

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:)	
)	Chapter 11
)	
NEWBURY COMMON)	Case No. 15-12507 (LSS)
ASSOCIATES, LLC <u>et al.</u>)	
)	Jointly Administered
Debtors ¹ .)	
)	
)	
)	

**NOTICE OF AGENDA OF MATTERS SCHEDULED FOR
HEARING ON APRIL 29, 2016 AT 10:00 A.M. (ET)**

ADJOURNED MATTERS

1. Webster Bank, National Association’s Motion for an Order Dismissing Chapter 11 Bankruptcy Case of Seaboard Hotel Associates, LLC [D.I. 329, 2/26/16]

Objection Deadline: March 16, 2016 at 4:00 p.m. (ET)

Related Document:

- a) Notice of Hearing [D.I. 341, 3/1/16]

Objections Filed:

- a) UCF I Trust 1’s Objection to Webster Bank, National Association’s Motion for Order Dismissing Chapter 11 Bankruptcy Case of Seaboard Hotel Associates, LLC [D.I. 370, 3/16/16]

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s tax identification number, are: Newbury Common Associates, LLC (3783); Seaboard Realty, LLC (6291); 600 Summer Street Stamford Associates, LLC (6739); Seaboard Hotel Member Associates, LLC (8984); Seaboard Hotel LTS Member Associates, LLC (6005); Park Square West Member Associates, LLC (9223); Seaboard Residential, LLC (2990); One Atlantic Member Associates, LLC (4120); 88 Hamilton Avenue Member Associates, LLC (5539); 316 Courtland Avenue Associates, LLC (0290); 300 Main Management, Inc. (6365); 300 Main Street Member Associates, LLC (2334); PSWMA I, LLC (6291); PSWMA II, LLC (6291); Tag Forest, LLC (8974); Newbury Common Member Associates, LLC (3909); Century Plaza Investor Associates, LLC (1480); Seaboard Hotel Associates, LLC (2281); Seaboard Hotel LTS Associates, LLC (8811); Park Square West Associates, LLC (9781); Clocktower Close Associates, LLC (3154); One Atlantic Investor Associates, LLC (7075); 88 Hamilton Avenue Associates, LLC (5749); 220 Elm Street I, LLC (7540); 300 Main Street Associates, LLC (8501); and 220 Elm Street, II (7625). The Debtors’ corporate headquarters is located at, and the mailing address for each Debtor is, 1 Atlantic Street, Stamford, CT 06901.

- b) Debtors' Objection to Webster Bank, National Association's Motion for an Order Dismissing Chapter 11 Bankruptcy Case of Seaboard Hotel Associates, LLC [D.I. 374, 3/16/16]
- c) CPR Money's Objection and Joinder to Webster Bank, National Association's Motion for Order Dismissing Chapter 11 Bankruptcy Case of Seaboard Hotel Associates, LLC [D.I. 376, 3/16/16]

Status: This matter will be adjourned by agreement to a date and time to be determined.

- 2. Motion of Secured Creditor People's United Bank to Dismiss the Bankruptcy Case of the Jointly Administered Debtor 220 Elm Street I, LLC [D.I. 359, 3/8/16]

Objection Deadline: March 24, 2016 at 4:00 p.m. (ET), extended for the Debtors to March 30, 2016

Related Documents:

- a) Notice of Hearing [D.I. 363, 3/11/16]

Objections Filed:

- a) Debtors' Objection to (I) Motion of Secured Creditor People's United Bank to Dismiss the Bankruptcy Case of Jointly Administered Debtor 220 Elm Street I, LLC and (II) Motion of Secured Creditor People's United Bank for Determination that the Debtor 2002 Elm Street I, LLC's Bankruptcy Case is a 'Single Asset Real Estate' Case [D.I. 487, 3/30/16]

Status: This matter has been resolved and will be withdrawn.

- 3. Motion of Secured Creditor People's United Bank for Determination That the Debtor 220 Elm Street I, LLC's Bankruptcy Case is a 'Single Asset Real Estate' Case [D.I. 403, 3/21/16]

Objection Deadline: March 29, 2016 at 4:00 p.m. (ET), extended for the Debtors to March 30, 2016 at 4:00 p.m. (ET)

Related Document:

- a) Order Shortening Notice Period With Respect to Motion of Secured Creditor People's United Bank for Determination That the Debtors 220 Elm Street I, LLC's Bankruptcy Case is a 'Single Asset Real Estate' Case [D.I. 413, 3/22/16]

Objections Filed:

- a) Debtors' Objection to (I) Motion of Secured Creditor People's United Bank to Dismiss the Bankruptcy Case of Jointly Administered Debtor 220 Elm Street I, LLC and (II) Motion of Secured Creditor People's United Bank for Determination that the Debtor 2002 Elm Street I, LLC's Bankruptcy Case is a 'Single Asset Real Estate' Case [D.I. 487, 3/30/16]

Status: This matter has been resolved and will be withdrawn.

UNCONTESTED MATTER GOING FORWARD

4. Debtors' Motion for Entry of an Order (I) Extending the Debtors' Exclusive Periods for Filing of a Chapter 11 Plan and the Solicitation and Acceptance Thereof and (II) Extending the Deadline for the Debtors to File a Plan Under Section 362(d)(3) of the Bankruptcy Code, to the Extent Applicable [D.I. 537, 4/8/16]

Objection Deadline: April 22, 2016 at 4:00 p.m. (ET), extended for certain parties until April 26, 2016

Objections Filed: None

Status: This matter will be going forward.

CONTESTED MATTERS GOING FORWARD

5. Emergency Motion of Debtors for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral, (II) Granting Adequate Protection to Prepetition Secured Parties, and (III) Scheduling a Final Hearing [D.I. 176, 2/3/16]

Objection Deadline: March 16, 2016 at 4:00 p.m. (ET)

Related Documents:

- a) Interim Order (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 240, 2/16/16]
- b) Amended Further Interim Order (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 348, 3/2/16]
- c) Debtors' Omnibus Response to Objections to its Motion for Authority to Use Cash Collateral [D.I. 389, 3/18/16]
- d) Third Interim Order (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 455, 3/28/16]

- e) Debtors' Motion for Leave to File a Late Reply in Response to Citizens Bank, N.A.'s Third Supplemental Objection to Debtors' Motion for Authority to Use Cash Collateral [D.I. 500, 4/1/16]
- f) Fourth Interim Order for Seaboard Hotel Associates, LLC (A) Authorizing Use of Cash Collateral, (B) Granting Adequate Protection to Webster Bank, N.A., Including Monthly Debt Service Payments, and (C) Scheduling a Final Hearing [D.I. 556, 4/12/16]
- g) Fourth Interim Order for 88 Hamilton Associates, LLC (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Wilmington Trust, N.A.; and (III) Scheduling a Final Hearing [D.I. 557, 4/12/16]
- h) Fourth Interim Order for Clocktower Close Associates, LLC (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to First County Bank; and (III) Scheduling a Final Hearing [D.I. 558, 4/12/16]
- i) Fourth Interim Order for 300 Main Street Associates, LLC (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to U.S. Bank, N.A.; and (III) Scheduling a Final Hearing [D.I. 559, 4/12/16]
- j) Fourth Interim Order for One Atlantic Investor Associates, LLC (I) authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Citizens Bank, N.A. f/k/a RBS Citizens, N.A.; and (III) Scheduling a Final Hearing [D.I. 562, 4/13/16]
- k) Fourth Interim Order for Century Plaza Investor Associates, LLC (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Citizens Bank, N.A., f/k/a RBS Citizens, N.A. and (III) Scheduling a Final Hearing [D.I. 564, 4/13/16]

Objections Filed:

- a) Webster Bank, National Association's Objection to 1) Debtors' Motion for an Order Approving (I) the Debtors' Continued Maintenance of Their Existing Bank Accounts and Use of Their Cash Management System, (II) the Payment of Certain Obligations Related Thereto, (III) the Continuation of Intercompany Transactions, (IV) Administrative Expense Status for Intercompany Claims, (V) the Debtors' Continued Use of Existing Checks and Business Forms, and (VI) Granting the Debtors a Waiver of the Bond Requirement Contained in Section 345(b) of the Bankruptcy Code; and 2) Emergency Motion of Debtors for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling Final Hearing [D.I. 192, 2/4/16]

- b) Objection of Citizens Bank, N.A., F/K/A RBS Citizens, N.A. to Emergency Motion of Debtors for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 196, 2/5/16]
- c) Declaration of Eric D. Michel in Support of Objection of Citizens Bank, N.A. [D.I. 197, 2/5/16]
- d) Memorandum of Law of U.S. Bank National Association, Trustee in Opposition to Application for Continued Use of Cash Collateral [D.I. 275, 2/22/16]
- e) Webster Bank, National Association's Objection to 1) Debtors' Motion for an Order Approving (I) the Debtors' Continued Maintenance of Their Existing Bank Accounts and Use of the Their Cash Management System, (II) the Payment of Certain Obligations Related Thereto, (III) the Continuation of Intercompany Transactions, (IV) Administrative Expense Status for Intercompany Claims, (V) the Debtors' Continued Use of Existing Checks and Business Forms, and (VI) Granting the Debtors a Waiver of the Bond Requirement Contained in Sections 345(b) of the Bankruptcy Code; and 2) Emergency Motion of Debtors for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties [D.I. 300, 2/24/16]
- f) UCF I Trust 1's Combined Objection to the Debtors' (I) Emergency Motion for Use of Cash Collateral and (II) Motion for Continued Use of Existing Bank Accounts and New Cash Management System [D.I. 303, 2/24/16]
- g) Joinder of CPR Money, LLC, Acting by and Through CPR Credit Servicing, LLC, to UCF I Trust 1's Combined Objection to the Debtors' Debtors' (I) Emergency Motion for Use of Cash Collateral and (II) Motion for Continued Use of Existing Bank Accounts and New Cash Management System [D.I. 304, 2/24/16]
- h) Joinder of First County Bank to Memorandum of Law of U.S. Bank National Association, Trustee in Opposition to Application for Continued Use of Cash Collateral [D.I. 307, 2/24/16]
- i) Supplemental Objection of Citizens Bank, N.A., F/K/A RBS Citizens, N.A. to Emergency Motion of Debtors for Entry of Interim and Final Order (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 310, 2/24/16]

- j) Objection of Wilmington Trust, National Association, as Trustee, to Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 313, 2/24/16]
- k) Objection of First County Bank to Debtors' Application for Continued Use of Cash Collateral [D.I. 314, 2/24/16]
- l) Joinder of Cedar Hill Capital, LLC to Various Parties' Objections to Debtors' Cash Collateral Motion [D.I. 316, 2/24/16]
- m) Notice of Filing of Exhibits to Objection of Wilmington Trust, National Association, as Trustee, to Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 317, 2/25/16]
- n) Second Supplemental Objection of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. to Emergency Motion of Debtors for Entry of Interim and Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 378, 3/16/16]
- o) Third Supplemental Objection of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. to Emergency Motion of Debtors for Entry of Final Orders (I) Authorizing the Use of Cash Collateral; (II) Granting Adequate Protection to Prepetition Secured Parties; and (III) Scheduling a Final Hearing [D.I. 488, 3/30/16]

Status: This matter will be going forward. The Debtors intend to seek entry of agreed orders on a further interim basis with respect to Debtors 88 Hamilton Avenue Associates, LLC and Seaboard Hotel Associates. The Debtors anticipate submitting agreed orders on a final basis with respect to Debtors Clocktower Close Associates, LLC and 300 Main Street Associates, LLC. Final orders have been submitted or entered with respect to the balance of the Debtors.

- 6. Motion of U.S. Bank National Association, as Trustee for the Registered Holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2007-GG9, Commercial Mortgage Pass-Through Certificates, Series 2007-GG9, for Relief From the Automatic Stay [D.I. 387, 3/18/16]

Objection Deadline: April 1, 2016 at 4:00 p.m. (ET), extended for the Debtors to April 8, 2016

Related Documents:

- a) Reply of U.S. Bank National Association, as Trustee for the Registered Holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2007-GG9, Commercial Mortgage Pass-Through Certificates, Series 2007-GG9, to Debtors' Objection to Motion for Relief from the Automatic Stay [D.I. 565, 4/13/16]

Objections/Responses Filed:

- a) Debtors' Objection to the Motion of U.S. Bank National Association, as Trustee, for Relief From the Automatic Stay [D.I. 538, 4/8/16]
- b) First County Bank's Reservation of Rights to the Motion of U.S. Bank National Association, as Trustee, for Relief form the Automatic Stay [D.I. 570, 4/14/16]

Status: Upon entry of a final order with respect to the motion authorizing the use of cash collateral, the Debtors understand that this matter will be withdrawn.

- 7. Debtors' Motion for Entry of (A) Order (i) Scheduling a Hearing to Consider Approval of the Sale or Sales of the Debtors' Assets, and the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, (ii) Approving Certain Bidding Procedures, Assumption and Assignment Procedures, and the Form and Manner of Notice Thereof, and (iii) Granting Related Relief; and (B) One or More Orders (i) Approving the Sales or Other Acquisition Transactions for the Properties, (ii) Authorizing the Sales Free and Clear of All Encumbrances, (III) Authorizing the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, and (iv) Granting Related Relief [D.I. 411, 3/21/16]

Objection Deadline: April 12, 2016 at 4:00 p.m. (ET)

Related Document:

- a) Notice of Hearing [D.I. 461, 3/28/16]
- b) Notice of Filing of Revised Form of Bidding Procedures Order and Bidding Procedures [D.I. 663, 4/27/16]

Objections Filed:

- a) UCF I Trust I's Objection to Debtors' Motion for Approval of Bidding Procedures and Related Relief [D.I. 550, 4/12/16]
- b) CPR Money's Objection to Debtors' Motion for Entry of (A) Order (i) Scheduling a Hearing to Consider Approval of the Sale or Sales of the Debtors' Assets, and the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, (ii) Approving Certain Bidding Procedures, Assumption and Assignment Procedures, and the

Form and Manner of Notice Thereof, and (iii) Granting Related Relief; and (B) One or More Orders (i) Approving the Sales or Other Acquisition Transactions for the Properties, (ii) Authorizing the Sales Free and Clear of All Encumbrances, (III) Authorizing the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, and (iv) Granting Related Relief [D.I. 553, 4/12/16]

- c) The United States Trustee's Objection to the Debtors' Motion for Entry of (A) Order (i) Scheduling a Hearing to Consider Approval of the Sale or Sales of the Debtors' Assets, and the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, (ii) Approving Certain Bidding Procedures, Assumption and Assignment Procedures, and the Form and Manner of Notice Thereof, and (iii) Granting Related Relief; and (B) One or More Orders (i) Approving the Sales or Other Acquisition Transactions for the Properties, (ii) Authorizing the Sales Free and Clear of All Encumbrances, (III) Authorizing the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, and (iv) Granting Related Relief [D.I. 573, 4/15/16]
- d) Objection of U.S. Bank National Association, as Trustee for the Registered Holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2007-GG9, Commercial Mortgage Pass-Through Certificates, Series 2007-GG9 to the Debtors' Sale Motion [D.I. 627, 4/18/16]
- e) Joinder of First County Bank to Objection of U.S. Bank National Association, as Trustee for the Registered Holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2007-GG9, Commercial Mortgage Pass-Through Certificates, Series 2007-GG9 to the Debtors' Sale Motion [D.I. 629, 4/18/16]
- f) Joinder of Cedar Hill Capital, LLC to Objection of U.S. Bank National Association to the Debtors' Sale Motion [D.I. 631, 4/18/16]

Status: This matter will be going forward.

- 8. Debtors' Application for an Order Pursuant to 11 U.S.C. §§ 327 and 328(a), Fed. R. Bankr. P. 2014 and 5002, and Local Rule 2014-1, Authorizing the Retention and Employment of Keen-Summit Capital Partners LLC, Savills Studley, Inc., and FTI Consulting Realty LLC as Real Estate Broker for the Debtors, Nunc Pro Tunc to March 31, 2016, and Waiving Certain Reporting Requirements Pursuant to Local Rule 2016-2(h) [D.I. 499, 4/1/16]

Objection Deadline: April 15, 2016 at 4:00 p.m. (ET)

Objections Filed:

- a) Limited Objection of U.S. Bank National Association, as Trustee for the Registered Holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2007-GG9, Commercial Mortgage Pass-Through Certificates, Series 2007-GG9 to the Debtors' Application for an Order Authorizing the Retention and Employment of Real Estate Brokers [D.I. 569, 4/14/16]

Status: This matter will be going forward.

Dated: April 27, 2016
Wilmington, Delaware

Respectfully submitted,

By: /s/ Sean T. Greecher

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