

# Exhibit C

**James Cabrera Fees**

<b>Date</b>	<b>Hours</b>	<b>Rate</b>	<b>Total</b>	<b>Description</b>
12/10/2015	2.5	300	750.00	Meeting with legal and investors
1/4/2016	3.0	300	900.00	Meeting with John to find out who investors were
1/7/2016	2.0	300	600.00	Meeting with SSIG investors
1/8/2016	2.0	300	600.00	Meeting with Marc Bellinson to discuss process
1/8/2016	1.0	300	300.00	Meeting with Sam Fuller about investors
1/12/2016	2.0	300	600.00	Meeting with Sam Fuller about Vapor Investment and St. John's
1/14/2016	1.5	300	450.00	Meeting with JD Mello to discuss what happened and a plan
1/20/2016	2.0	300	600.00	Meeting with Bill Frank an investor in Seaboard about what happened and a plan
1/21/2016	1.0	300	300.00	Meeting Bill Durkin, an investor in Seaboard and a legal partner
1/21/2016	1.5	300	450.00	Conference call with Curtis Miller (Morris Nichols) about Investors Committee
1/21/2016	2.0	300	600.00	Meeting with Rob (Morris Nichols) to discuss who investors are and what they invested in
1/21/2016	2.0	300	600.00	Meeting with investors to discuss legal process and investor committee
1/21/2016	3.0	300	900.00	Dinner with Belinson and Morris Nichols to discuss the case and investor committee
1/25/2016	1.0	300	300.00	Meeting at Bob Musumeci's office to discuss investors plan
1/26/2016	2.0	300	600.00	Meeting with investors in SRMA (ST John's)
1/26/2016	2.0	300	600.00	Meeting with Sam Fuller to discuss St. John's and Vapor investments

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1/27/2016	2.0	300	600.00	Lunch with Sten Sandlen of Isreal Discount Bank (lender to two assets in Seaboard)
1/28/2016	1.5	300	450.00	Toured Park Square West with Greystone and a few Seaboard investors
1/28/2016	40.0	300	12,000.00	monthly modeling on properties
2/1/2016	2.0	300	600.00	Lunch with Tom Rich investor in Seaboard and the developer of The Courtyard
2/2/2016	2.0	300	600.00	Organizational meeting with 20 investors in Seaboard with a law firm
2/4/2016	8.0	300	2,400.00	Put together slides for all investors, who invested in what, where the money went etc
2/9/2016	0.5	300	135.00	call with Bob Musumeci to prepare for US Trustee call
2/9/2016	2.0	300	600.00	call with Bob Musumeci and the US Trustee to discuss and investors committee
2/10/2016	2.0	300	600.00	Lunch with a capital partner if the investor committee needed capital
2/10/2016	1.0	300	300.00	Status call with SSIG investors as well as other Seaboard investors
2/11/2016	2.0	300	600.00	Lunch with Greg Stanton Seaboard employee to go over charts and investor information
2/17/2016	2.0	300	600.00	Meeting with Sam Fuller to discuss St. John's and Vapor investments
2/17/2016	2.0	300	600.00	Meeting with Marc Bellinson to discuss process with SSIG and other investors
2/17/2016	2.0	300	600.00	Call with Morris Nichols to discuss investor committee progress
2/22/2016	1.0	300	300.00	Call to discuss list of all lenders to contact
2/23/2016	1.0	300	300.00	Conference call with Curtis Miller (Morris Nichols) about lender contact
2/23/2016	7.0	300		Calling all the Senior lenders to explain who we are

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			2,100.00	
2/25/2016	1.0	300	300.00	Conference call with John Dimenna
2/25/2016	1.5	300	450.00	Conference call with Cohn Resnick to discuss there help on accounting for investor committee
2/25/2016	2.0	300	600.00	Met with an investor to put capital into assets once investor committee was established
2/25/2016	1.5	300	450.00	Conference call with Morris Nicholas to discuss filings
2/28/2016	4.0	300	1,200.00	Drive to Wilmington to for a court hearing
2/29/2016	8.0	300	2,400.00	Meet with Morris Nichols, court date, back to law firm to meet all senior lenders and lawyers
2/29/2016	4.0	300	1,200.00	Driveback to CT
2/29/2016	40.0	300	12,000.00	monthly modeling on properties
3/1/2016	3.0	300	900.00	meet with SSIG and other investors to discuss court conclusions
3/2/2016	1.0	300	300.00	conference call with SSIG, Seaboard Investors and Morris Nichols
3/2/2016	2.0	300	600.00	Conference call with Cohn Resnick to update them on the case
3/3/2016	2.0	300	600.00	meeting with On Board Investors
3/4/2016	1.5	300	450.00	meeting with a seaboard realty investor for lunch
3/4/2016	0.4	300	120.00	conference call with Morris Nichols to discuss status of the case
3/4/2016	1.0	300	300.00	conference call with Morris Nichols to discuss status of the DIP financing
3/7/2016	1.0	300	300.00	conference call with Morris Nichols

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3/8/2016	2.0	300	600.00	conference call with Morris Nichols
3/8/2016	2.0	300	600.00	Term sheet for DIP with Morris Nichols
3/9/2016	2.0	300	600.00	meeting with investor on the Residence Inn
3/9/2016	1.0	300	300.00	meeting with investor JD Mello on seaboard issues
3/10/2016	5.0	300	1,500.00	Driving into NYC to meet with IDB re Park Square West and Residence Inn
3/10/2016	3.0	300	900.00	Meeting with Equity provider for the DIP financing and driving out of NYC
3/11/2016	3.0	300	900.00	Meeting with Equity provider for the DIP financing and driving to Westport
3/11/2016	7.0	300	2,100.00	Meeting with Morris Nichols, board meeting for On Board, tour of the properties
3/14/2016	2.0	300	600.00	conference call with Morris Nichols
3/14/2016	2.0	300	600.00	conference call with On Board investors, status of DIP
3/15/2016	1.0	300	300.00	conference call with Cedar Hill
3/16/2016	2.5	300	750.00	conference call with Morris Nichols re term sheet
3/17/2016	2.0	300	600.00	conference call with equity providers for the DIP
3/21/2016	1.0	300	300.00	conference call with morris nichols strategy for hearing
3/23/2016	18.0	300	5,400.00	drive to delaware, attend court hearings, meet with lenders at young and conaway, drive to NYC dinner with Marc B
3/24/2016	2.0	300	600.00	call with cohn resnick about tax issues
3/25/2016	3.0	300		meeting with seaboard investors, conference call with Morris

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			900.00	Nichols, meeting with SSIG investors
3/28/2016	2.0	300	600.00	Meeting at Bob Musumeci's office to discuss investors plan
3/28/2016	1.0	300	300.00	Conference call with Morris Nicholas to discuss issues
3/31/2016	40.0	300	12,000.00	monthly modeling on properties
4/1/2016	5.0	300	1,500.00	Bob Musumeci's office, calls with debt providers, investor calls, and calls with Morris Nichols
4/3/2016	4.0	300	1,200.00	Drive to Delaware for court, dinner with Belinson and Morris Nichols
4/4/2016	12.0	300	3,600.00	all day in court, meetings with young and conaway and morris nichols, drive back to CT
4/5/2016	2.0	300	600.00	lunch with a seaboard investor
4/12/2016	2.0	300	600.00	lunch with bob musumeci strategy
4/13/2016	3.0	300	900.00	Bob and John update and modeling session
4/18/2016	6.0	300	1,800.00	dinner with belinson and bob in nyc, drive in and out
4/19/2016	2.0	300	600.00	conference call with Morris Nichols
4/20/2016	2.0	300	600.00	breakfast with John Dimenna
4/21/2016	2.0	300	600.00	lunch wth seaboard investor
4/26/2016	2.0	300	600.00	lunch with mezzine lenders, cedar hill
4/27/2016	3.0	300	900.00	conference call with morris nichols and ssig, onboard and seaboard investors
4/29/2016	12.0	300	3,600.00	drive to delaware, court date, meeting with lawyers, drive back

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4/29/2016	40.0	300	12,000.00	monthly modeling on properties
5/3/2016	2.0	300	600.00	investor update calls
5/3/2016	2.0	300	600.00	lunch with seaboard investor
5/5/2016	1.5	300	450.00	on board board call, ssig update, investor update
5/5/2016	2.0	300	600.00	call with auction brokers
5/6/2016	1.0	300	300.00	call with capital to start to arrange our bid
5/9/2016	2.0	300	600.00	meet with sam fuller about onboard bid
5/10/2016	2.0	300	600.00	meet with Starwood capital on seaboard bid
5/10/2016	2.0	300	600.00	discuss bidding with Peter Sherman
5/11/2016	2.0	300	600.00	breakfast with seaboard investor
5/16/2016	1.5	300	450.00	conference call with CT lawyer on seaboard
5/19/2016	8.0	300	2,400.00	drive to boston to meet with mezz lender on the Court Yard and Park square west, drive back
5/20/2016	2.0	300	600.00	Call with Eagle Rock as a potential bidder on Seaboard
5/20/2016	2.0	300	600.00	lunch with Wheelock as potential bid partner on Seaboard
5/23/2016	4.0	300	1,200.00	toured properties with Eagle Rock and brokers
5/25/2016	5.0	300	1,500.00	traveled to NYC to meet auction brokers and give them my underwriting
5/26/2016	8.0	300		spent the entire day with UC funding underwriting team and

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			2,400.00	brokers
5/27/2016	3.0	300	900.00	met with potential bidders who wanted to partner with onboard
5/31/2016	40.0	300	12,000.00	monthly modeling on properties
6/1/2016	2.0	300	600.00	Bob's office for strategy session and SSIG calls
6/6/2016	2.0	300	600.00	Bid Proceedure informational calls
6/8/2016	3.0	300	900.00	Firm up bids and partners
6/9/2016	1.0	300	300.00	investor meeting with potential bidders
6/9/2016	2.0	300	600.00	meeting with John Dimenna's lawyers
6/14/2016	3.0	300	900.00	bid preparation meeting with all partners
6/15/2016	2.0	300	600.00	bids delivered
6/30/2016	15.0	300	4,500.00	on calls with multiple bidders confirming underwriting, strategy etc
6/30/2016	40.0	300	12,000.00	monthly modeling on properties
<b>Total</b>	<b>540.85</b>		<b>162,255.00</b>	