

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

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

**ORDER GRANTING MOTION OF  
ISRAEL DISCOUNT BANK OF NEW YORK FOR  
RELIEF FROM THE AUTOMATIC STAY TO EFFECTUATE A SETOFF**

Upon consideration of the Motion for Relief from the Automatic Stay to Effectuate a Setoff (the “Motion”<sup>2</sup>) filed by Israel Discount Bank of New York (“IDB”), and upon the Court having reviewed the Motion and any responses thereto; and it appearing that the relief sought in the Motion and the entry of this Order are appropriate and necessary; and adequate and sufficient notice having been given; it is hereby

**ORDERED** that the Motion is GRANTED; and it is further

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<sup>1</sup> The “**Original Debtors**” in these chapter 11 cases, along with the last four digits of each Original 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); and Tag Forest, LLC (8974).

The “**Additional Debtors**” in these chapter 11 cases, along with the last four digit of each Additional Debtor’s tax identification number, are: 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); and 300 Main Street Associates, LLC (8501).

The Original Debtors, Additional Debtors and Elm (defined herein) are referred to herein collectively as the “Debtors”.

<sup>2</sup> All capitalized words not otherwise defined herein shall have the meanings ascribed to them in the Motion.

**ORDERED** that this Court finds and concludes that just and sufficient cause exists under 11 U.S.C. § 362(d)(1) to grant relief from the automatic stay; and it is further

**ORDERED** that the automatic stay imposed by 11 U.S.C. § 362 shall be terminated and annulled to allow IDB to exercise its right of setoff with respect to any funds in the IDB Excluded Accounts; and it is further

**ORDERED** that nothing in the Motion or this Order granting the Motion shall prejudice, limit or impair IDB's rights and remedies under the Loan Agreements; and it is further

**ORDERED** that IDB is hereby authorized to take any and all lawful acts necessary and/or proper to enforce its legal and contractual rights with respect to all or any portion of the IDB Excluded Accounts; and it is further

**ORDERED** that no further order shall be required in order to obtain possession of the IDB Excluded Accounts; and it is further

**ORDERED** that the fourteen (14) day stay provided by Fed. R. Bankr. P. 4001(a)(3) is hereby waived; and it is further

**ORDERED** that the Court shall retain exclusive jurisdiction with respect to all matters arising from or relating to the implementation of this Order.

Dated: \_\_\_\_\_, 2016