

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

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

SUMMARY OF SIXTH MONTHLY FEE APPLICATION OF ANCHIN, BLOCK & ANCHIN LLP AS FORENSIC ACCOUNTANTS FOR THE DEBTORS AND DEBTORS-IN-POSSESSION FOR ALLOWANCE OF COMPENSATION FOR SERVICES RENDERED AND REIMBURSEMENT OF EXPENSES FOR THE PERIOD FROM AUGUST 1, 2016 THROUGH AUGUST 31, 2016

Name of Applicant:	Anchin, Block & Anchin LLP
Authorized to Provide Professional Services to:	Debtors and Debtors-in-Possession
Date of Retention:	February 29, 2016 (<i>Nunc Pro Tunc</i> to December 14, 2015)
Period for which compensation and reimbursement is sought:	August 1, 2016 Through August 31, 2016
Amount of Compensation sought as actual, reasonable and necessary:	\$37,427.50
Amount of Expense Reimbursement sought as actual, reasonable and necessary:	\$0

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.

This is an: X interim ____ final application

This fee application includes 4.8 hours for the preparation of Anchin's Fifth Monthly Fee Application.

Prior applications:

Date Filed/ Docket No.	Period Covered	Requested		Approved		
		Fees	Expenses	Fees (70%)	Expenses	Order Entered ²
5/16/16 726	12/14/15- 3/31/16	\$428,104.50 (\$463,104.50 net of \$35,000)	\$3,815.74	70% of 463,104.50 = \$324,173.15	\$3,249.46	9/23/16 1185
6/7/16 821	4/1/16- 4/30/16	\$45,854.50	\$0.00	\$32,098.15	\$0.00	9/23/16 1185
6/20/16 874	5/1/16- 5/31/16	\$34,882.00	\$116.00	\$24,417.40	\$116.00	9/23/16 1185
7/25/16 983	6/1/16- 6/30/16	\$50,727.00	\$0.00	\$35,508.90	\$0.00	9/23/16 1185
8/23/16 1089	7/1/16- 7/31/16	\$34,087.50	\$0.00	Pending	Pending	N/A

² Pursuant to the *Supplemental Declaration of Anthony M. Bracco In Support of the Debtors' Application Pursuant to Bankruptcy Code Sections 327(a), 328(a), and 330 for Entry of an Order Expanding the Employment and Retention of Anchin, Block & Anchin LLP as Accountants for the Debtors and Debtors-in-Possession*, Anchin agreed to credit \$89,375 of payments collected during the 90 days prior to the Petition Date.

**ANCHIN'S SUMMARY OF HOURS AND COMPENSATION BY PROFESSIONAL FOR
THE PERIOD FROM AUGUST 1, 2016 THROUGH AUGUST 31, 2016**

Name of Professional	Position	Hourly Billing Rate (\$)	Billed Hours	Compensation (\$)
Anthony Bracco	Partner	550.00	15.6	8,580.00
David Beckman	Director	375.00	40.7	15,262.50
Heather Wittlinger	Senior	180.00	2.3	414.00
Ryan Rafferty	Senior	180.00	34.9	6,282.00
Patrick Venino	Staff	170.00	31.7	5,389.00
Cory Goldenthal	Staff	150.00	10.0	1,500.00
TOTALS			135.2	37,427.50

**COMPENSATION BY PROJECT CATEGORY FOR THE PERIOD FROM
AUGUST 1, 2016 THROUGH AUGUST 31, 2016**

Project Code	Project Category	Hours	Total Fees
6	Assisted Counsel and Beilinson with Bankruptcy Court Filings	0.2	75.00
7	Analyzed Investors' Capital Contributions and Distributions for Selected Debtor Entities	104.5	30,506.00
11	Prepared Fee Applications	4.8	1,351.50
13	Analyzed Intercompany Transactions	25.7	5,495.00
TOTALS		135.2	37,427.50

**EXPENSE SUMMARY
AUGUST 1, 2016 THROUGH AUGUST 31, 2016**

Expense Category	Total Expenses
TOTALS	\$ None

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

In re: NEWBURY COMMON ASSOCIATES, LLC, <u>et al.</u> , <div style="text-align: right;">Debtors.¹</div>)))))))))))	Chapter 11 Case No. 15-12507 (LSS) Jointly Administered
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**SIXTH MONTHLY FEE APPLICATION OF ANCHIN, BLOCK & ANCHIN
LLP AS FORENSIC ACCOUNTANTS FOR THE DEBTORS AND
DEBTORS-IN-POSSESSION FOR ALLOWANCE OF COMPENSATION
FOR SERVICES RENDERED AND REIMBURSEMENT OF EXPENSES
FOR THE PERIOD FROM AUGUST 1, 2016 THROUGH AUGUST 31, 2016**

Pursuant to 11 U.S.C. §§ 330 and 331 and Rule 2016 of the Federal Rules of Bankruptcy Procedure, Anchin, Block & Anchin, LLP (hereinafter “Anchin”) hereby moves this Court for reasonable compensation for forensic accounting services rendered to the above-captioned debtors and debtors-in-possession (the “Debtors”) in the amount of \$37,427.50² for the period commencing August 1, 2016 through and including August 31, 2016 (the “Fee Period”). Anchin did not incur reimbursable expenses during the Fee Period. In support of its Application, Anchin respectfully represents as follows:

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.

1. Anchin was employed as forensic accountants to the Debtors in connection with these chapter 11 cases, pursuant to an order entered by this Court on February 29, 2016 [Docket No. 335] (the “Anchin Retention Order”). The Anchin Retention Order authorized Anchin to be compensated on an hourly basis and to be reimbursed for actual and necessary out-of-pocket expenses.

2. All services for which compensation is requested by Anchin were performed for or on behalf of the Debtors.

SUMMARY OF SERVICES RENDERED

3. Attached hereto as Exhibit A is a detailed statement of fees incurred during the Fee Period showing the amount of \$37,427.50 due for fees.

4. The services rendered by Anchin during the Fee Period are grouped into the categories set forth in Exhibit A. The professionals who rendered services relating to each category are identified, along with the number of hours for each individual and the total compensation sought for each category, in the attachments hereto.

5. The following is a summary of activities performed by Anchin professionals during the Fee Period, organized by project category.

**A. ASSISTED COUNSEL WITH BANKRUPTCY COURT FILINGS
(Code 6)**

During the Fee Period, Anchin assisted Counsel by providing information for Bankruptcy Court filings.

**B. ANALYZED INVESTORS’ CAPITAL CONTRIBUTIONS AND
DISTRIBUTIONS FOR SELECTED DEBTOR ENTITIES³ (Code 7)**

During the Fee Period, at the direction of Beilinson Advisory Group (“Beilinson”), Anchin prepared an analysis of each individual investors’ capital contributions and distributions

³ The “Selected Debtor Entities” are comprised of the following entities: 88 Hamilton Avenue Member

using information from Selected Debtor Entities' business tax returns from 1995 through 2014 to determine the net amount of capital contributions received from and distributions paid to each investor by these Debtor Entities. Since tax returns have not yet been prepared for the year ended December 31, 2015, Anchin calculated the contributions and distributions using a combination of Debtor Entity 2015 monthly bank statements, checks and check registers. This analysis is on-going.

C. PREPARED FEE APPLICATION (Code 11)

During the Fee Period, Anchin incurred time preparing its fifth fee application in connection with this matter for time incurred for the period July 1, 2016 through July 31, 2016.

D. ANALYZED INTERCOMPANY TRANSACTIONS (Code 13)

During the Fee Period, at the direction of Beilinson, Anchin analyzed intercompany transactions that occurred between the Debtor Entities' and Seaboard Consolidated, LLC. This analysis is on-going.

DISBURSEMENTS

6. Anchin has not incurred out-of-pocket disbursements during the Fee Period.

VALUATION OF SERVICES

7. Professionals of Anchin have expended a total of 135.2 hours in connection with this matter during the Fee Period.

8. The amount of time spent by each of these persons providing services to the Debtors

Associates, LLC; One Atlantic Member Associates, LLC; Park Square West Member Associates, LLC; Seaboard Hotel LTS Member Associates, LLC; Seaboard Hotel Member Associates, LLC; Seaboard Realty, LLC; Seaboard Residential, LLC; 600 Summer Street Stamford Associates, LLC; Tag Forest, LLC; 300 Main Street Associates, LLC; 300 Main Street Member Associates, LLC; and 316 Courtland Avenue Associates, LLC.

for the Fee Period is fully set forth in the detail attached hereto as Exhibit A. These are Anchin's normal hourly rates of compensation for work of this character. The reasonable value of the services rendered by Anchin for the Fee Period as forensic accountants for the Debtors in these cases under chapter 11 is \$37,427.50.

9. Anchin believes that the time entries included in Exhibit A attached hereto are in compliance with the requirements of Local Rule 2016-2.

10. In accordance with the factors enumerated in 11 U.S.C. §330, the amount requested is fair and reasonable given (a) the complexity of these cases, (b) the time expended on such services, (c) the nature and extent of services rendered, (d) the value of such services, and (e) the costs of comparable services other than in a case under this title.

11. This application covers the period August 1, 2016 through and including August 31, 2016. Anchin has and will continue to perform additional necessary services subsequent to August 31, 2016, for which Anchin will file subsequent fee applications.

CONCLUSION

12. WHEREFORE, Anchin requests that allowance be made to it in the sum of \$37,427.50 as compensation for necessary professional services rendered to the Debtors for the Fee Period, and further requests such other and further relief as this Court may deem just and proper.

Dated: September 27, 2016

Respectfully Submitted,

/s/ Anthony M. Bracco

Anthony M. Bracco

VERIFICATION

STATE OF NEW YORK)
)
NEW YORK COUNTY) SS:

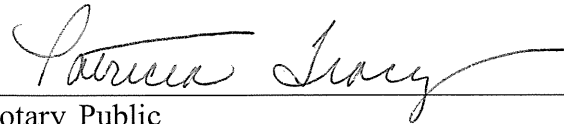
Anthony M. Bracco CPA/CFF, CFE, CVA, CGMA, after being duly sworn according to law, deposes and says:

1. I am a Partner in the applicant firm, Anchin, Block & Anchin LLP.
2. I have personally performed many of the forensic accounting services rendered by Anchin, Block & Anchin LLP, as forensic accountants for the Debtors and am familiar with all other work performed on behalf of the Debtors by the professionals in the firm.
3. The facts set forth in the foregoing Application are true and correct to the best of my knowledge, information and belief.



ANTHONY M. BRACCO

SWORN TO AND SUBSCRIBED before me this 27th day of September 2016.



Notary Public

My Commission Expires: 12/01/2016

PATRICIA TRACY
Notary Public, State of New York
No. 01TR6197667
Qualified in Queens County
Commission Expires Dec. 1, 2016

EXHIBIT A

NEWBURY COMMON ASSOCIATES, LLC, et al.							
DETAILED TIME RECORDS FOR THE PERIOD AUGUST 1, 2016 THROUGH AUGUST 31, 2016							
		Name of Professional					
Code	Date	First	Last	Hours	Rate	Fees	Description
6	08/29/2016	DAVID	BECKMAN	0.20	375.00	75.00	Address issue regarding court submission regarding additional services; correspondence and TC with counsel
Total for Code 6: Assisted Counsel with Bankruptcy Court Filings				0.2		75.00	
7	08/01/2016	RYAN	RAFFERTY	8.30	180.00	1,494.00	Assembled investor contribution-distribution report.
7	08/01/2016	DAVID	BECKMAN	5.60	375.00	2,100.00	Check, review and update contribution and distribution analysis; supervision of staff
7	08/02/2016	RYAN	RAFFERTY	5.30	180.00	954.00	Assembled investor contribution-distribution report.
7	08/02/2016	DAVID	BECKMAN	6.30	375.00	2,362.50	Check, review and update contribution and distribution
7	08/03/2016	RYAN	RAFFERTY	2.50	180.00	450.00	Assembled investor contribution-distribution report.
7	08/03/2016	DAVID	BECKMAN	4.00	375.00	1,500.00	Check, review and update contribution and distribution analysis
7	08/03/2016	ANTHONY	BRACCO	1.20	550.00	660.00	Meet w D Beckman and R Rafferty re contribution and distribution analysis. Begin reviewing analysis.
7	08/04/2016	ANTHONY	BRACCO	3.20	550.00	1,760.00	Reviewing contribution and distribution analysis.
7	08/05/2016	PATRICK	VENINO	2.50	170.00	425.00	Analysis of Seaboard Realty distributions using bank records and general ledger documentation.
7	08/05/2016	ANTHONY	BRACCO	2.10	550.00	1,155.00	Reviewing contribution and distribution analysis.
7	08/08/2016	PATRICK	VENINO	3.70	170.00	629.00	Analysis of Seaboard Realty distributions using bank records and general ledger documentation.
7	08/08/2016	ANTHONY	BRACCO	2.50	550.00	1,375.00	Review contribution and distribution analysis.
7	08/09/2016	PATRICK	VENINO	5.50	170.00	935.00	Analysis of Seaboard Realty distributions using bank records and general ledger documentation.
7	08/09/2016	DAVID	BECKMAN	3.30	375.00	1,237.50	Meet with A Bracco; update analysis
7	08/09/2016	ANTHONY	BRACCO	2.80	550.00	1,540.00	Review contribution and distribution analysis.
7	08/10/2016	PATRICK	VENINO	5.50	170.00	935.00	Analysis of Seaboard Realty distributions using bank records and general ledger documentation.
7	08/10/2016	DAVID	BECKMAN	3.20	375.00	1,200.00	Set up staff re updated contribution and distribution analysis
7	08/10/2016	CORY	GOLDENTHAL	7.50	150.00	1,125.00	Formatting and review for report schedules.
7	08/10/2016	ANTHONY	BRACCO	2.70	550.00	1,485.00	Review contribution and distribution analysis.
7	08/11/2016	DAVID	BECKMAN	4.00	375.00	1,500.00	Final review of contribution and distribution analysis; send analysis to Beilinson
7	08/11/2016	RYAN	RAFFERTY	2.80	180.00	504.00	Investor contribution/distribution analysis.
7	08/18/2016	ANTHONY	BRACCO	1.10	550.00	605.00	Call w Beilinson re analysis of investor contributions and distributions.
7	08/18/2016	RYAN	RAFFERTY	4.00	180.00	720.00	Investor contribution-distribution analysis.
7	08/18/2016	DAVID	BECKMAN	3.20	375.00	1,200.00	Prep for and attend call with M Murphy and R Kapko re contribution and distribution analysis; follow up on analysis; set up R Rafferty for analysis
7	08/19/2016	RYAN	RAFFERTY	6.00	180.00	1,080.00	Assemble Investor Contribution Net of Distribution Analysis.
7	08/19/2016	DAVID	BECKMAN	2.50	375.00	937.50	Update contribution and distribution analysis; supervision of R Rafferty re analysis and preparation of binder for M Beilinson; correspondence with M Murphy and R Kapko re contribution and distribution analysis
7	08/22/2016	CORY	GOLDENTHAL	2.50	150.00	375.00	Organize binder of Contribution and distributions and arrange for delivery
7	08/22/2016	DAVID	BECKMAN	0.70	375.00	262.50	Supervision of staff and review in connection with contribution and distribution analysis binder prepared for M Beilinson. Arrange for delivery of binder
Total for Code 7: Analyzed Investors' Capital Contributions and Distributions for Selected Debtor Entities				104.5		30,506.00	
11	08/10/2016	DAVID	BECKMAN	0.50	375.00	187.50	Set up H Wittlinger re July 2016 fee application.
11	08/10/2016	HEATHER	WITTLINGER	2.30	180.00	414.00	Prepared July Fee Application
11	08/22/2016	DAVID	BECKMAN	2.00	375.00	750.00	Review and prepare July 2016 fee application, Email final fee app to counsel
Total for Code 11: Prepared Fee Application				4.8		1,351.50	
13	08/19/2016	PATRICK	VENINO	2.00	170.00	340.00	Discussing background of Seaboard - 88 Hamilton Ave intercompany loans analysis. Discussing set up of the analysis with Ryan. Began intercompany loan analysis.

NEWBURY COMMON ASSOCIATES, LLC, et al.							
DETAILED TIME RECORDS FOR THE PERIOD AUGUST 1, 2016 THROUGH AUGUST 31, 2016							
		Name of Professional					
Code	Date	First	Last	Hours	Rate	Fees	Description
13	08/19/2016	DAVID	BECKMAN	1.50	375.00	562.50	Supervision and set up analysis of Intercompany accounts w R Rafferty and P Venino for 88 Hamilton, 88 Hamilton Member and Seaboard Consolidated
13	08/22/2016	PATRICK	VENINO	5.20	170.00	884.00	Prepared seaboard intercompany loan analysis. Discussion with D. Beckman regarding preparation of intercompany loan analysis
13	08/22/2016	DAVID	BECKMAN	0.50	375.00	187.50	Supervision of P Venino re analysis of 88 Hamilton intercompany accounts
13	08/23/2016	PATRICK	VENINO	0.80	170.00	136.00	Discussion with D. Beckman and R. Rafferty about intercompany loan analysis
13	08/24/2016	PATRICK	VENINO	6.50	170.00	1,105.00	Discussions and analysis with R. Rafferty and D. Beckman regarding intercompany loan analysis; prepare analysis of intercompany loans.
13	08/24/2016	RYAN	RAFFERTY	3.00	180.00	540.00	Intercompany loan analysis - 88 Hamilton.
13	08/24/2016	DAVID	BECKMAN	2.20	375.00	825.00	Review analysis of intercompany activity for 88 Hamilton, 88 Hamilton Member and Seaboard consolidated; supervision of staff
13	08/25/2016	DAVID	BECKMAN	1.00	375.00	375.00	Call with R Kapko and M Murphy re Intercompany accounts; review materials and set up staff on analysis
13	08/25/2016	RYAN	RAFFERTY	3.00	180.00	540.00	Intercompany loan analysis - Park Square West.
Total for Code 13: Analyzed Intercompany Transactions				25.7		5,495.0	
		TOTALS		135.2		37,427.50	