXCHANGE COMMISSION,)	
)	CASE NO.
Plaintiff,)	98-8675-CIV-MIDDLEBROOKS
)	
v.)	
)	
VII VISIONARY INVESTMENTS, INC., d/b/a)	SUPPLEMENTAL
HISTORIC HOTEL HOLDINGS, INC., RONALD)	ORDER OF
OBSGARTEN, M & M HOLDING GROUP, INC.,)	PERMANENT
LEANDRO JAVIER OBENAUER, and BRIAN LYNCH,)	INJUNCTION
)	AS TO LEANDRO
Defendants.)	<u>JAVIER OBENAUER</u>
)	

Defendant Leandro Javier Obenauer ("Obenauer") by the Consent annexed hereto, without admitting or denying any of the allegations in the Commission's Complaint, except that he is admitting the allegations as to the jurisdiction of this Court over him and over the subject matter of this action, and as to venue, has agreed to the entry of this Supplemental Order of Permanent Injunction ("Order"). This Court having accepted such Consent and having jurisdiction over Defendant Obenauer and the subject matter hereof, and the Court being fully advised in the premises:

I.

**VIOLATION OF SECTIONS 5(a) AND 5(c)
OF THE SECURITIES ACT OF 1933**

IT IS HEREBY ORDERED that Defendant Obenauer, his officers, agents, servants, employees, attorneys in fact, and those persons in active concert or participation with him, and each of them, be and they hereby are, permanently restrained and enjoined from, directly or indirectly: (a) making use of any means or

*16
WC*

instruments of transportation or communication in interstate commerce or of the mails to sell securities through the use or medium of any prospectus or otherwise, unless and until a registration statement is in effect with the Commission as to such securities; (b) carrying securities or causing them to be carried through the mails or in interstate commerce, by any means or instruments of transportation, for the purpose of sale or for delivery after sale, unless and until a registration statement is in effect with the Commission as to such securities; or (c) making use of any means or instruments of transportation or communication in interstate commerce or of the mails to offer to sell or offer to buy, through the use or medium of any prospectus or otherwise, any securities unless a registration statement is filed with the Commission as to such securities, or while a registration statement filed with the Commission as to such security is the subject of a refusal order or stop order or (prior to the effective date of the registration statement) any public proceeding or examination under Section 8 of the Securities Act of 1933 ("Securities Act"), 15 U.S.C. § 77h, in violation of Sections 5(a) and 5(c) of the Securities Act, 15 U.S.C. §§ 77e(a) and 77e(c), provided, however, that nothing in the foregoing portion of this injunction shall apply to any security or transaction which is exempt from the provisions of Section 5 of the Securities Act, 15 U.S.C. § 77e.

II.

INCORPORATION OF CONSENT

IT IS HEREBY FURTHER ORDERED that Defendant Obenauer shall comply with the provisions of the Consent attached hereto, and that such Consent is incorporated herein by reference as if fully set forth herein.

III.

RETENTION OF JURISDICTION

IT IS HEREBY FURTHER ORDERED that this Court shall retain jurisdiction over this matter and Defendant Obenauer in order to implement and carry out the terms of all Orders and Decrees that may be entered and/or to entertain any suitable application or motion for additional relief within the jurisdiction of this Court, and will order other relief that this Court deems appropriate under the circumstances.

DONE AND ORDERED at 6 o'clock, p m. this 29th day of October 1998, at Miami, Florida.


UNITED STATES DISTRICT JUDGE

copies to:

Glenn Gordon, Esq.
Jon Jordan, Esq.
Securities & Exchange Commission
1401 Brickell Ave , Suite 200
Miami, FL 33131
Counsel for Plaintiff

Brian Lynch
4 Gettysburg Street
Woburn, MA 01801
Defendant

Carl Schoeppl, Esq.
4800 N. Federal Highway, Suite 210-A
Boca Raton, FL 33431
Counsel for Defendants M&M Holding Group, Inc.
and Leandro Javier Obenauer

Jonathan Reisman, Esq.
Author J. Leibell, Esq.
5100 Town Center, Suite 330
Boca Raton, FL 33486
Counsel for Defendant Ronald Obsgarten

VII Visionary Investments, Inc.
C/o Ronald Obsgarten
250 174th Street, Apt. 207
Miami Beach, FL 33160