

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)
) Chapter 7, No. 09-21945-JNF
)
ROBERT N. LUPO)
)
)
)
Debtor)

THIRD INTERIM APPLICATION FOR ALLOWANCE OF FEES AND EXPENSES
BY HENDEL & COLLINS, P.C.,
AS COUNSEL TO THE CHAPTER 7 TRUSTEE

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UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)	Chapter 7, No. 09-21945-JNF
)	
ROBERT N. LUPO)	
)	
Debtor)	

Fees Previously Requested	\$ 530,601.00	NAME OF APPLICANT:
Fees Previously Awarded	\$ 530,601.00	Hendel & Collins, P.C.
Expenses Previously Requested	\$ 23,967.70	ROLE IN CASE:
Expenses Previously Awarded	\$ 23,967.70	Counsel to Chapter 7 Trustee
Retainer Paid	\$ None	CURRENT APPLICATION:
		Fee Requested \$108,554.50
AVERAGE HOURLY RATE: \$266.00		Expenses Requested \$ 9,058.65

FEE APPLICATION

PROFESSIONALS/ PARAPROFESSIONALS	YEAR ADMITTED TO PRACTICE	HOURS BILLED	RATE	TOTAL AMOUNT
PARTNERS:				
Joseph B. Collins	1978	100.0	\$410.00	\$ 41,000.00
Henry E. Geberth, Jr.	1977	29.1	\$385.00	\$ 11,203.50
ASSOCIATES:				
Spencer A. Stone	2008	101.8	\$225.00	\$ 22,905.00
Andrea M. Momnie	2010	166.9	\$200.00	\$ 33,380.00
PARAPROFESSIONALS:				
Susan M. Mello		0.6	\$110.00	\$ 66.00
TOTAL		398.4		\$ 108,554.50

3. On September 15, 2010, the Court entered an Order converting the Debtor's bankruptcy case to one under the provisions of Chapter 7 of the Code effective September 18, 2010. On or about September 18, 2010, the Trustee accepted an appointment as Chapter 7 Trustee of the Debtor's Bankruptcy Estate and he continues to serve in that capacity.

4. On September 23, 2010, the employment of Hendel & Collins, P.C. as counsel to the Chapter 7 Trustee was approved by Order of the Bankruptcy Court, effective as of September 18, 2010.

5. As Counsel to the Chapter 7 Trustee, your Applicant rendered valuable professional services to the Estate between May 20, 2011 and October 11, 2011, totaling 398.4 hours of legal representation on a variety of issues in connection with this case, all as detailed on the itemization attached hereto as Exhibit "D".

6. Pursuant to MLBR 2016-1, your Applicant has attached a copy of the Order authorizing employment as Exhibit "A", a brief biography of each person contributing to the professional services rendered to the Trustee as Exhibit "B", a summary of attorney/legal assistant time as Exhibit "C" and a detailed itemization of professional services rendered as Exhibit "D".

7. As the total compensation sought exceeds \$35,000.00, your Applicant has segmented its legal services into the narrative categories that follow. These categories detail the nature of the services rendered and the benefits provided, pursuant to MLBR 2016-1. Because professional legal services

cover a broad range of activities, time entries are likely to fit into more than one category. Your Applicant has exercised care to place the entry into the category best describing the services rendered.

A. Asset Analysis and Recovery

Your Applicant assisted the Trustee in connection with multiple issues that affected the value of the Debtor's assets and their ability to be recovered.

Among the difficulties presented by the Debtor's bankruptcy case was the collection of rents. H&C has spent significant efforts in determining, securing, and accounting for rents properly due to the Bankruptcy Estate from the tenants, the housing authorities, the Debtor, and the Debtor's spouse. A significant portion of the services included in this category represents time expended in investigating rents received and retained by Debtor from the tenant at 221 Tower Road, Lincoln, Massachusetts, the Debtor's daughter.

Special counsel has been employed by the Chapter 7 Trustee to evict the tenant at 700 Boston Post Road, Weston, Massachusetts on account of her failure and refusal to pay any rent to the Bankruptcy Estate. Your Applicant has expended time assisting special counsel in responding to pleadings filed in the eviction case, including responding to counterclaims, requests to interrogatories, and requests for the production of documents. Further, your Applicant has attempted to engage in settlement discussions, through special counsel, to resolve the eviction proceeding without further litigation.

Before the filing of his Bankruptcy Petition, the Debtor

filed a Complaint against Wells Fargo seeking damages for breach of contract and injunctive relief enjoining Wells Fargo from proceeding with a foreclosure sale on the real estate located at 236 Linwood Avenue, Newton, Massachusetts. Pursuant to an Order of this Court dated March 28, 2011, the Trustee executed a deed conveying the Real Estate to a third-party and, subsequently, paid the balance of the Mortgage. Your Applicant, on behalf of the Trustee, investigated the Debtor's alleged claim against Wells Fargo and, ultimately, drafted a Notice of Intent to Abandon the claim.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	14.1	\$410.00	\$5,781.00
Henry E. Geberth, Jr. (HEG)	2.0	\$385.00	\$770.00
Spencer A. Stone (SAS)	3.0	\$225.00	\$675.00
Andrea M. Momnie (AMM)	<u>30.4</u>	\$200.00	<u>\$6,080.00</u>
TOTAL	49.5		\$13,306.00

B. Business Operations

The assets of the Debtor's Bankruptcy Estate include multiple units of commercial and residential investment real estate. Immediately after the Appointment of the Chapter 7 Trustee, your Applicant prepared and prosecuted a motion seeking authority for the Trustee to operate the business. During the period of this Application, your Applicant undertook an assortment of varied responsibilities necessary to maintain the business operation.

The services set forth in this category include time expended as the result of the Debtors deferred maintenance of his rental units. The problems addressed by your Applicant include the following: a water leak at 10 Edgewater Park, Newton, Massachusetts, code issues at 25 Melville Avenue, Newton, Massachusetts, and code issues at 700 Boston Post Road, Weston, Massachusetts. Your Applicant also expended time resolving issues related to utility services being provided to properties that belong to the Bankruptcy Estate as well as cancelling services for properties that were sold or abandoned. Further, your Applicant reviewed the various invoices associated with the repairs and maintenance of the properties. H&C continues to spend efforts in order to properly enforce the rights of the Estate with respect to all of these issues.

The services provided by H&C included modifying and renewing existing insurance coverage necessary to secure the assets of the Estate. Your Applicant has also expended time related to the Chapter 7 Trustee's use of cash collateral, including preparation of monthly operating reports.

The Business Operations services undertaken by H&C also included addressing an assortment of tax issues. These issues primarily included conferring with the Trustee's accountant in the preparation of the Bankruptcy Estate's 2011 tax returns, investigate on-going operations of Piano Man, Inc., including a review of Massachusetts Department of Revenue claims for corporate excise taxes from Piano Man, Inc., and addressing various municipal charges and taxes associated with the various rental properties.

You Applicant provided services related to the Debtor's repeated assertion that funds are available to pay all claims and

demands upon the Trustee to make a distribution. Time was expended in connection with the development and analysis of information necessary to conclude that there are insufficient funds to pay all creditors in full at this time. This analysis included a review of pending real estate sales, the claims filed against the Bankruptcy Estate, and anticipated administrative expenses.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	2.4	\$410.00	\$984.00
Henry E. Geberth, Jr. (HEG)	22.5	\$385.00	\$8,662.50
Andrea M. Momnie (AMM)	<u>11.8</u>	\$200.00	<u>\$2,360.00</u>
TOTAL	36.7		\$12,006.50

C. Claims Administration and Objections

During the time period covered by this Application, your Applicant continued assisting the Trustee in connection with specific claim inquiries made by various creditors, the analysis of various creditors' claims, and the review of supporting documentation for various claims to confirm their validity and amount.

Your Applicant negotiated a settlement of a claim filed by Bowditch & Dewey ("Bowditch"). The Debtor consulted Bowditch prepetition to represent his interests in a matter involving pending litigation against Rockland Trust Company. Bowditch filed a timely Proof of Claim in the Debtor's bankruptcy case seeking \$46,304.36 on account of services rendered and expenses incurred through the Petition Date. Additionally, the Debtor's

Bankruptcy Schedules listed potential claims against Bowditch for an uncertain amount.

H&C investigated the Debtor's claims against Bowditch as well as Bowditch's Proof of Claim. Your Applicant, on behalf of the Trustee, and Bowditch negotiated and drafted a compromise settlement that resolved all issues relating to the Estate's claims against Bowditch and Bowditch's Proof of Claim. The settlement provides for both the Bankruptcy Estate and Bowditch to waive any and all claims each may hold against each other. The Motion to Compromise is pending before the Court as of the date of this Application.

Your Applicant also reviewed unliquidated claims filed by three former tenants of the Debtor. H&C negotiated a settlement of each of these claims, as against the Bankruptcy Estate. Your Applicant drafted three Settlement Agreements and a Motion to approve the compromises. The Motion to Compromise is pending before the Court as of the date of this Application.

Your Applicant has solicited comments from Debtor's counsel regarding claims that the Debtor deems to be objectionable. The list of claims that the Debtor deems to be objectionable is extensive. H&C has begun the process of attempting to determine whether any of the Debtor's proposed objections have merit.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	18.5	\$410.00	\$7,585.00
Henry E. Geberth, Jr. (HEG)	0.8	\$385.00	\$308.00
Spencer A. Stone (SAS)	6.9	\$225.00	\$1,552.50

Andrea M. Momnie (AMM)	18.8	\$200.00	\$3,760.00
Susan M. Mello (SMM)	<u>0.6</u>	\$110.00	<u>\$66.00</u>
TOTAL	45.6		\$13,271.50

D. Fee Applications

Your Applicant assisted the Trustee in connection with the preparation of the second and third interim fee applications for your Applicant's involvement as the Trustee's counsel. Additionally, your Applicant provided assistance to the Trustee in connection with the Chapter 11 fee applications for the other professionals in the Chapter 11 portion of the case, including the Chapter 11 accountant, counsel to the Chapter 11 Trustee, and the Debtor's Chapter 11 counsel.

H&C, having concluded that the present allowance and payment of Chapter 11 administrative priority claims is in the best interest of the Estate, prepared and filed a Motion to fix a date for a hearing of such claims. Your Applicant has prepared and intends to file an objection to one of the Chapter 11 Fee Applications filed by the Debtor's Chapter 11 special counsel.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	4.5	\$410.00	\$1,845.00
Spencer A. Stone (SAS)	1.5	\$225.00	\$337.50
Andrea M. Momnie (AMM)	<u>15.9</u>	\$200.00	<u>\$3,180.00</u>
TOTAL	21.9		\$5,362.50

E. Lisa Jacobs

A separate billing category has been established to identify the damage that has been done to the Estate by a single alleged creditor. Since the conversion of the Debtor's bankruptcy case to Chapter 7, Lisa Jacobs ("Jacobs") has continuously sought payments and employment from the Estate. All of the actions that Jacobs has taken in the Bankruptcy case require review by the Trustee's counsel and, when appropriate, a response.

The Trustee objected to Jacobs' several claims against the Estate. Two contested matters regarding Jacobs' alleged pre-petition and post-petition claims are currently pending. During the time period covered by this Application, your Applicant has engaged in extensive negotiations with Jacobs, and various attorneys purporting to represent Jacobs, in an effort to settle Jacobs' claims against the Estate. In light of the on-going negotiations and in a further effort to avoid potentially unnecessary services, your Applicant drafted multiple pleadings to continue various deadlines related to the pending contested matters.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	3.0	\$410.00	\$1,230.00
Henry E. Geberth, Jr. (HEG)	0.4	\$385.00	\$154.00
Spencer A. Stone (SAS)	12.4	\$225.00	\$2,790.00
Andrea M. Momnie (AMM)	<u>3.5</u>	\$200.00	<u>\$700.00</u>
TOTAL	19.3		\$4,874.00

F. Sale of Real Estate

The assets of the Debtor's Bankruptcy Estate, as of the

conversion to Chapter 7, included interests in 26 parcels of real estate, including partial interests and interests held in trust. Most of the properties that had value to the Estate were placed on the market to be sold. As the sale process has continued, your Applicant has assisted the Trustee in negotiating sales, drafting Purchase and Sale Agreements, drafting and prosecuting Motions for Authority to Sell, and taking all necessary steps to close the sales. Your Applicant has also identified and resolved numerous problems in the title to many of the Debtor's properties.

Since the conversion of this case, your Applicant has assisted the Trustee in closing fourteen separate real estate transactions with aggregate proceeds in excess of \$4,600,000.00. Also, closings involving two other parcels of real estate are currently pending with aggregate proceeds of approximately \$665,000.00. Each of the sales closed by your Applicant has satisfied all related secured debt and tax claims, covered the costs of sale, reserved sufficient funds to pay anticipated capital gains taxes, and resulted in a surplus of funds that will be available for unsecured creditors.

The status of the sale of the Estate's properties is as follows:

131 Tower Road, Lincoln Massachusetts - Sold for \$600,000.00. This sale was negotiated by your Applicant without a broker. The sale resulted in the collection of past due rent from the tenant and the payment of a substantial mortgage that, if foreclosed, would likely have resulted in a large deficiency claim against the Estate. The sale realized approximately \$35,000.00 for the Bankruptcy Estate. The sale was accomplished

over the Objections of the Debtor and Lisa Jacobs.

402 Parker Street, Newton, Massachusetts - Sold for \$100,000.00. This sale was negotiated by your Applicant without a broker. This was a sale of the Debtor's 50% interest in the property and was subject to all existing mortgage debt. Therefore, the sale realized \$100,000.00 for the Bankruptcy Estate. The sale was accomplished over the Objection of Lisa Jacobs.

28 Spectacle Circle, Moultonborough, New Hampshire - Sold for \$450,000.00. This sale involved the Debtor's vacation home on Lake Winnepesaukee. There was a small mortgage on this property. The Estate received approximately \$375,000.00 after the payment of all mortgage debt, broker's fees, and closing costs. The sale was accomplished over the Objection of Lisa Jacobs.

18 - 20 Vernon Street, Waltham, Massachusetts - Sold for \$527,000.00. This sale satisfied a large mortgage debt that, if foreclosed, would likely have resulted in a large deficiency claim against the Estate. The sale realized approximately \$170,000.00 for the Bankruptcy Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objections of Lisa Jacobs and Deutsche Bank, the secured lender.

164 - 166 Washington Street, Newton, Massachusetts - Sold for \$490,000.00. This sale satisfied a large mortgage debt that, if foreclosed, may have resulted in a deficiency claim against the Estate. The sale realized approximately \$200,000.00 for the Bankruptcy Estate after the payment of broker's fees and closing costs.

91 - 93 Hammond Street, Waltham, Massachusetts - Sold for \$576,500.00. This sale satisfied a large mortgage debt that, if foreclosed, may have resulted in a deficiency claim against the Estate. The sale realized approximately \$200,000.00 for the Bankruptcy Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objection of the Debtor.

236 Linwood Avenue, Newton, Massachusetts - Sold for \$395,000.00. This sale satisfied a large mortgage debt that, if foreclosed, may have resulted in a deficiency claim against the Estate. The sale realized approximately \$205,000.00 for the Bankruptcy Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objection of the Debtor.

10 - 12 Nathan Road, Newton, Massachusetts - Sold for \$490,000.00. This sale satisfied a large mortgage debt and realized approximately \$105,000.00 for the Estate after the payment of broker's fees and closing costs.

C16, 19 Davis Road, Acton, Massachusetts - Sold for \$95,000.00. This sale satisfied a large mortgage debt and realized approximately \$20,000.00 for the Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objection of the Debtor and Bank of America, the secured lender.

B8, 17 Davis Road, C9, 17 Davis Road, and C11, 23 Davis Road, Acton, Massachusetts - Sold for \$235,000.00. This sale satisfied three mortgage debts and realized approximately

\$35,000.00 for the Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objection of Bank of America, the secured lender.

25 Melville Avenue, Newton, Massachusetts - Sold for \$347,000.00. This sale satisfied a large mortgage debt and realized approximately \$75,000.00 for the Estate after the payment of broker's fees and closing costs.

10 Edgewater Park, Newton, Massachusetts - Sold for \$390,000.00. This sale realized approximately \$175,000.00 for the Estate after the payment of broker's fees, closing costs, and disbursements to the M. Adeline Lupo Revocable Trust and to Joan Batista and Aaron Batista.¹

A15, 17 Davis Road, Acton, Massachusetts - Sale approved for \$100,900.00. This sale will satisfy a large mortgage debt and realize approximately \$10,000.00 for the Estate after the payment of broker's fees and closing costs. The sale was accomplished over the Objection of Bank of America, the secured lender.

213 Boston Post Road, Massachusetts - Sale approved for \$565,000.00. This sale will be a "short sale," which will result in the secured lender, JPMorgan Chase Bank, National Association, receiving less than the total unpaid balance of the debt in full satisfaction of the mortgage. Prior to the Court approving the short sale, the secured lender had obtained relief

¹ The disbursement of proceeds from the sale of 10 Edgewater Park, Newton, Massachusetts to the M. Adeline Lupo Revocable Trust was specifically authorized by a Court Order dated August 8, 2011 (Docket No. 1663). The disbursement of proceeds from the sale of the Edgewater Park property to Joan Batista and Aaron Batista was specifically authorized by a Court Order dated June 28, 2011 (Docket No. 1611).

from the automatic stay and began foreclosure proceedings against this property. Your Applicant assisted the Trustee in negotiating the short sale with the secured lender, before the foreclosure sale was completed. This sale will satisfy a large mortgage debt that, if foreclosed, may have resulted in a significant deficiency claim against the Estate. The short sale will realize \$30,000.00 for the benefit of the Estate and is also expected to result in a large capital loss for the benefit of the Bankruptcy Estate. The sale was accomplished over the Objection of the Debtor.

Active negotiations for the sale or compromise of other properties are in progress and continuing.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	42.6	\$410.00	\$17,466.00
Henry E. Geberth, Jr. (HEG)	3.4	\$385.00	\$1,309.00
Spencer A. Stone (SAS)	51.2	\$225.00	\$11,520.00
Andrea M. Momnie (AMM)	<u>83.1</u>	\$200.00	<u>\$16,620.00</u>
TOTAL	180.3		\$46,915.00

G. Motions for Relief from Stay

Your Applicant assisted the Trustee in connection with multiple Relief from Stay Motions. Your Applicant has taken all steps to protect the Estate from the foreclosure of properties having equity for the Estate, including negotiating agreements with the secured lenders to continue pending Motions. In circumstances in which the Estate might benefit from

foreclosure, i.e., to realize capital losses that might be beneficial, your Applicant has not opposed relief from stay.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Spencer A. Stone (SAS)	3.4	\$225.00	\$765.00
Andrea M. Momnie (AMM)	<u>2.3</u>	\$200.00	<u>\$460.00</u>
TOTAL	5.7		\$1,225.00

H. Objection to Discharge

An investigation of the Debtor's financial affairs revealed that the Debtor had engaged in certain conduct that necessitated an objection to the Debtor's discharge in bankruptcy. H&C drafted and filed a four-count Complaint against the Debtor. During the period of this Application, your Applicant sought and obtained a Default Judgment against the Debtor denying the Debtor a discharge.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	2.3	\$410.00	\$943.00
Spencer A. Stone (SAS)	<u>2.0</u>	\$225.00	<u>\$450.00</u>
TOTAL	4.3		\$1,393.00

I. Trust Litigation

The assets listed in the Debtor's Bankruptcy Schedules included multiple Trusts. The Trusts own substantial assets

including real estate and other investments. The Debtor contends that some of these Trusts do not constitute property of the Estate due to the inclusion of spendthrift provisions within particular Trusts. The Debtors' dominion over the Trusts and representations made in his Bankruptcy Schedules, however, suggest that the Debtor's interest in the Trusts may not be entitled to spendthrift protection. Based upon this information, H&C commenced an Adversary Proceeding against the Debtor, certain Trusts, a newly formed limited liability corporation, and other third parties.

H&C engaged in negotiations and, ultimately, reached a settlement with several Defendants to the Adversary Proceeding. These negotiations were complicated by the fact that the Debtor's twin sister is also a beneficiary of at least one of the Trusts in question and may have also been damaged by the same circumstances alleged by the Trustee. H&C prepared a Settlement Agreement resolving the Adversary Proceeding and drafted a Motion to approve the Settlement Agreement. Your Applicant sought and obtained Bankruptcy Court approval of the Settlement Agreement.

The terms of the Settlement Agreement provide for the payment of the total sum of \$50,000.00 to the Bankruptcy Estate. The Estate has received the initial \$20,000.00 payment and holds a Note for the balance of the settlement amount secured by a Mortgage on the real estate at 89 Sudbury Road and at 29 Myles Standish Road, both located in Weston, Massachusetts.

A summary of the professional services devoted to this aspect of the case is as follows:

<u>Attorney/Paralegal</u>	<u>Hours</u>	<u>Rate/Hour</u>	<u>Amount</u>
Joseph B. Collins (JBC)	12.6	\$410.00	\$5,166.00
Spencer A. Stone (SAS)	21.4	\$225.00	\$4,815.00
Andrea M. Momnie (AMM)	<u>1.1</u>	\$200.00	<u>\$220.00</u>
TOTAL	35.1		\$10,201.00

9. Your Applicant has accrued \$108,554.50 for services rendered in this case for the period from May 20, 2011 through October 11, 2011 in accordance with the account annexed hereto as Exhibit "D".

10. The various services rendered by your Applicant have been duly delegated among the professionals and paraprofessionals (see Exhibit "C") in an attempt to minimize, where possible, the total impact of professional fees, resulting in an average hourly billing rate of \$266.00 during the period from May 20, 2011 to October 11, 2011.

11. Your Applicant believes that the sum requested in this fee application for its services is fair and reasonable, particularly taking into account the progress made herein for and on behalf of the Chapter 7 Estate.

12. In pursuit of its responsibilities as Counsel to the Chapter 7 Trustee, your Applicant has also accrued the sum of \$9,058.65 in reasonable and necessary unreimbursed out-of-pocket expenses. The expenses are itemized at the end of Exhibit "D".

13. The compensation claimed herein belongs solely and wholly to your Applicant and will not be shared, divided or pooled, directly or indirectly, with any other person or firm, except as may be necessary to pay employees of your Applicant.

14. This Application has been provided to the Chapter 7 Trustee for review; he has voiced no objection to allowance and payment as requested herein.

15. As of the date of this Application, the Trustee is holding funds in the amount of \$1,622,164.63. Approximately \$190,000.00 of the funds held by the Estate are subject to disputes. The undisputed funds held by the Estate are sufficient to cover any Chapter 7 Administration claim that has been, or is likely to be, filed in the Bankruptcy Case.

WHEREFORE, your Applicant requests that it be allowed, as a Chapter 7 administrative priority claim, fees in the amount of \$108,554.50 and expenses in the amount of \$9,058.65; and that the Trustee be authorized to pay of such fees and expenses from available assets of the Estate; and for such other and further relief as is just and proper.

HENDEL & COLLINS, P.C.

Dated: October 13, 2011

By: /s/ Joseph B. Collins
JOSEPH B. COLLINS, ESQ.
(BBO No. 092660)
For HENDEL & COLLINS, P.C.
101 State Street
Springfield, MA 01103
Tel. (413) 734-6411
jcollins@hendelcollins.com

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)	Chapter 7, No. 09-21945-JNF
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ROBERT N. LUPO)	
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Debtor)	

EXHIBITS "A" THROUGH "D"

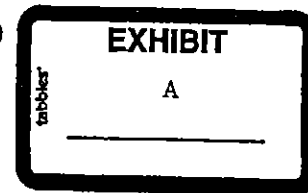
As the exhibits contain, in the aggregate, greater than 50 pages, they are being filed separately from the underlying Application pursuant to MLBR Electronic Filing Rule 5(a). The items in said exhibits are as follows:

- Order Authorizing Employment of
Hendel & Collins, P.C. Exhibit "A"

- Biographies of Personnel Rendering
Services Exhibit "B"

- Attorney Time Summary Exhibit "C"

- Itemized Statement of Services Exhibit "D"



UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

Joan N. Feeney

In re ROBERT N. LUPO <p style="text-align: right;">Debtor</p>))))))))	Chapter 7, No. 09-21945-JNF
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APPLICATION FOR ORDER AUTHORIZING TRUSTEE
TO EMPLOY COUNSEL TO THE TRUSTEE

To the HONORABLE JOAN N. FEENEY, Bankruptcy Judge:

Now comes JOSEPH B. COLLINS, the duly appointed, qualified and acting Trustee in the above-captioned case, and he does hereby move this Honorable Court for an Order pursuant to §327(d) of the U.S. Bankruptcy Code ("Code") authorizing him to employ the law firm of Hendel & Collins, P.C. as Counsel to the Trustee. In support of said Application, the Trustee respectfully represents:

1. On December 10, 2009, the above-named Debtor filed a Voluntary Petition under the provisions of Chapter 11 of the Code. This case was converted to a case under Chapter 7 on September 18, 2010.

2. On or about September 18, 2010, JOSEPH B. COLLINS accepted the appointment as Chapter 7 Trustee for the above-entitled estate.

09/23/2010 Application granted.

3. That, as a result of information procured by the Trustee since his appointment, your Applicant believes that the appointment of counsel is necessary to effectuate the lawful rights and remedies available to the Trustee under the provisions of Title 11 and to fully and properly discharge his fiduciary duties.

4. That the services of counsel are required for, but not limited to, the following purposes:

- (a) to review and evaluate certain assets of the Debtor;
- (b) to pursue all lawful claims of the estate;
- (c) to liquidate assets of the estate;
- (d) to employ and supervise professionals employed by the estate; and
- (e) to maximize the recovery for creditors of the estate.

5. In order to avoid duplication of effort and to maximize the recovery for the benefit of the estate and the unsecured creditors, your Applicant believes it will be in the best interests of the estate to employ counsel to the Trustee.

6. Your Applicant avers that the law firm of HENDEL & COLLINS, P.C. is proficient in the knowledge and practice of bankruptcy law and has the experience required to adequately represent the Trustee in this case.

7. On information and belief, no member or associate of the law firm of HENDEL & COLLINS, P.C. has any other connection with the Debtor, his creditors or any other party in interest.

WHEREFORE, your Applicant prays for the allowance of this Application and for an Order pursuant to §327(d) of the Code authorizing him to employ the law firm of HENDEL & COLLINS, P.C. as Counsel to the Trustee in this case effective September 18, 2010.

JOSEPH B. COLLINS, TRUSTEE

Dated: September 22, 2010

By: /s/ Joseph B. Collins
JOSEPH B. COLLINS, ESQ.
(BBO No. 092660)
For HENDEL & COLLINS, P.C.
101 State Street
Springfield, MA 01103
Tel. (413) 734-6411
jcollins@hendelcollins.com

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)	Chapter 7, No. 09-21945-JNF
)	
ROBERT N. LUPO)	
)	
)	
Debtor)	

ORDER AUTHORIZING TRUSTEE TO EMPLOY
COUNSEL TO THE TRUSTEE

At Springfield, in said District, on this day of September,
2010.

Upon the Application of JOSEPH B. COLLINS, Trustee in the above-captioned case, seeking to employ the law firm of Hendel & Collins, P.C. to act as Counsel to the Trustee pursuant to 11 U.S.C. §327(d), for cause shown, proper notice having been given and no objections being filed, it is hereby

ORDERED that JOSEPH B. COLLINS, Trustee, is hereby authorized to employ the law firm of Hendel & Collins, P.C. as Counsel to the Trustee in the above-captioned case effective as of September 18, 2010, with all fees and expenses subject to further Order of this Court.

HONORABLE JOAN N. FEENEY
Bankruptcy Judge
UNITED STATES COURTHOUSE

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)	
ROBERT N. LUPO)	Chapter 7, No. 09-21945-JNF
)	
)	
Debtor)	
)	

SIGNED STATEMENT OF PROFESSIONAL PERSON

I, JOSEPH B. COLLINS, having been first duly sworn, do hereby depose and say as follows:

1. I hereby represent that I do not hold or represent any interest adverse to the estate of the above-noted Debtor (11 U.S.C. Section 327). I further represent that no member of my firm holds or represents any interest adverse to the estate.

2. My, and my firm's connections with the Debtor, creditors, or other parties in interest, his respective attorneys and accountants (Federal Rule of Bankruptcy Procedure 2014(a)) are as follows: I was previously appointed as Chapter 11 Trustee in the bankruptcy case and my firm had been approved as my counsel.

3. I hereby represent that I am and each member of my firm is a "disinterested person" (11 U.S.C. Section 327) as that term is defined in 11 U.S.C. Section 101(14).

4. I hereby represent that neither I nor any member of my firm is disqualified by reason of being a relative of a Judge of the United States Bankruptcy Court for the District of Massachusetts, nor am I or any member of my firm disqualified by reason of being a relative of the United States Trustee for the Districts of Maine, Massachusetts, New Hampshire and Rhode Island (Federal Rule of Bankruptcy Procedure 5002).

5. I hereby represent that I have agreed not to share with any person the compensation to be paid for the services rendered in this case.

6. I have received no retainer in this case.

7. I shall amend this statement immediately upon any learning that: (a) any of the within representations are incorrect; or (b) there is any change of circumstances relating thereto.

8. I have reviewed the provisions of MBLR 2016-1.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS 20TH
DAY OF SEPTEMBER, 2010.

Dated: September 22, 2010

By: 

JOSEPH B. COLLINS, ESQ.
(BBO No. 092660)
For HENDEL & COLLINS, P.C.
101 State Street
Springfield, MA 01103
Tel. (413) 734-6411
jcollins@hendelcollins.com

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS

In re)	Chapter 7, No. 09-21945-JNF
ROBERT N. LUPO)	
)	
)	
Debtor)	

CERTIFICATE OF SERVICE

I, JOSEPH B. COLLINS, ESQ. of the law firm of HENDEL & COLLINS, P.C., 101 State Street, Springfield, Massachusetts, do hereby certify that on the 22nd day of September, 2010, I electronically filed the Application for Order Authorizing Trustee to Employ Counsel to the Trustee. I further hereby certify that upon receipt of the Notice of electronic service of this Motion, a copy of said Application will be served by first class mail, postage prepaid, to any of the parties listed below not noted as having received electronic service, said service being made on the 22nd day of September, 2010:

Paula R.C. Bachtell, Esq.
U.S. DEPARTMENT OF JUSTICE
Office of the United States Trustee
John W. McCormack Post Office & Courthouse
5 Post Office Square, 10th Floor, Suite 1000
Boston, MA 02109-3934

Adam J. Ruttenberg, Esq.
LOONEY & GROSSMAN, LLP
101 Arch Street
Boston, MA 02110

Stewart F. Grossman, Esq.
LOONEY & GROSSMAN
101 Arch Street
Boston, MA 02110

Herbert Weinberg, Esq.
ROSENBERG & WEINBERG
805 Turnpike Street, Suite 201
North Andover, MA 01845

ROBERT N. LUPO
89 Sudbury Road
Weston, MA 02493

YELLOW BOOK OF NEW YORK, INC.
c/o Brian K. Aylward, Esq.
Smith, Levenson, Cullen & Aylward, P.C.
5 Essex Green Drive
Peabody, MA 01960-2914

SOVEREIGN BANK
c/o Cohn & Dussi, LLC
25 Burlington Mall Road, 6th Floor
Burlington, MA 01803

MIDDLESEX MOVERS, INC.
c/o John George Neylon, Esq.
Neylon & O'Brien
101 Tremont Street, Suite 504
Boston, MA 02108

NEW ENGLAND PHOENIX COMPANY, INC.
337 Freeport Street
Boston, MA 02122

ALFORD & BERTRAND, LLC
60 Arsenal Street
P.O. Box 322
Watertown, MA 02471

AMERICAN'S SERVING COMPANY
c/o McCalla Raymer, LLC
Bankruptcy Department
1544 Old Alabama Road
Roswell, GA 30076

AMERICAN HOME MORTGAGE SERVICING, INC.
1525 S. Beltline Road
Suite 100 N
Coppell, TX 75019

E-Z OIL COMPANY
P.O. Box 541418
Waltham, MA 02451-1418

ROBERT T. GRIMES
98 Stromquist Avenue, #8
Lowell, MA 01852

LISA JACOBS
P.O. Box 488
Weston, MA 02493

LITTON LOAN SERVICING, LP
P.O. Box 829009
Dallas, TX 75382-9009

RECOVERY MANAGEMENT SYSTEMS CORP.
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131

NICOLE STARCK, ESQ.
6 Lexington Street, 3rd Floor
Waltham, MA 02452

VERDOLINO & LOWEY, P.C.
124 Washington Street, Suite 301
Foxborough, MA 02035

TOWN OF WESTON TAX COLLECTOR
Towne House Road
P.O. Box 378
Weston, MA 02193

RTN FEDERAL CREDIT UNION
600 Main Street
Waltham, MA 02451

TOWN OF WALTHAM
Water & Sewer
P.O. Box 540190
Waltham, MA 02454

NSTAR
P.O. Box 45058
Woburn, MA 01888-4508

METRO SWIFT SPRINKLER CORP.
56 R. Pulaski Street
P.O. Box 3007
Peabody, MA 01960

SACCO & BIDDEFORD SAVINGS INSTITUTION
50 Industrial Park Road
Saco, ME 04072

GILLIS AND BIKOFSKY, PC
1150 Walnut Street
Newton Highlands, MA 02461

LOUIS L. COILFI
4 Marshall Street
Nutting Lake, MA 01865

JOHN WRIGHT
48 A Street
Framingham, MA 01701

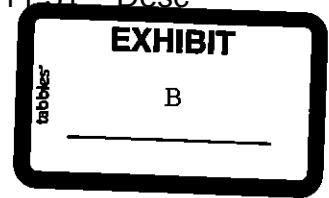
GODINO & COMPANY, INC.
225 Riverview Avenue, Suite 101
Auburndale, MA 02466

SCANION TECH. COM.
101 Middlesex Turnpike, Suite 6
Burlington, MA 01803-4914

LEXINGTON ALARM COMPANY
9 Alfred Circle
Bedford, MA 01730-2347

CHAIYAREK KAMOISIRI
12 Lowell Court
Medford, MA 02155

/s/ Joseph B. Collins
JOSEPH B. COLLINS, ESQ.
(BBO No. 092660)
For HENDEL & COLLINS, P.C.
101 State Street
Springfield, MA 01103
Tel. (413) 734-6411
jcollins@hendelcollins.com



JOSEPH B. COLLINS, A.A., A.B., J.D.

Joseph B. Collins is a partner in the firm of Hendel & Collins, P.C. Mr. Collins received an Associate degree from Holyoke Community College in 1973 and a Bachelor of Arts degree (Cum Laude) from Boston College in 1975. Mr. Collins received his legal education from Suffolk University School of Law where he was awarded a Juris Doctor degree in 1978.

Mr. Collins is a Fellow of the American College of Bankruptcy. He holds an AV rating from Martindale-Hubbell Law Directory and is listed in the Best Lawyers in America published by Woodward/White. He has been given the designation "Super Lawyer" by Boston Magazine and in 2006 and 2008 he was named as one of the top 100 lawyers in Massachusetts by that publication.

Mr. Collins served as an Adjunct Professor of Bankruptcy Law at Western New England College School of Law in Springfield, Massachusetts for over ten years, and is regularly called upon to serve as a panelist and lecturer on bankruptcy and commercial law topics.

He is also a member of the American, and Hampden County Bar Associations, the American Bankruptcy Institute, National Association Bankruptcy Trustees and the Commercial Law League of America.

HENRY E. GEBERTH, JR., B.A., M.B.A., J.D.

Henry Geberth is a partner in the Springfield, Massachusetts, law firm of Hendel & Collins, P.C. He received his Bachelor of Arts degree from Wagner College, Staten Island, New York in 1968. After college, Mr. Geberth served in the United States Army as an infantry officer until his retirement in 1971. Mr. Geberth was awarded a Masters of Business Administration degree from the University of Connecticut in 1973. He received his legal education at Western New England College School of Law, where he was a member of the Law Review.

In addition to the practice of law, Mr. Geberth has several years of management experience in a manufacturing environment. He was admitted to the Bar in 1977, where his practice has been centered on commercial, bankruptcy and tax related matters. Mr. Geberth is a member of the Massachusetts and Hampden County Bar Associations, the American Bankruptcy Institute, the Commercial Law League of America and Turnaround Management Association. He is admitted to practice before the U.S. District Court, the United States Tax Court and the Courts of the Commonwealth of Massachusetts. He is listed in the Best Lawyers in America published by Woodward/White. Mr. Geberth is regularly called upon to speak on bankruptcy and insolvency tax matters at programs sponsored by the ABI, MCLE, Western New England College School of Law and the University of Connecticut School of Law.

SPENCER A. STONE, B.A., J.D.

Spencer A. Stone is an associate attorney at the law firm of Hendel & Collins, P.C. He served as a law clerk at the firm from March 2007 through April 2008 while attending law school, and he rejoined the firm in his current capacity in August 2009.

Mr. Stone received his Bachelor of Arts degree from the University of Massachusetts-Amherst in May 2003, having majored in Political Science. Before attending law school, he worked in the non-profit sector for two years in New York City.

Mr. Stone was awarded a Juris Doctor *magna cum laude* from Western New England College School of Law in May 2008, having graduated second in his class. During law school, he served as the Senior Note Editor of the Western New England Law Review and published a note in that journal. Between May 2008 and August 2009, he served as law clerk to the Honorable F. Herbert Gruendel on the Connecticut Appellate Court.

Mr. Stone is admitted to practice in Massachusetts, Connecticut, and New York. He is a member of the American, Massachusetts, Hampden County, and New York State Bar Associations and the American Bankruptcy Institute.

ANDREA M. MOMNIE, B.A., J.D.

Andrea M. Momnie is an associate attorney at the law firm of Hendel & Collins, P.C. She served as a law clerk at the firm from March 2009 through October 2010 while attending law school and awaiting admission to practice.

Ms. Momnie received her Bachelor of Arts degree *cum laude* from the University of Connecticut in May 2004, having majored in Political Science. Before attending law school, she worked in the land development industry for three years in Connecticut.

Ms. Momnie was awarded a Juris Doctor *magna cum laude* from Western New England College School of Law in May 2010, having graduated second in her class. During law school, she served as the Editor-in-Chief of the Western New England Law Review.

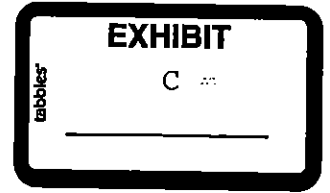
Ms. Momnie is admitted to practice law in Massachusetts and Connecticut.

SUSAN M. MELLO, A.A.

Susan M. Mello has been employed at Hendel & Collins, P.C. since August 1995. Ms. Mello was educated at Holyoke Community College where she received an Associate Degree with concentration in secretarial science in 1985. She obtained her Paralegal Certificate from Northeastern University in June of 2002. She is a member of the National Association of Bankruptcy Trustees.

Ms. Mello's duties include overseeing all bankruptcy trustee cases, the preparation of interim and final reports and the maintenance for investments for the separate estates. Ms. Mello has attended seminars regarding the administration of trustee cases and the preparation of accounts. Ms. Mello is frequently called upon to respond to many inquiries of clients and creditors.

Ms. Mello's education and job experience are supplemented by regular attendance at seminars provided for legal assistants in the office. These seminars cover a broad range of subjects and are aimed at broadening the duties and responsibilities of participants.



ATTORNEY TIME SUMMARY
ROBERT N. LUPO

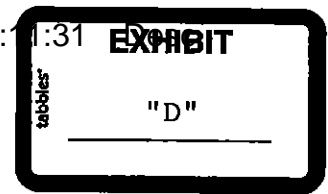
<u>Attorney/Paralegal</u>	<u>Rate/Hour</u>	<u>Hours</u>	<u>Amount</u>
Joseph B. Collins (JBC)	\$410.00	100.0	\$41,000.00
Henry E. Geberth, Jr. (HEG)	\$385.00	29.1	\$11,203.50
Spencer A. Stone (SAS)	\$225.00	101.8	\$22,905.00
Andrea M. Momnie (AMM)	\$200.00	166.9	\$33,380.00
Susan M. Mello (SMM)	\$110.00	<u>0.6</u>	<u>\$ 66.00</u>
	TOTAL	389.4	\$108,554.50

Average Hourly Rate - \$266.00

Hendel & Collins
A PROFESSIONAL CORPORATION

Attorneys at Law

101 State Street
Springfield, Massachusetts 01103-2006
Telephone (413) 734-6411
Telecopier (413) 734-8069



Robert N. Lupo
89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011

File Number: 4572 4572-015

Invoice Number: 1688

ASSET ANALYSIS AND RECOVERY

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 24/11	AMM	Review email from J. Ferraro, Esq. re: his analysis of alternatives for remedies against delinquent tenant.	0.10	20.00
May 25/11	AMM	Conference with Collins, Esq. re: review of strategy for eviction of tenant at 700 Boston Post Road, Weston	0.20	40.00
May 25/11	AMM	Email to Ferraro, Esq. re: strategy for obtaining accrued rent and possession of the real estate; review email from C. Sleeper re: Health Department letter	0.10	20.00
May 25/11	JBC	Conference with Momnie, Esq. re: review of strategy for eviction of tenant at 700 Boston Post Road	0.20	82.00
Jun 1/11	AMM	Review email from C. Sleeper re: health department access to 700 Boston Post Road; reply email to C. Sleeper and J. Ferraro, Esq. re; strategy for access; review email from Ferraro, Eq. re: same; email to Hurwitz re: access on June 6th for health inspector	0.30	60.00
Jun 6/11	AMM	Review emails from C. Sleeper re: health inspection and strategy for removing tenant from 700 Boston Post Road	0.10	20.00
Jun 6/11	JBC	Reviewed message from Krulewich, Esq. re: Motion for Contempt	0.10	41.00
Jun 16/11	SAS	Telephone call from Bankruptcy Court re: status of Rockland Trust litigation	0.10	22.50
Jun 17/11	HEG	Reviewed correspondence re: Piano Man, Inc.	0.20	77.00
Jun 22/11	AMM	Emails from/to Ferraro, Esq. re: status and strategy for eviction of tenant at 700 Boston Post Road	0.20	40.00
Jun 30/11	AMM	Review notice to quit for 700 Boston Post Road	0.10	20.00
Jul 5/11	AMM	Accounting of rents received for Dartmouth Street property	0.50	100.00
Jul 5/11	JBC	Review message from Krulewich, Esq. re: contempt; settlement of house	0.10	41.00
Jul 5/11	JBC	Review accounting of rents; consideration of amounts paid to estate by Housing Authorities on account of properties abandoned to Lupo	0.40	164.00
Jul 6/11	JBC	Review message from Rice, Esq. re: settlement of house, Contempt Motion and Bowditch claim	0.10	41.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 6/11	AMM	Accounting of rents received for Dartmouth Street; analysis of rents received for Hammond Street; series of emails to/from DiMeo Realty re: rental payments for Hammond Street; email to Crystal re: same	0.80	160.00
Jul 6/11	AMM	Review Collins, Esq. email to Krulewich, Esq. re: settlement with Debtor and Debtors' wife	0.10	20.00
Jul 16/11	AMM	Draft Notice of intent to abandon claim against Wells Fargo	0.50	100.00
Jul 18/11	AMM	Draft Notice of Intent to Abandon re: claim against Wells Fargo Bank, N.A.; draft email to Haley, Esq. re: same	1.60	320.00
Jul 20/11	JBC	Review information forwarded by creditor re: Myles Standish Road property	0.10	41.00
Jul 21/11	JBC	Reviewed information re: Debtor's alleged claim vs. Wells Fargo	0.30	123.00
Jul 25/11	JBC	Reviewed Debtor's Motion to Compel Abandonment; instructions to Momnie, Esq.	0.40	164.00
Jul 26/11	AMM	Research Debtor's ability to compel Trustee to abandon assets and review of docket re: Debtor's previous motion to compel disbursement	1.70	340.00
Jul 26/11	HEG	Reviewed Debtor's Motion to Compel Abandonment and Opposition to Sale of 213 Boston Post Road	0.30	115.50
Jul 26/11	AMM	Draft Objection to Debtor's Motion to Compel Trustee to abandon	2.20	440.00
Jul 27/11	AMM	Continue drafting Objection to Motion to Abandon	0.60	120.00
Jul 27/11	AMM	Conference with Collins, Esq. re: issues at 700 Boston Post Road and possible emergency abandonment of real estate	0.20	40.00
Jul 27/11	AMM	Continue drafting and revising Objection to Debtor's Motion to Compel Abandonment; prepare Certificate of Service of same	0.70	140.00
Jul 27/11	AMM	Review letter from Health Department re: 700 Boston Post Road	0.20	40.00
Jul 27/11	JBC	Reviewed correspondence from City of Wayland re: 700 Boston Post Road	0.10	41.00
Jul 27/11	JBC	Conference with Momnie, Esq. re: consideration of demands from Wayland Board of Health	0.20	82.00
Jul 27/11	HEG	Review correspondence from Town of Weston re: 700 Boston Post Road and housing inspection	0.30	115.50
Jul 27/11	HEG	Dictated letter to M. Richards at Barrington Management re: estimated cost of repairs at 700 Boston Post Road, Weston	0.20	77.00
Jul 27/11	JBC	Reviewed and revised Opposition to Debtor's Motion to Compel Abandonment	0.80	328.00
Jul 28/11	AMM	Begin drafting Motion to Abandon Real Estate re: 700 Boston Post Road; telephone call to Ferraro, Esq.; review emails from C. Sleeper and Ferraro, Esq. re: health department letter	1.70	340.00
Jul 28/11	AMM	Compile tax return documents and information for accountant; telephone call from P. Collins re: tax information re: Parker Street; several telephone calls to mortgage companies re: interest payments; email to J. Morris re: Parker Street	1.60	320.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 28/11	HEG	Telephone call to M. Richards at Barrington Management re: repair to 700 Boston Post Road	0.20	77.00
Jul 29/11	AMM	Review correspondence from J. Morris re: Estate's tax return; draft reply re: same	0.30	60.00
Aug 1/11	AMM	Conference with Collins, Esq. re: strategy for 700 Boston Post Road	0.20	40.00
Aug 1/11	AMM	Telephone call from Ferraro, Esq. re: strategy for eviction of tenant at 700 Boston Post Road	0.40	80.00
Aug 1/11	JBC	Conference with Momnie, Esq. re: consideration of eviction and costs of repairs for Weston real estate	0.20	82.00
Aug 1/11	JBC	Drafted message to Tetler, Esq.	0.30	123.00
Aug 1/11	JBC	Telephone call from Mary at Clerk's Office re: hearing on Debtor's Motion to Compel Abandonment	0.10	41.00
Aug 1/11	JBC	Review and revise Objection to Motion to Compel Turnover	0.80	328.00
Aug 1/11	SAS	Draft Motion to Approve Stipulation and Agreement with Bowditch & Dewey; review docket and pleadings in Superior Court action against Rockland Trust Company re: Debtor's claims against Bowditch & Dewey	1.90	427.50
Aug 2/11	AMM	Telephone call to M. Richards at Barrington Management re: status of 700 Boston Post Road repairs and maintenance	0.20	40.00
Aug 2/11	AMM	Final review and revisions to Objection to Debtor's Motion to Compel Abandonment	0.60	120.00
Aug 2/11	JBC	Continued revision of Objection to Debtor's Motion to Abandon; review claims against estate	1.20	492.00
Aug 3/11	AMM	Draft email to M. Richards at Barrington re: status of repairs and maintenance at 700 Boston Post Road in Weston	0.10	20.00
Aug 4/11	AMM	Conference with Collins, Esq. re: preparation for hearings on Debtor's Motion to Abandon and Trustee's Motion to Sell Edgewater Park	0.30	60.00
Aug 4/11	AMM	Review and respond to series of emails from Ferraro, Esq. re: serving complaint against tenant and upcoming trial	0.30	60.00
Aug 4/11	JBC	Conference with Momnie, Esq. re: preparation for hearings before Court on August 8th including Debtor's Motion to Compel Abandonment; Motion to Sell Edgewater; Motion for Relief from Stay (2)	0.30	123.00
Aug 5/11	AMM	Draft email to M. Richards re: status of maintenance at 700 Boston Post Road	0.20	40.00
Aug 6/11	AMM	Review correspondence from Ferraro, Esq., including Complaint against tenant at 700 Boston Post Road	0.30	60.00
Aug 10/11	JBC	Message to Krulewich, Esq. re: demand for turnover of rents for 221 Tower Road, Lincoln	0.30	123.00
Aug 10/11	JBC	Message to Chandler, Esq. at RTN Credit Union re: mortgages on Lincoln and Weston properties	0.30	123.00
Aug 10/11	HEG	Telephone call to M. Richards re: estimated repairs at 700 Boston Post Road	0.20	77.00
Aug 11/11	JBC	Review accountings provided by RTN Federal Credit Union re: mortgages on Tower Road and Sudbury Road	0.30	123.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 12/11	JBC	Review message from Rice, Esq. re: Tower Road accounting and valuation information	0.20	82.00
Aug 12/11	JBC	Review information regarding rents, value and mortgage amount on Tower Road	0.30	123.00
Aug 12/11	JBC	Message to Rice, Esq. re: Debtors representations regarding rent, value and mortgage amount	0.40	164.00
Aug 12/11	JBC	Review message from Rice, Esq. re: request for forbearance	0.10	41.00
Aug 15/11	JBC	Drafted letter to J. Reynolds re: demand for turnover of rent	0.30	123.00
Aug 15/11	JBC	Conference with Momnie, Esq. re: problems with eviction at 700 Boston Post Road	0.20	82.00
Aug 15/11	HEG	Telephone call to M. Richards at Barrington Management re: estimated repairs at 700 Boston Post Road	0.20	77.00
Aug 15/11	HEG	Telephone call from N. Bait at Barrington Management re: estimated repair	0.20	77.00
Aug 15/11	AMM	Conference with Collins, Esq. re: problems with eviction at 700 Boston Post Road	0.20	40.00
Aug 17/11	AMM	Telephone call from N. Boyt at Barrington regarding maintenance and repairs needed at 700 Boston Post Road	0.30	60.00
Aug 17/11	HEG	Telephone call to N. Boit at Barrington re: 700 Boston Post Road and estimated cost of repairs	0.20	77.00
Aug 22/11	JBC	Messages to and from Rice, Esq. and Krulewich, Esq. re: access to Tower Road; turnover of rents	0.20	82.00
Aug 23/11	AMM	Prepare analysis and memo regarding rent payments for 221 Tower Road	0.30	60.00
Aug 24/11	SAS	Draft Motion to Withdraw Motion for Contempt against Debtor	0.70	157.50
Aug 24/11	AMM	Conference with Collins, Esq. regarding analysis of value of foreclosure/sale of 213 Boston Post Road to the Estate	0.20	40.00
Aug 24/11	JBC	Conference with Momnie, Esq. re: tax impact of Wayland sale; review lenders statement of liquidation value and tax basis figures from accountant	0.20	82.00
Aug 29/11	SAS	Revise Motion to Withdraw Motion for Contempt	0.30	67.50
Aug 29/11	AMM	Research Orange County, Florida and Hillborough Country, Florida Registry of Deeds regarding Debtor's possible real estate holdings in Florida	0.40	80.00
Aug 29/11	AMM	Revise Notice of Intent to Abandon regarding claim against Wells Fargo; draft email to Haley, Esq. regarding same	0.80	160.00
Aug 29/11	AMM	Draft email to N. Boit at Barrington regarding status of repairs and maintenance at 700 Boston Post Road; review response regarding same	0.20	40.00
Aug 29/11	JBC	Reviewed and revised Motion to Withdraw Contempt Motion	0.40	164.00
Aug 31/11	AMM	Telephone call from Ferraro, Esq. regarding eviction of tenant at 700 Boston Post Road	0.30	60.00
Aug 31/11	JBC	Telephone call from Ernstoff, Esq. re: Debtor's request for consent to employ special counsel	0.30	123.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 1/11	AMM	Conference with Collins, Esq. regarding answer filed in eviction action in state court	0.20	40.00
Sep 1/11	JBC	Reviewed Court Docket and multiple pleadings re: Debtor's multiple allegations of mistakes made by Chapter 11 counsel; consideration of strategy in light of nature of Debtor's allegations, Debtor's contention that he owes claims and pending Chapter 11 Fee Applications	1.10	451.00
Sep 1/11	JBC	Conference with Momnie, Esq. re: Answer filed in eviction action in State Court	0.20	82.00
Sep 1/11	JBC	Reviewed information related to Debtor's alleged post-petition claims vs. Chapter 11 attorneys	0.30	123.00
Sep 2/11	AMM	Final revisions to Notice of Abandonment of claims against Wells Fargo	0.20	40.00
Sep 2/11	JBC	Reviewed changes to Stipulation proposed by counsel to tenant; instructions to Momnie, Esq. re: terms of settlement	0.30	123.00
Sep 2/11	JBC	Reviewed Notice of Intent to Abandon Wells Fargo Claim	0.20	82.00
Sep 6/11	JBC	Telephone call to Murphy, Esq. re: discussion of various aspects of Lupo case	0.20	82.00
Sep 6/11	JBC	Messages to and from RTN Credit Union re: Tower Road	0.20	82.00
Sep 6/11	JBC	Reviewed and respond to messages from Krulewich, Esq. re: Debtor's misrepresentation regarding RTN demand; repeated demand for turnover	0.30	123.00
Sep 7/11	AMM	Telephone call from Ferraro, Esq. regarding offer to settle from tenant at 700 Boston Post Road; draft memo to Collins, Esq. regarding same; review correspondence from Ferraro, Esq. regarding scheduling trial date; draft reply regarding same	1.10	220.00
Sep 7/11	JBC	Reviewed and respond to message from counsel to RTN Credit Union re: Debtor's misrepresentation regarding rents	0.30	123.00
Sep 7/11	JBC	Reviewed and respond to message from Krulewich, Esq. re: RTN's alleged demand for turnover of rents	0.30	123.00
Sep 8/11	AMM	Review correspondence from Ferraro, Esq. regarding continuing trial on 700 Boston Post Road	0.10	20.00
Sep 9/11	JBC	Telephone call to Rice, Esq. re: Tower Road rents; sale of co-owner's interest in Tower Road property; Debtor's misrepresentations regarding RTN Credit Union; settlement of Debtor's house; contempt motion	0.50	205.00
Sep 11/11	AMM	Draft email to Ferraro, Esq. regarding discovery in eviction proceeding	0.10	20.00
Sep 12/11	AMM	Series of emails with Ferraro, Esq. regarding possible settlement with tenant at 700 Boston Post Road	0.60	120.00
Sep 14/11	AMM	Telephone call from Marie at the Boston Globe regarding notices in bankruptcy case	0.20	40.00
Sep 14/11	AMM	Series of emails with Ferraro, Esq. regarding possible settlement of 700 Boston Post Road; draft email to N. Boit regarding repairs at 700 Boston Post Road	0.30	60.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 15/11	AMM	Review and draft responses to discovery requests; prepare documents for turnover; review series of emails between Hurwitz, Esq. and Ferraro, Esq.; telephone call from B. Street at Barrington Management regarding 700 Boston Post Road records	3.20	640.00
Sep 20/11	AMM	Series of emails with J. Morris at Verdolino & Lowey regarding calculating estimated capital gains tax liability for Bankruptcy Estate	0.20	40.00
Sep 20/11	AMM	Telephone call from Wendy at Board of Health regarding maintenance and repairs at 700 Boston Post Road; Telephone call from N. Boit at Barrington regarding same; series of emails to N. Boit and C. Sleeper regarding same	0.80	160.00
Sep 21/11	AMM	Review correspondence from C. Sleeper regarding tenant at 700 Boston Post Road; telephone call to N. Boit at Barrington regarding repairs and maintenance at 700 Boston Post Road	0.40	80.00
Sep 26/11	AMM	Revise discovery responses to Hurwitz, Esq. regarding 700 Boston Post Road; draft series of emails to Ferraro, Esq. regarding same	0.50	100.00
Sep 26/11	JBC	Reviewed discovery pleadings in State Court Eviction Action vs. tenant at Boston Post Road	0.30	123.00
Sep 29/11	AMM	Draft and review a series of emails with N. Boit at Barrington regarding the status of repairs and maintenance at 700 Boston Post Road; draft email to Ferraro, Esq. regarding the upcoming eviction hearing	0.30	60.00
Sep 29/11	AMM	Telephone call from Ferraro, Esq. regarding strategy for eviction hearing and other related issues	0.50	100.00
Oct 3/11	AMM	Draft email to N. Boit at Barrington regarding upcoming eviction hearing; Telephone call from N. Boit regarding same; draft letter to Ferraro, Esq. regarding interrogatories; draft email to Ferraro, Esq. regarding upcoming hearing; telephone call to Health Department to schedule re-inspection	0.90	180.00
Oct 5/11	AMM	Telephone call from Ferraro, Esq. regarding preparation for eviction hearing	0.30	60.00
Oct 5/11	AMM	Review and reply to email from Keady, Esq. regarding Debtor's request to modify loan on 700 Boston Post Road, Weston	0.10	20.00
Oct 6/11	AMM	Review pleadings filed in eviction matter regarding	0.30	60.00
Oct 6/11	AMM	Series of emails with C. Sleeper regarding health department inspection of 700 Boston Post Road, Weston	0.20	40.00
Oct 6/11	AMM	Telephone call from C. Sleeper regarding inspection of repairs with Health Department at 700 Boston Post Road, Weston, MA	0.30	60.00
Oct 7/11	AMM	Review correspondence from C. Sleeper regarding reinspection of 700 Boston Post Road with health inspector yesterday and related issues	0.10	20.00
Oct 10/11	JBC	Message to Rice, Esq. re: turnover of rents	0.20	82.00
Oct 11/11	AMM	Telephone call from Ferraro, Esq. regarding tenant's motion regarding Estate's authority to evict	0.20	40.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Oct 11/11	AMM	Message to N. Boit at Barrington regarding status of repairs at 700 Boston Post Road, Weston, MA; review N. Boit's response regarding completion; Message to C. Sleeper regarding reinspection of property	0.20	40.00
Oct 11/11	JBC	Telephone call to Rice, Esq. re: turnover of Tower Road rents	0.30	123.00
Oct 11/11	JBC	Instructions to Momnie, Esq. re: possible settlement with R. Lupo on Tower Road	0.20	82.00
Our Fee			49.50	\$13,306.00

Time Summary

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	14.10	5,781.00
HEG	385.00	2.00	770.00
SAS	225.00	3.00	675.00
AMM	200.00	30.40	6,080.00

Non-Taxable Expenses

Telephone call to Rice, Esq. re: turnover of rents	2.10
Total Non-Taxable Expenses	2.10

Total Expenses

\$2.10

TOTAL NEW CHARGES

\$13,308.10

STATEMENT OF ACCOUNT

Prior Balance	22,350.00
Payment & adjustments	-22,350.00
Current Fees	13,306.00
Current Expenses	2.10
Current payment	0.00

AMOUNT DUE AND OWING TO DATE

\$13,308.10

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		19,247.00
Jun 27/11	Check #		3,103.00

Hendel & Collins

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Attorneys at Law

101 State Street
Springfield, Massachusetts 01103-2006
Telephone (413) 734-6411
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Robert N. Lupo

89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011

File Number: 4572 4572-017

Invoice Number: 1681

BUSINESS OPERATIONS

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 20/11	HEG	Reviewed insurance statement from Tower Group	0.20	77.00
May 20/11	HEG	Dictated letter to Crystal re: insurance coverage for Biddeford, ME	0.20	77.00
May 23/11	AMM	Review montly invoices from Briarbrook Village; instructions to paralegal	0.20	40.00
May 23/11	HEG	Drafted N Star re: billing responsibility for Washington Street	0.20	77.00
May 23/11	HEG	Dictated letter to Crystal re: 131 Tower Road water damages	0.20	77.00
May 26/11	HEG	Dictated letter to N Star re: Washington Street amount	0.20	77.00
May 27/11	AMM	Review emails from Crystal and Geberth, Esq. re: water issue at 10 Edgewater; review water bill; telephone call to tenant (left detailed message)	0.20	40.00
May 27/11	HEG	Dictated letter to M. Richards re: water leak at Edgewater and huge water bill	0.20	77.00
May 27/11	HEG	Reviewed correspondence from MBHD re: overpayment on Vernon Street	0.20	77.00
May 27/11	HEG	Reviewed file re: alleged overpayment by MBHP on Vernon Street	0.20	77.00
May 31/11	AMM	Review emails from J. Morris at Verdolino & Lowey re: information needed re: mortgage interest payments; Telephone call to J. Morris: re: mortgage interest payments and vehicle sales	0.40	80.00
May 31/11	HEG	Reviewed file re: overpayment by Metropolitan Boston Housing Authority; check sent to buyer	0.20	77.00
May 31/11	HEG	Dictated letter to Metropolitan Boston Housing Partnership re: request for refund of overpayment for 20A Vernon Street; Kathryn McBirney	0.30	115.50
Jun 1/11	AMM	Review rent checks received re: Dartmouth, Melville, and Linwood; instructions to paralegal re: return of Dartmouth to Debtor	0.10	20.00
Jun 2/11	HEG	Dictated letter to Donna at Cubby Oil re: Washington Street	0.20	77.00
Jun 3/11	HEG	Dictated letter to Crystal re: shut off 721 Main N Star account	0.20	77.00

Continued...

Date	INIT	Description of Service	Hours	Amount
Jun 6/11	AMM	Review issue related to unidentified rent payment	0.20	40.00
Jun 6/11	JBC	Reviewed and respond to message from Rice, Esq. re: personal property list in New Hampshire by R. Lupo	0.30	123.00
Jun 6/11	HEG	Reviewed correspondence from Mass DOR re: demand on sales and use tax for Piano Man - August and September, 2010	0.20	77.00
Jun 6/11	HEG	Reviewed correspondence from Hal Leonard re: on-going business operations of Piano Man	0.20	77.00
Jun 8/11	AMM	Draft email to J. Morris at Verdolino & Lowey re: Parker Street information for tax returns	0.10	20.00
Jun 8/11	HEG	Reviewed correspondence re: N Star accounts, Piano Man, and A/R	0.20	77.00
Jun 9/11	AMM	Draft letter to Debtor re: rent for 32 Dartmouth Street, Waltham	0.20	40.00
Jun 10/11	HEG	Dictated letter to R. Lupo re: Central Maine Power and change of address	0.20	77.00
Jun 10/11	AMM	Update Abandoned and Sold Property Schedule; draft email to M. Richards at Barrington re: properties remaining under Barrington's management	0.30	60.00
Jun 13/11	AMM	Review email from Crystal re: Dartmouth Street rents received from housing authority; analysis of rents received from housing authority for 32A Dartmouth Street; memo to Collins, Esq. re: same	0.40	80.00
Jun 13/11	AMM	Telephone call from J. Diaz re: maintenance and repairs needed at 10 Edgewater Park; email to M. Richards at Barrington re: same	0.20	40.00
Jun 13/11	JBC	Reviewed and respond to message from Crystal re: rents for 32 Dartmouth Street	0.30	123.00
Jun 14/11	AMM	Review invoices from Barrington re: maintenance and repairs to rental properties	0.30	60.00
Jun 15/11	HEG	Dictated letter to N Star re: electric service at various locations	0.20	77.00
Jun 17/11	HEG	Dictated letter to R. Lupo re: Washington Street and School Street properties and change of address for utility bills	0.20	77.00
Jun 18/11	HEG	Dictated letter to P. Bley re: use of cash and preparation of budget	0.20	77.00
Jun 20/11	HEG	Dictated letter to R. Lupo re: notice from N Star; request to change billing address	0.20	77.00
Jun 20/11	HEG	Reviewed correspondence from N Star re: overpayment	0.20	77.00
Jun 22/11	HEG	Dictated letter to M. Grecky re: termination of service at 166 Washington Street	0.20	77.00
Jun 23/11	AMM	Email M. Richards at Barrington re: maintenance and repair issue at Edgewater Park	0.10	20.00
Jun 23/11	HEG	Review of order on use of cash and assent if need for further use of cash	0.30	115.50
Jun 24/11	JBC	Review message from Crystal re: rents; instructions to Momnie, Esq.	0.20	82.00
Jun 24/11	HEG	Reviewed correspondence from Crystal re: rent check for Darlene Street	0.20	77.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 27/11	HEG	Reviewed insurance coverage and Providian Mutual Fire Insurance Co.	0.40	154.00
Jun 27/11	HEG	Reviewed correspondence from Crystal re: deposit	0.20	77.00
Jun 28/11	AMM	Reconcile rents; review correspondence from Crystal re: housing authority payments	0.40	80.00
Jun 28/11	HEG	Review files re: tenant's claim for security deposit on Nathan Road	0.30	115.50
Jun 28/11	HEG	Reviewed tenant file of Barbara Paul on Nathan Road	0.30	115.50
Jun 28/11	HEG	Dictated letter to Crystal re: Barbara Paul - tenant at Nathan Street and claim for return of deposit	0.20	77.00
Jun 28/11	HEG	Reviewed notice of class action and proposed settlement - Washington Mutual Bank	0.30	115.50
Jun 28/11	HEG	Reviewed file re: use of cash	0.20	77.00
Jun 28/11	HEG	Reviewed file and dictated letter to Providence Mutual Fire Insurance re: request for accounting and coverage of insurance	0.80	308.00
Jun 28/11	HEG	Return call to Cathy at N Star re: correcting billing address	0.20	77.00
Jun 29/11	AMM	Email to M. Richards at Barrington Management re: maintenance and repairs needed at Edgewater	0.10	20.00
Jun 29/11	AMM	Continue June rent reconcillation	0.30	60.00
Jun 30/11	HEG	Revision of letter to Remsen re: adjustment to statement from Providence Mutual	0.30	115.50
Jul 1/11	HEG	Dictated letter to P. Bley re: use of cash and four month budget	0.20	77.00
Jul 2/11	JBC	Review message from Crystal re: rents; message to Momnie, Esq. re: accounting for Dartmouth Street rents	0.20	82.00
Jul 5/11	AMM	Telephone calls to/from J. Diaz re: water not working; email to M. Richards at Barrington re: emergency repair needed	0.20	40.00
Jul 5/11	HEG	Dictated letter to M. Greely re: property tax for Washington Street	0.20	77.00
Jul 5/11	HEG	Reviewed correspondence from Mass DOR re: demand for corporate excise tax from Piano Man	0.20	77.00
Jul 6/11	HEG	Reviewed correspondence from P. Bley re: use of cash collected and estimated expenses	0.20	77.00
Jul 7/11	HEG	Review correspondence and direct payment for utilities	0.20	77.00
Jul 8/11	AMM	Prepare brief memo for J. Morris re: status of certain real estate properties for purpose of cash collateral	0.30	60.00
Jul 8/11	AMM	Draft letter to debtor re: return of rent payments received from various housing authorities	0.30	60.00
Jul 8/11	AMM	Review various invoices from Barrington and Briarbrook Village	0.30	60.00
Jul 11/11	AMM	Draft letter to Barrington re: Environmental Health Services, Inc. invoice	0.20	40.00
Jul 11/11	HEG	Dictated letter to Donna at Cubby Oil re: Washington Street deliveries	0.20	77.00
Jul 11/11	HEG	Dictated letter to P. Bley re: use of cash and budget issues	0.30	115.50

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 13/11	AMM	Prepare an accounting of rents received during June 2011 for Barrington Management Company; draft email to M. Richards re; same	0.30	60.00
Jul 13/11	HEG	Review file re: sale of Melville and tenant issues	0.20	77.00
Jul 14/11	HEG	Reviewed budget and summary prepared by P. Bley	0.40	154.00
Jul 14/11	HEG	Dictated letter to P. Bley re: expenses in budget for Barrington	0.20	77.00
Jul 14/11	HEG	Telephone call to P. Bley re: cash balances and MORs	0.20	77.00
Jul 15/11	JBC	Review Motion for Use of Cash Collateral and related documents	0.30	123.00
Jul 15/11	HEG	Draft Application for Continued Use of Cash	0.60	231.00
Jul 15/11	HEG	Reviewed correspondence from N Star	0.20	77.00
Jul 18/11	HEG	Dictated letter to R. Lupo re: payment of utility services on property abandoned to Debtor	0.20	77.00
Jul 18/11	HEG	Dictated letter to P. Bachtell re: MOR's for May and June	0.20	77.00
Jul 20/11	HEG	Reviewed correspondence from Rensen Insurance (Providence Insurance) re: refund for credit after cancellation of coverage on various properties	0.30	115.50
Jul 20/11	JBC	Review correspondence from Rensen Insurance Agency re: return premium due on account of properties sold	0.10	41.00
Jul 21/11	JBC	Message to Jalbert, CPA and Morris, CPA re: capital gains taxes; Bank service fees	0.30	123.00
Jul 27/11	HEG	Reviewed statement (Briarbrook Village) and directions to staff	0.30	115.50
Jul 27/11	HEG	Preparation for hearing on use of cash	1.20	462.00
Jul 27/11	HEG	Drafted Order on Continued Use of Cash	0.40	154.00
Jul 28/11	HEG	Preparation for and attendance at hearing on Motion for Continued Use of Cash Collateral through October 28, 2011	5.40	2,079.00
Aug 8/11	AMM	Telephone call from J. Morris at Verdolino & Lowey regarding sale of certain assets at the public auction	0.20	40.00
Aug 8/11	HEG	Reviewed correspondence from Crystal re: address for Washington Street buyers; reply re: same	0.20	77.00
Aug 9/11	AMM	Review correspondence from J. Morris at Verdolino and Lowey regarding the Estate's tax returns	0.10	20.00
Aug 9/11	AMM	Draft letter to debtor regarding August rent payment for 30-32 Dartmouth Street	0.20	40.00
Aug 9/11	HEG	Reviewed email from Crystal and dictated letter to Crystal re: trash notices from Town of Waltham and address of buyers; water and sewer bills	0.30	115.50
Aug 10/11	AMM	Initial cursory review of Estate's tax returns; draft letter to J. Morris at Verdolino & Lowey regarding tax returns	0.40	80.00
Aug 10/11	JBC	Review Federal and State Income Tax Returns forwarded by Jalbert, CPA; organize list of questions for Jalbert re: Chapter 11 transactions	0.50	205.00
Aug 10/11	AMM	Review Estate's 2010 tax returns	0.70	140.00
Aug 11/11	HEG	Reviewed correspondence and forwarded to R. Lupo re: 126 Florence Street abandoned in December 2010	0.20	77.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 16/11	HEG	Dictated letter to N Star re: accounts for properties abandoned at 721 Main Street and Howard Street in Waltham	0.20	77.00
Aug 17/11	AMM	Review status of commercial insurance policy coverage	0.50	100.00
Aug 17/11	HEG	Reviewed correspondence for Mass DOR re: demand for tax due	0.20	77.00
Aug 19/11	AMM	Draft brief memo to Collins, Esq. regarding insurance policies on real estate	0.20	40.00
Aug 22/11	HEG	Reviewed correspondence re: final bill for Hampden Street for electrical service	0.20	77.00
Aug 23/11	HEG	Dictated letter to Donna at Cubby Oil re: service for Nathan Road	0.20	77.00
Aug 24/11	AMM	Draft email to J. Morris at Verdolino & Lowey regarding beginning the 2011 tax returns and need for determining projected tax liability	0.40	80.00
Aug 24/11	AMM	Begin preparing files related to preparation of 2011 tax returns	0.30	60.00
Aug 25/11	AMM	Review photos of areas in need of repair and maintenance at 700 Boston Post Road; instructions to Management Company	0.20	40.00
Aug 25/11	AMM	Instructions to paralegal regarding preparation of documents for accountant to begin 2011 tax returns for the Bankruptcy Estate; draft email to J. Morris at Verdolino & Lowey regarding requested tax documents	0.30	60.00
Aug 25/11	AMM	Review files regarding documents requested by Debtor's counsel related to Bowditch & Dewey	0.20	40.00
Aug 25/11	HEG	Review correspondence from Crystal and dictated letter re: Washington Street property	0.20	77.00
Aug 31/11	AMM	Review correspondence from B. Street at Barrington regarding status of various properties and request for Form 2; prepare requested documents; draft reply email regarding same	0.40	80.00
Sep 1/11	AMM	Review correspondence from B. Street at Barrington regarding rents	0.20	40.00
Sep 1/11	AMM	Reconcile rents for June, July, and August; review invoices from Barrington Management	0.80	160.00
Sep 2/11	AMM	Review correspondence from Barrington regarding rents for August 2011	0.10	20.00
Sep 8/11	AMM	Draft correspondence to J. Morris at Verdolino & Lowey regarding projected tax liability	0.20	40.00
Sep 9/11	AMM	Series of emails with J. Morris regarding Bankruptcy Estate's estimated tax liability	0.20	40.00
Sep 11/11	AMM	Review invoices from N. Boit at Barrington Management; draft correspondence to N. Boit regarding same	0.30	60.00
Sep 13/11	AMM	Series of emails with various members of Barrington Management regarding services performed at Hammond Street property	0.20	40.00
Sep 16/11	HEG	Review of August business operation report	0.20	77.00
Sep 26/11	HEG	Reviewed correspondence from Ramsen Insurance re: retroactive policy change	0.20	77.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 27/11	JBC	Reviewed and respond to DePasquale re: return premiums on cancelled insurance policies	0.20	82.00
Sep 30/11	HEG	Reviewed correspondence re: insurance on various properties Remsen Insurance and string of emails with A. Depasquale	0.20	77.00
Sep 30/11	HEG	Dictated letter to E. Remsen re: Application for refund of overpayment	0.30	115.50
Oct 3/11	HEG	Reviewed tax bills from the City of Newton	0.20	77.00
Oct 4/11	AMM	Series of emails to and from J. Morris at Verdolino and Lowey regarding capital gains tax calculations; prepare calculations and information related to the same	0.30	60.00
Oct 4/11	HEG	Dictated letter to Crystal re: shut off Notice re: 721 Main Street	0.20	77.00
Oct 7/11	AMM	Series of emails with J. Morris at Verdolino & Lowey regarding sales of real estate located at Unit A15 in Briarbrook Village, Acton, MA and 213 Boston Post Road, Wayland, MA	0.20	40.00
Oct 11/11	AMM	Review and reply to correspondence from J. Morris at Verdolino and Lowey regarding preparation of information for 2011 tax returns	0.10	20.00
Our Fee			36.70	\$12,006.50

<u>Time Summary</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
<u>Lawyer Initials</u>			
JBC	410.00	2.40	984.00
HEG	385.00	22.50	8,662.50
AMM	200.00	11.80	2,360.00

TOTAL NEW CHARGES \$12,006.50

STATEMENT OF ACCOUNT

Prior Balance	31,194.50
Payment & adjustments	-31,194.50
Current Fees	12,006.50
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE \$12,006.50

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		28,417.50
Jun 27/11	Check #		2,777.00

Continued...

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Robert N. Lupo
89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011

File Number: 4572 4572-019

Invoice Number: 1682

CLAIMS ADMINISTRATION AND OBJECTIONS

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 26/11	JBC	Conference with Alford, Esq. re: claim vs. Lupo Estate	0.10	41.00
Jun 9/11	JBC	Reviewed and revised Response to Batista's Motion to file late claim	0.40	164.00
Jun 10/11	SAS	Preparation for series of hearings scheduled for June 21, 2011; telephone call to Bankruptcy Court re: docketing dismissal of Rockland Trust Adversary Proceeding and withdrawal of Rockland Trust's claims	0.80	180.00
Jun 13/11	JBC	Reviewed correspondence from TSYS re: claim vs. Piano Man	0.10	41.00
Jun 14/11	JBC	Reviewed message from Krulewich, Esq. re: New England Trade claim	0.10	41.00
Jun 14/11	JBC	Reviewed Washington Mutual/Chase mortgage on 213 Boston Post Road; reviewed Proof of Claim; consideration of grounds for objection	0.20	82.00
Jun 24/11	HEG	Review of claims for utilities	0.40	154.00
Jun 27/11	JBC	Telephone call from Tetler, Esq. re: negotiation of settlement with Bowditch & Dewey	0.20	82.00
Jun 27/11	JBC	Drafted message to Krulewich, Esq. re: evidence of claims vs. Bowditch & Dewey	0.30	123.00
Jun 27/11	JBC	Telephone call from Paul re: tenants demand for turnover of security deposit	0.20	82.00
Jun 28/11	AMM	Telephone call from B. Paul (tenant at 10B Nathan Road) Ore: return of her security deposit and ability to collect it from the Bankruptcy Estate; draft letter to tenant re: filing a proof of claim	0.60	120.00
Jun 28/11	SAS	Review claim of former tenant at Nathan Road real estate; email to Geberth, Esq. re: same	0.30	67.50
Jul 5/11	HEG	Reviewed correspondence re: rents; City of Newton tax bills; directions to staff re: payment of invoices	0.20	77.00
Jul 11/11	JBC	Review and reply to message from Rice, Esq. re: claim vs. Bowditch & Dewey	0.10	41.00
Jul 20/11	JBC	Review correspondence, Complaint, related pleadings, legal analysis and unrelated article forwarded by Rice, Esq. re: alleged claim against	1.80	738.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		B & D; reserach law on fraud in the inducement; consideration of merits of Debtor's alleged claim		
Jul 20/11	JBC	Drafted message to Rice, Esq. re: merits of claims vs. B & D; possible settlement of claim	0.30	123.00
Jul 20/11	JBC	Review series of emails and forwarded emails from Rice, Esq. re: alleged claim vs. B & D	0.20	82.00
Jul 21/11	JBC	Message to Krulewich, Esq. and Rice, Esq. re: claim vs. Bowditch & Dewey	0.30	123.00
Jul 21/11	JBC	Reviewed messge from Huber, Esq. re: claim vs. B&D	0.10	41.00
Jul 21/11	JBC	Telephone call from Huber, Esq. re: discussion of merits of claim vs. Bowditch & Dewey	0.40	164.00
Jul 22/11	JBC	Reviewed status of several nondischargeability Complaints; consideration of likely claim amounts	0.30	123.00
Jul 28/11	SAS	Draft Stipulation with Bowditch & Dewey, LLP re: settlement of claims	1.90	427.50
Aug 1/11	AMM	Revise Objection to Motion to Compel Abandonment	0.30	60.00
Aug 1/11	SAS	Review and revise Stipulation and Agreement with Bowditch & Dewey and Motion to approve same	0.70	157.50
Aug 1/11	JBC	Review message from Anderson, Esq. and review Stipulations proposed by three tenants	0.60	246.00
Aug 1/11	JBC	Message to Anderson, Esq. re: Stipulation allowing claims; calculation of statutory damages	0.30	123.00
Aug 1/11	JBC	Message to Krulewich, Esq. and Rice, Esq. re: tenant claims; statutory damages	0.30	123.00
Aug 1/11	JBC	Review and revise Stipulation waiving Bowditch claim and Motion to Approve the Stipulation	0.70	287.00
Aug 1/11	JBC	Review and respond to message from Krulewich, Esq. re: claims assented by tenants based upon statutory damages	0.30	123.00
Aug 2/11	JBC	Review message from Anderson, Esq. re: calculation of damages in Vanover claim	0.10	41.00
Aug 17/11	JBC	Message to Tetler, Esq. re: settlement of Bowditch claim	0.20	82.00
Aug 17/11	JBC	Conference with Momnie, Esq. re: Stipulation settling certain tenant claims	0.10	41.00
Aug 17/11	AMM	Conference with Collins, Esq. re: Stipulation settling certain tenant claims	0.10	20.00
Aug 22/11	JBC	Review correspondence from TSYS re: Piano Man claim	0.10	41.00
Aug 22/11	JBC	Telephone call to Tetler, Esq. re: negotiation of claim vs. Bowditch & Dewey	0.20	82.00
Aug 22/11	JBC	Review and respond to Anderson, Esq. re: tenant claims	0.20	82.00
Aug 23/11	AMM	Review claims and draft Stipulation and Agreement between Trustee and J. DeProffio regarding Proof of Claim Nos. 57 and 58	2.20	440.00
Aug 23/11	AMM	Review claims and draft Stipulation and Agreement between Trustee and J. Cicero regarding Cicero's Proofs of Claims	1.20	240.00
Aug 23/11	AMM	Review claim; draft Stipulation and Agreement bewteen Trustee and M. Vanover	1.30	260.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 24/11	JBC	Reviewed message and information from Krulewich, Esq. re: attorney and tenant claims	0.20	82.00
Aug 25/11	JBC	Reviewed and respond to message from Krulewich, Esq. re: settlement with Bowditch and Dewey	0.30	123.00
Aug 26/11	AMM	Review and revise Stipulation with J. Profio and Stipulation with J. Cicero pursuant to Collins, Esq.'s comments; minor revisions to Stipulation with M. Vanover; draft email to Anderson, Esq. regarding same	1.30	260.00
Aug 26/11	JBC	Reviewed and revised Stipulations with Vanover and two other tenants	0.80	328.00
Aug 26/11	JBC	Reviewed Settlement Agreement proposed by Bowditch & Dewey	0.30	123.00
Aug 29/11	SAS	Review modifications to Bowditch & Dewey stipulation proposed by Tetler, Esq.; telephone call to Tetler, Esq. re: same; review and revise Motion to approve Stipulation	0.90	202.50
Aug 29/11	JBC	Message to Krulewich, Esq. re: claims objection	0.20	82.00
Aug 29/11	JBC	Returned telephone call to G. Davis re: undefended post-petition Judgment obtained against Debtor who has been denied a discharge; reviewed Proof of Claim	0.30	123.00
Aug 29/11	JBC	Message to Krulewich, Esq. re: Objections to claims	0.10	41.00
Aug 29/11	JBC	Reviewed and revised Motion to Approve Stipulation with Bowditch and Dewey	0.40	164.00
Aug 30/11	JBC	Reviewed and revised Motion to Approve Stipulation with DeProfio	0.30	123.00
Aug 30/11	JBC	Reviewed series of priority claims; consideration of multiple tax, wage and security deposit claims	0.50	205.00
Aug 30/11	JBC	Message to Krulewich, Esq. re: Debtor's position regarding priority claims	0.30	123.00
Aug 30/11	AMM	Draft Motion to Approve Stipulation with DeProfio	1.40	280.00
Aug 30/11	AMM	Draft Motion to Approve Stipulation with Vanover	0.90	180.00
Aug 30/11	AMM	Draft Motion to Approve Stipulation with Cicero	0.90	180.00
Aug 31/11	AMM	Telephone call from Anderson, Esq. regarding Stipulations with Vanover, Cicero, and DeProfio	0.40	80.00
Aug 31/11	SAS	Review, revise, file, and serve Motion to approve stipulation with Bowditch & Dewey	0.60	135.00
Aug 31/11	JBC	Reviewed Sections 1115 and 541 of the Bankruptcy Code and related case law re: Debtor's contention that alleged malpractice claims against Chapter 11 counsel constitute property of the Debtor and not property of the Estate	0.90	369.00
Sep 1/11	SAS	Review Order re: objection deadline to Motion to compromise with Bowditch & Dewey; prepare service list; telephone call and email to PIP printing re service of same	0.40	90.00
Sep 2/11	AMM	Review Anderson, Esq.'s proposed changes to Stipulation and Agreement with tenants; draft revisions to the Stipulation and Agreement	0.60	120.00
Sep 2/11	AMM	Telephone call from Anderson, Esq. regarding Stipulation and Agreement	0.50	100.00
Sep 2/11	SAS	Draft and file certificate of service re: Motion to Compromise with Bowditch & Dewey	0.40	90.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 2/11	SAS	Draft amended Proof of Claim of Rucci, Bardar & Barrett	0.30	67.50
Sep 6/11	AMM	Revise Stipulation and Agreement with tenant, per Anderson, Esq. comments; draft email to Anderson, Esq. regarding same	0.50	100.00
Sep 8/11	AMM	Review correspondence from Anderson, Esq. regarding terms of Settlement and Agreement with tenants	0.10	20.00
Sep 8/11	JBC	Conference with Stone, Esq. re: L. Jacobs claim; tenant claims; tax lien	0.20	82.00
Sep 8/11	SAS	Conference with Collins, Esq. re: strategy for addressing claims of L. Jacobs, tenants, and tax lien	0.20	45.00
Sep 9/11	AMM	Revise Stipulations and Agreements with M. Vanover, J. Cicero and J. DeProfio; draft email to Anderson, Esq. regarding same	1.80	360.00
Sep 12/11	JBC	Reviewed and revised Motion to Fix Hearing Date for Chapter 11 Claims	0.80	328.00
Sep 12/11	JBC	Reviewed Motions to Approve Stipulations settling claims of three tenants	0.30	123.00
Sep 12/11	AMM	Continue drafting Motion to set Chapter 11 administrative expenses for hearing; review Claims Register and docket regarding administrative expense claims	1.40	280.00
Sep 16/11	JBC	Reviewed status of Bowditch settlement motion	0.10	41.00
Sep 16/11	HEG	Dictated letter to Nstar re: 721 Main Street re: overdue account	0.20	77.00
Sep 19/11	JBC	Reviewed and revised Motion to Fix Date for Hearing on Administrative Claims	0.80	328.00
Sep 20/11	AMM	Final review and revisions to Motion to Fix Hearing Date for Chapter 11 administrative claims; draft Certificate of Service	0.40	80.00
Sep 24/11	JBC	Reviewed Objections filed by Debtor to claims of Chapnick and Palumbr	0.10	41.00
Sep 24/11	JBC	Reviewed Objection filed by Debtor to Motion to Settle with Bowditch and Dewey	0.20	82.00
Sep 26/11	JBC	Reviewed claims; telephone call to Falzone, Esq. re: amendment to law firm's claim	0.20	82.00
Sep 26/11	JBC	Telephone call from Tetler, Esq. re: Objection filed by Debtor	0.20	82.00
Sep 26/11	JBC	Conference with Stone, Esq. re: Motion to Strike; Rules relating to enlargement of time; excusable neglect	0.20	82.00
Sep 26/11	JBC	Drafted letter to Pomerene, Esq. re: possible objection to claim based upon Debtor's contention that no services were rendered	0.30	123.00
Sep 27/11	AMM	Review correspondence from Anderson, Esq. regarding stipulation agreements with tenants; review two signed agreements; draft email to Anderson, Esq. regarding same; continue drafting and revising Motion to Approve Stipulations; research rules regarding service of same	1.20	240.00
Sep 27/11	SMM	Prepared Certificate of Service re: Motion to Strike; reviewed and revised service list	0.60	66.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 27/11	JBC	Drafted Motion to Strike Debtor's Objection to Motion to Compromise	1.30	533.00
Sep 27/11	JBC	Telephone call to Coakley, Esq. re: Sacco Biddeford Proof of Claim	0.10	41.00
Sep 27/11	JBC	Reviewed response filed by Krulewich, Esq. to Motion; reviewed Notice of electronic filing re: Notice	0.30	123.00
Sep 28/11	AMM	Review and revise Motion to Approve Stipulations with former tenants	0.30	60.00
Sep 30/11	JBC	Reviewed Motion to Approve Stipulations settling three tenant claims	0.30	123.00
Sep 30/11	JBC	Telephone call from Falzone, Esq. re: amendment to claim vs. Lupo	0.10	41.00
Oct 1/11	AMM	Prepare exhibits to Motion to Approve Stipulations with tenants	0.20	40.00
Oct 3/11	AMM	Final revisions and review of Motion to Approve Stipulations with Cicero, Vanover, and DeProfio; draft Certificate of Service; finalize exhibits	0.60	120.00
Oct 3/11	JBC	Final review of Motion to Approve three tenant claims	0.20	82.00
Oct 4/11	AMM	Draft Notice of Objection Deadline regarding Motion to Approve Stipulations with tenants	0.40	80.00
Oct 5/11	AMM	Calculation of fees related to Follansbee, Esq. proof of claim	0.20	40.00
Oct 6/11	SAS	Conference with Momnie, Esq. re: service of Notice of Hearing on Motion to Strike	0.10	22.50
Oct 6/11	SAS	Draft certificate of service and file same re: notice of hearing on Motion to Strike Objection filed by Krulewich	0.30	67.50
Our Fee			45.60	\$13,271.50

Time Summary

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	18.50	7,585.00
HEG	385.00	0.80	308.00
SAS	225.00	6.90	1,552.50
AMM	200.00	18.80	3,760.00
SMM	110.00	0.60	66.00

TOTAL NEW CHARGES

\$13,271.50

STATEMENT OF ACCOUNT

Prior Balance	4,806.00
Payment & adjustments	-4,806.00
Current Fees	13,271.50
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE

\$13,271.50

Hendel & Collins

A PROFESSIONAL CORPORATION

Attorneys at Law

101 State Street
Springfield, Massachusetts 01103-2006
Telephone (413) 734-6411
Telecopier (413) 734-8069

Robert N. Lupo
89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011

File Number: 4572 4572-022

Invoice Number: 1683

FEE APPLICATIONS AND OBJECTIONS

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 20/11	AMM	Continue drafting second interim fee application, including exhibits	2.30	460.00
May 21/11	AMM	Continue drafting and revising second interim fee application	1.70	340.00
May 23/11	AMM	Continue preparation of exhibits to fee application; final revisions to fee application	2.20	440.00
May 24/11	AMM	Prepare Certificate of Service for Fee Application and Notice of Hearing	0.10	20.00
May 25/11	SAS	Review Notice of Hearing on Hendel & Collins' Second Interim Fee Application; draft notice of filing same; serve notice and upload Fee Application to website	1.20	270.00
Jun 6/11	JBC	Reviewed L. Jacobs Objection and Affidavit re: Interim Fee Application	0.30	123.00
Jun 20/11	JBC	Prepared for hearing on Second Interim Fee Application	0.40	164.00
Sep 11/11	AMM	Draft Motion to set hearing on Chapter 11 Fee Applications	1.10	220.00
Sep 27/11	AMM	Review Court's Order on Trustee's Motion to set the Chapter 11 Fee Applications for hearing; draft Notice of Hearing	0.40	80.00
Sep 27/11	JBC	Telephone call to Bachtell, Esq. re: review of status of Fee Applications	0.20	82.00
Sep 27/11	JBC	Reviewed Debtor's Objection to Follansbee, Esq. Fee Application	0.20	82.00
Sep 28/11	SAS	Post chapter 11 Fee Applications to website pursuant to Notice	0.30	67.50
Oct 3/11	AMM	Draft Certificate of Service regarding Notice of Hearing and Notice of Filing regarding Chapter 11 Fee Applications	0.30	60.00
Oct 4/11	JBC	Instructions to Momnie, Esq. re: Fee Application; categories and deadline	0.20	82.00
Oct 5/11	AMM	Begin drafting Third Interim Fee Application, including initial review of files	1.80	360.00
Oct 5/11	JBC	Drafted Objection to Follansbee and McLeod's Fee Application	1.00	410.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Oct 6/11	AMM	Prepare exhibits to Third Interim Fee Application for Hendel & Collins, P.C.	0.40	80.00
Oct 6/11	AMM	Continue drafting Third Interim Application for Allowance of Fees and Expenses for counsel to Chapter 7 Trustee, including update of summary of sales of real estate, analysis and computation of net proceeds realized by the Bankruptcy estate from multiple sales; review of files regarding expenses and prepare documentation of same	3.90	780.00
Oct 7/11	AMM	Continue drafting Third Interim Fee Application; telephone call from PIP regarding certain printing expenses	0.80	160.00
Oct 10/11	JBC	Reviewed and revised Third Interim Fee Application; reviewed and edit and update categories of time	1.30	533.00
Oct 11/11	AMM	Continue drafting and revising Third Interim Fee Application for counsel to Chapter 11 Trustee	0.50	100.00
Oct 11/11	JBC	Reviewed Debtor's Objection to Weinberg, Esq.'s Fee Application	0.20	82.00
Oct 11/11	JBC	Reviewed Debtor's Objection to Looney & Grossman's Fee Application	0.20	82.00
Oct 11/11	JBC	Reviewed Debtor's Objection to Hanify & King's Fee Application	0.20	82.00
Oct 11/11	JBC	Reviewed and revised Third Interim Application for Fees	0.30	123.00
Oct 11/11	AMM	Review Expenses for Third Interim Fee Application	0.40	80.00
		Our Fee	21.90	\$5,362.50

Time Summary

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	4.50	1,845.00
SAS	225.00	1.50	337.50
AMM	200.00	15.90	3,180.00

TOTAL NEW CHARGES

\$5,362.50

STATEMENT OF ACCOUNT

Prior Balance	7,649.00
Payment & adjustments	-7,649.00
Current Fees	5,362.50
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE

\$5,362.50

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		6,153.00

Continued...

Hendel & Collins
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Telephone (413) 734-6411
Telecopier (413) 734-8069

Robert N. Lupo
89 Sudbury Road
Weston, MA 02493

Date: Wednesday, October 12, 2011
File Number: 4572 4572-025

EXPENSES

Federal Express to Watson, Esq. re: 91-93 Hammond Street, Waltham, Massachusetts	25.00
Federal Express to Harmon Law Offices re: 236 Linwood Avenue, Newton, Massachusetts	25.00
Federal Express to Harmon Law Offices re: 91-93 Hammond Street Waltham, Massachusetts	25.00
Long distance telephone call to Silverman, Esq.	0.84
Photocopies and Postage re: 2nd Interim Fee Application Mailing	140.60
Certificate of Good Standing for JKCB, LLC	30.00
Middlesex South District Registry of Deeds/Recording Fee for Mortgage re: 89 Sudbury Road, Weston, Massachusetts	175.00

Continued...

Federal Express to McGrail, Esq. re: Nathan Road, Waltham, Massachusetts	25.00
Federal Express to Kiley, Esq. re: C-16, Davis Road Acton, Massachusetts	54.00
Federal Express to McGrail, Esq. re: Nathan Road, Waltham, Massachusetts	25.00
PIP Printing and Marketing Solutions Re: Motion to Sell Melville Avenue, Newton, Massachusetts	804.76
Mileage, Tolls and Parking, travel to Boston re: Motion to Sell Melville Avenue, Newton, Massachusetts	133.00
Photocopies and Postage re: Notice of Hearing on Compromise	757.45
Long distance telephone call to C. Sleeper	0.84
Photocopies and Postage re: Notice of Default Judgment	3.46
Federal Express re: closing documents Davis Road, Acton, Massachusetts	25.00
Commonwealth of Massachusetts Recording Fee for Mortgage 29 Myles Standish Road, Weston, MA JKCB, LLC	175.00
Commonwealth of Massachusetts Recording Fee for Certificate of Good Standing 29 Myles Standish Road, Weston, MA JKCB, LLC	75.00
Federal Express to Harmon Law Office re: Units B-8, C-9, and C-11 Davis Road, Acton, Massachusetts	25.00

Photocopies and Postage re: Trustee's Fourth Motion to Extend Time to Object to Debtor's Exemptions	2.14
Photocopies and Postage: Service of Notice of Hearing Re: Motion to Approve Stipulation and Agreement	21.24
Commonwealth of Massachusetts Massachusetts, Certified Copies of Certificate of Title for 25 Melville Avenue, Newton, Massachusetts	3.00
Postage re: payment of trade debt	0.44
Mileage, Tolls and Parking, travel to Boston re: Trust Litigation Motion to Compromise Federal Express to Grandfield, Esq. re: 25 Melville Avenue, Newton, Massachusetts	133.20 25.00
Postage re: payment of trade debt	0.44
Mileage Travel to Law Office of Murphy, Esq. re: Sale of Melville Avenue, Newton, Massachusetts	3.44
Photocopies and Postage re: Completed Notice and Motion to Sell Edgewater Park, Newton, Massachusetts	1,076.63
Federal Express to Murphy, Esq. re: Melville Avenue, Newton, Massachusetts	53.25
Photocopies and Postage re: payment of trade debt	1.76
Federal Express to Murphy, Esq. re: Melville Avenue, Newton, Massachusetts	53.25
Photocopies and Postage re: payment of trade debt	0.44

Federal Express to Harmon Law checks re: Melville Avenue, Newton, Massachusetts	49.28
PIP Printing and Marketing Solutions re: Sale of 213 Boston Post Road, Wayland, Massachusetts	729.03
PIP Printing and Marketing Solutions Re: Motion to Sell 10 Edgewater Park, Newton, Massachusetts	993.13
Long distance telephone call to Anderson, Esq.	1.26
Photocopies and Postage re: payment of trade debt	0.44
Photocopies and Postage re: Fourth Motion to extend time re: Jacobs	27.38
Photocopies and Postage re: Motion to Continue Hearing re: Motion of Wells Fargo for Relief from Stay re: 700 Boston Post Road, Wayland, Massachusetts	67.71
Photocopies and Postage re: Motion to Continue Hearing	32.93
Photocopies and Postage Service of Notice of Hearing re: Motion for Sale of Property 213 Boston Post Road, Wayland, Massachusetts	145.14
Photocopies re: return of R. Lupo files	36.04
Federal Express to R. Lupo re: return of files	25.00
Photocopies and Federal Express to Verdolino & Lowey	66.36
Motion to Sell and Notice of Sale Unit A-15, Davis Road, Acton, Massachusetts	740.67
Photocopies and Postage re: Motion to Continue Hearing on sale of 213	26.64

Boston Post Road, Wayland,
Massachusetts

Photocopies and Postage re: Motion to
Approve Compromise with Bowditch & Dewey 73.26

Photocopies and Postage re: Notice of
Hearing for sale of Boston Post Road,
Wayland, Massachusetts 127.44

Federal Express to
Tian, Esq. re: 10 Edgewater Park,
Newton, Massachusetts 25.00

Photocopies and Postage re: payment of trade debt 1.32

Photocopies and Postage re: Notice of
Intent to Abandon Claim against Wells
Fargo and Notice of Objection Deadline 192.24

Photocopies and Postage re: Fifth
Motion to Extend Time to file Joint Pretrial
Memoranda and Request for Emergency
Determination 44.03

Parking re: hearing in Boston on
Motion to Sell Wayland real estate 32.00

Photocopies and Postage re: payment of trade debt 0.88

Photocopies and Postage: Service of
Motion to Continue Hearing re: Motion
to Continue Hearing re: Motion for Authority
to Sell 213 Boston Post Road, Wayland,
Massachusetts 26.64

PIP Printing and Marketing Solutions
Re: Motion to Approve Stipulation and
Agreement with Bowditch and Dewey, LLP 762.03

Photocopies and Postage
re: Sixth Assented to Motion to File
Joint Pretrial Memoranda and
Request for Emergency Determination 27.38

Mileage, Tolls, and Parking re: travel to 127.20

Boston to attend hearing on Motion to Sell
Unit A-15, Davis Road,
Acton, Massachusetts

Long distance telephone call to Bachtell, Esq. 0.42

Photocopies and Postage re: Motion to Strike 32.04

Long distance telephone call to M. Donnellan 0.84

Photocopies and Postage re: payment of trade debt 0.44

Photocopies and Postage re: Notice of
Hearing and Notice of Filing re: Chapter 11
Administrative Expenses 591.86

Mileage, Tolls, and Parking re: travel to
Boston to attend hearing on Motion to
Sell Wayland real estate 132.20

Photocopies and Postage re: service of
Notice of Hearing re: Trustee's Motion to Strike 21.24

Total Expenses

\$9,058.65

Hendel & Collins

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Attorneys at Law

101 State Street
Springfield, Massachusetts 01103-2006
Telephone (413) 734-6411
Telecopier (413) 734-8069

Robert N. Lupo
89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011

File Number: 4572 4572-026

Invoice Number: 1684

LISA JACOBS

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 25/11	SAS	Conference with Collins, Esq. re: strategy for prosecuting objections to L. Jacobs' claims	0.20	45.00
May 25/11	SAS	Review email correspondence from L. Jacobs re objections to her claims and various other pending issues; draft reply to same	0.50	112.50
May 25/11	AMM	Review lengthy email from L. Jacobs re: extension for Pretrial Memorandum and disclosure questions; review and revise Stone, Esq. response to L. Jacobs re: same	0.40	80.00
May 25/11	JBC	Conference with Stone, Esq. re: review of strategy regarding claims objections	0.20	82.00
Jun 8/11	JBC	Reviewed Order of First Circuit Court of Appeals denying L. Jacobs' Writ of Mandamus	0.10	41.00
Jun 10/11	HEG	Reviewed decision by First Circuit Court of Appeals re: L. Jacobs emergency appeal	0.20	77.00
Jun 10/11	SAS	Review pretrial Order in Jacobs Contested Matters; consideration of filing Motions for Summary Judgment re: same.	0.40	90.00
Jun 28/11	JBC	Review message and information from L. Jacobs re: request for employment; sale of real estate; request for payment; compromise with sister	0.30	123.00
Jun 29/11	AMM	Review email from L. Jacobs re: request for extension	0.10	20.00
Jul 1/11	SAS	Conference with Collins, Esq. re: potential settlement with L. Jacobs	0.30	67.50
Jul 1/11	SAS	Draft, file, and serve Motion to extend deadline to file Pretrial Memoranda	1.10	247.50
Jul 1/11	JBC	Conference with Stone, Esq. re: strategy for settling with L. Jacobs	0.30	123.00
Jul 15/11	SAS	Email to L. Jacobs re: potential settlement negotiations	0.20	45.00
Jul 15/11	AMM	Review series of emails from Stone, Esq. and L. Jacobs re: discussing the pending objection and potential settlement discussions	0.20	40.00
Jul 15/11	JBC	Review message from L. Jacobs re: Objection to Discharge	0.20	82.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 19/11	AMM	Review correspondence from L. Jacobs re: offer to settle	0.20	40.00
Jul 20/11	SAS	Conference with Momnie, Esq. re: preparation for settlement negotiations with L. Jacobs re: several proofs of claim	0.60	135.00
Jul 20/11	SAS	Conference with Collins, Esq. and Momnie, Esq. re: results of preliminary settlement talks	0.30	67.50
Jul 20/11	AMM	Prepare for telephone conference with L. Jacobs, Greer, Esq., and Stone, Esq., including review of proposal from L. Jacobs re: 700 Boston Post Road	0.40	80.00
Jul 20/11	AMM	Conference with Collins, Esq. and Stone, Esq. re: strategy for negotiation of settlement with L. Jacobs	0.30	60.00
Jul 20/11	AMM	Telephone conference with Greer, Esq., L. Jacobs, and Stone, Esq. re: possible settlement of Jacobs' claim	0.80	160.00
Jul 20/11	AMM	Draft brief memo to file re: settlement negotiation conference call	0.10	20.00
Jul 20/11	JBC	Review message from L. Jacobs	0.10	41.00
Jul 20/11	JBC	Conference with Stone, Esq. and Momnie, Esq. re: settlement strategy with L. Jacobs	0.30	123.00
Jul 20/11	SAS	Telephone conference with Momnie, Esq., L. Jacobs, and Greer, Esq. re: potential settlement of Jacobs' proofs of claim	0.30	67.50
Jul 20/11	AMM	Conference with Stone, Esq. re: strategy for negotiation of settlement	0.30	60.00
Jul 21/11	SAS	Return telephone call to Robin, Esq. re: potential settlement with L. Jacobs	0.20	45.00
Aug 1/11	AMM	Review email from Stone, Esq. to L. Jacobs re: Pretrial Memorandum; review Jacobs response email; review Order on Trustee's Assented to Motion to Continue Deadline	0.40	80.00
Aug 1/11	SAS	Email to L. Jacobs re: further extension of deadline to file Joint Pretrial Memoranda	0.20	45.00
Aug 1/11	SAS	Draft and file Fourth Assented to Motion to Extend Deadline to File Pretrial Memoranda	1.20	270.00
Aug 1/11	SAS	Email to L. Jacobs re: allowance of Fourth Motion to Extend Deadline to File Joint Pretrial Memoranda	0.20	45.00
Aug 24/11	SAS	Telephone conversation with Robin, Esq. re: potential settlement with L. Jacobs	0.10	22.50
Aug 26/11	SAS	Telephone conference with Robin, Esq. re: potential settlement with L. Jacobs	0.20	45.00
Sep 2/11	SAS	Telephone conference with Robin, Esq. re: potential settlement of L. Jacobs' claims	0.20	45.00
Sep 6/11	AMM	Review Stone, Esq. correspondence to L. Jacobs regarding pretrial memorandum deadline; review L. Jacobs response; review and revise Motion to extend deadline to file pretrial memoranda	0.30	60.00
Sep 6/11	SAS	Email to L. Jacobs re: extension of time to file Pretrial Memoranda	0.20	45.00
Sep 6/11	SAS	Draft and file Motion to Extend Time to File Pretrial Memoranda	0.60	135.00
Sep 6/11	SAS	Telephone call from Robin, Esq. re: potential settlement with L. Jacobs	0.10	22.50

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 8/11	SAS	Begin drafting stipulation to settle L. Jacobs claims	0.50	112.50
Sep 9/11	SAS	Continue drafting Stipulation to settle L. Jacobs claims	1.30	292.50
Sep 9/11	SAS	Conference with Collins, Esq. re: status of settlement negotiations with L. Jacobs	0.20	45.00
Sep 9/11	JBC	Conference with Stone, Esq. re: status of negotiation of settlement with L. Jacobs	0.20	82.00
Sep 14/11	SAS	Telephone call to L. Robin re: settlement with L. Jacobs	0.20	45.00
Sep 16/11	HEG	Conference with Stone, Esq. re: settlement with L. Jacobs; waiver of standing as creditor penalties for filing pleadings and releases; ability to pursue Debtor	0.20	77.00
Sep 16/11	SAS	Telephone call to Robin, Esq. re: status of settlement negotiations with L. Jacobs	0.20	45.00
Sep 16/11	SAS	Return telephone call to L. Pobin re: stipulation with L. Jacobs	0.20	45.00
Sep 16/11	SAS	Email to L. Jacobs re: upcoming pretrial stipulation deadline	0.20	45.00
Sep 19/11	JBC	Reviewed and revised Settlement Agreement with L. Jacobs	0.60	246.00
Sep 19/11	SAS	Review and revise proposed Settlement Agreement; draft Motion to extend deadline for filing pretrial memoranda	1.10	247.50
Sep 20/11	JBC	Further revision of Stipulation with L. Jacobs	0.40	164.00
Sep 20/11	SAS	Review and revise stipulation with L. Jacobs; email same to Robin, Esq.	0.30	67.50
Oct 6/11	SAS	Telephone conference with Robin, Esq. re: settlement negotiations re: claim of Lisa Jacobs	0.10	22.50
Oct 7/11	JBC	Reviewed and revised Stipulation with L. Jacobs	0.30	123.00
Oct 7/11	SAS	Review and revise draft settlement agreement with L. Jacobs	0.50	112.50
Oct 7/11	SAS	Telephone conference with Robin, Esq. re: revisions to settlement agreement; review and revise agreement and email same to Robin, Esq.	0.40	90.00
Oct 11/11	SAS	Telephone conference with Robin, Esq. re: settlement negotiations with L. Jacobs	0.10	22.50
Our Fee			19.30	\$4,874.00

Time Summary
Lawyer Initials

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	3.00	1,230.00
HEG	385.00	0.40	154.00
SAS	225.00	12.40	2,790.00
AMM	200.00	3.50	700.00

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Robert N. Lupo
 89 Sudbury Road
 Weston MA 02493

Date: Tuesday, October 11, 2011

File Number: 4572 4572-027

Invoice Number: 1693

SALE OF REAL ESTATE

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 7/11	HEG	Dictated letter to M. Richards re: sale of 25 Melville	0.20	77.00
May 16/11	HEG	Dictated letter to M. Richards re: inspection at 25 Melville and need to get copy of report for housing inspector	0.20	77.00
May 20/11	AMM	Review and analyze offer received on 700 Boston Post Road; brief memo to Collins, Esq. re: same	0.20	40.00
May 23/11	SAS	Telephone call to C. Sleeper re status of Smoke/Carbon Monoxide Detector Certificates and final water bills for several properties being sold by the Estate	0.20	45.00
May 23/11	SAS	Telephone call to Briarbrook Village re: closings on sale of several condominiums, obtaining smoke detector certificates, and obtaining 6(d) certificates	0.20	45.00
May 23/11	SAS	Reply email to Kiley, Esq. re: details for closing on sale of Unit 16C, Briarbrook Village	0.40	90.00
May 23/11	HEG	Drafted letter to M. Kostman re: water charges from the Town of Lincoln	0.20	77.00
May 24/11	AMM	Conference with Collins, Esq. re: status of negotiations on sale of Edgewater	0.20	40.00
May 24/11	SAS	Draft deed to Unit C16; review of master deed for Briarbrook Village Condominium in preparation for same	1.20	270.00
May 24/11	SAS	Draft Clerk's Certificate and Certificate of Nonforeign Status in preparation for closing on sale of Unit C16; series of emails to R. Bruce and Kiley, Esq. re same; telephone to Vernon, Esq. re: obtaining mortgage payoff statement for same	0.80	180.00
May 24/11	JBC	Conference with Momnie, Esq. re: review of status of Edgewater Park sale negotiations	0.20	82.00
May 25/11	SAS	Drafting Deeds for sale of three Acton condominium units	0.90	202.50
May 25/11	SAS	Review email from McGrail, Esq. re: outstanding issues for closing on sale of Nathan Road real estate; draft reply email re: same	0.40	90.00
May 25/11	AMM	Telephone call from tenant at 10 Edgewater re: Lupo's demands for payment of rent and related	0.10	20.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		issues		
May 25/11	AMM	Emails to/from M. Richards at Barrington Mangement Co. re: Melville inspection and issues related to other properties	0.20	40.00
May 25/11	HEG	Dictated letter to M. Richards re: follow up on inspection of 25 Melville	0.20	77.00
May 25/11	JBC	Reviewed message from purchaser of Hammond Street re: adjustment of rents	0.10	41.00
May 26/11	AMM	Review email from A. Dimeo re: Hammond Street rents; draft reply email re: same; determine any additional pro-rated rents owed to A. Dimeo; letter to A. Dimeo re: return of pro rata share of rents for 91B and 93B Hammond Street	0.40	80.00
May 26/11	AMM	Telephone call to Newton Housing Authority Inspection Department re: 25 Melville Ave	0.20	40.00
May 27/11	AMM	Letter to Dimeo Realty, LLC returning pro rata share of May rents received on account of 93A Hammond Street	0.10	20.00
May 27/11	SAS	Series of emails with McGrail, Esq. re: closing on Nathan Road real estate; review of closing documents for same; obtain certified copy of Order; review HUD-1 settlement statement; draft letter to McGrail, Esq. re: closing on sale	2.40	540.00
May 31/11	AMM	Prepare documents and information for Stone, Esq. re: hearing on Motion to Sell 25 Melville Avenue, Newton	0.10	20.00
May 31/11	SAS	Review of Motion to sell Melville Avenue real estate; review Certificate of Service re: same; prepare oral presentation for hearing on same	1.80	405.00
May 31/11	SAS	Prepare for, travel to and from, and attend hearing on Motion to sell Melville Avenue real estate; telephone conversation with J. Collins, Esq. re: same; series of telephone conversations with C. Sleeper re: same	4.50	1,012.50
May 31/11	SAS	Series of telephone conversations with C. Sleeper re: closing on sale of Nathan Road real estate; series of telephone conversations with McGrail, Esq. and E. Grizzell re: same; telephone call to Waltham Treasurer's Office re: outstanding municipal liens on Nathan Road real estate; review of municipal lien certificate and proposed HUD-1 Settlement Statement; conference with Mornnie, Esq. re: closing on sale of Nathan Road real estate	2.10	472.50
May 31/11	JBC	Telephone call to Stone, Esq. re: hearing on sale of real estate	0.20	82.00
May 31/11	AMM	Conference with Stone, Esq. re: issues related to buyer's walk-through of Nathan Road today	0.20	40.00
Jun 1/11	SAS	Review HUD-1 settlement statement from sale of Nathan Road real estate; review additional closing documents submitted by buyer's counsel; series of emails and telephone conversations with E. Grizzell re: same	0.80	180.00
Jun 1/11	SAS	Telephone call to Murphy, Esq. re: sale of Melville Avenue real estate	0.10	22.50

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 1/11	SAS	Telephone call from Murphy, Esq.'s office re details for closing on sale of Melville Avenue real estate	0.10	22.50
Jun 1/11	SAS	Series of emails to buyer's counsel and Briarbrook Condominiums re: closing on sale of Unit E-C16	0.30	67.50
Jun 1/11	JBC	Reviewed and execute Nathan Street closing documents	0.20	82.00
Jun 1/11	JBC	Reviewed message from C. Sleeper and counter offer and new offer on Edgewater Park	0.20	82.00
Jun 1/11	JBC	Telephone calls to/from M. Kostman re: her interest in purchasing 221 Tower Road	0.20	82.00
Jun 2/11	SAS	Review and revise HUD-1 Settlement Statement for sale of 19 Davis Road, Unit E-C16; series of telephone calls to Town of Acton, buyer's counsel, and Bankruptcy Court Clerk's office re: closing on same; obtain certified copy of Order and Clerk's Certificate re same	1.60	360.00
Jun 2/11	SAS	Review final HUD-1 settlement statement from sale of Nathan Road real estate; draft letters re: disbursement of settlement proceeds	1.30	292.50
Jun 2/11	SAS	Continue revisions to HUD-1 re: sale of 19 Davis Road Unit E-C16; series of emails to and from J. Parker re: same	1.20	270.00
Jun 2/11	JBC	Reviewed closing documents on condominium sale	0.30	123.00
Jun 2/11	JBC	Reviewed adjustments to Nathan Road sale	0.20	82.00
Jun 2/11	JBC	Telephone call from C. Sleeper re: status of sale of Edgewater and Acton condo	0.20	82.00
Jun 2/11	HEG	Dictated letter to A. Depasquale re: sale of Nathan Street	0.20	77.00
Jun 2/11	HEG	Dictated letter to Donna at Cubby Oil re: sale of Nathan Street	0.20	77.00
Jun 3/11	SAS	Return telephone call to Kiley, Esq. re: disbursement of settlement proceeds from sale of Unit E-C16 sale; draft follow up email re: same	0.40	90.00
Jun 3/11	SAS	Conference with Collins, Esq. re: demand for turnover of security deposit from Nathan Road real estate.	0.20	45.00
Jun 3/11	SAS	Draft email to McGrail, Esq. re: demand for turnover of Nathan Road security deposit	0.20	45.00
Jun 3/11	SAS	Telephone call to Harmon Law Offices re: payoff of first mortgage on Unit E-C16	0.20	45.00
Jun 3/11	SAS	Draft proposed Order on sale of Melville Avenue real estate; telephone call to Murphy, Esq. re: same	0.70	157.50
Jun 3/11	AMM	Conference with Collins, Esq. re: status of various sales of real estate and recovery of possession of 700 Boston Post Road	0.30	60.00
Jun 3/11	AMM	Telephone call to C. Sleeper re: counteroffer on condo unit and discussion of her analysis of value of Edgewater	0.50	100.00
Jun 3/11	AMM	Analysis of offer on unit A15 at Briarbrook Village	0.20	40.00
Jun 3/11	AMM	Telephone call from Rogaris, Esq. re: closing of 19 Davis completed	0.10	20.00
Jun 3/11	AMM	Review detailed report from C. Sleeper re: marketing efforts on 10 Edgewater; consideration of tax implications and other costs associated with	0.40	80.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		potential sale		
Jun 3/11	JBC	Conference with Stone, Esq. re: demand for turnover of security deposit received from purchaser of Nathan Road	0.20	82.00
Jun 3/11	JBC	Reviewed Report forwarded by C. Sleeper re: attempts to sell Edgewater Park; comparable sales	0.20	82.00
Jun 3/11	JBC	Drafted message to Rice, Esq. re: sale of Edgewater Road	0.30	123.00
Jun 3/11	JBC	Reviewed message from Rice, Esq. re: sale of Edgewater and personal property at New Hampshire	0.10	41.00
Jun 3/11	JBC	Conference with Momnie, Esq. re: state of sale of Edgewater and Davis Street; status of eviction on Boston Post Road	0.30	123.00
Jun 5/11	SAS	Review of file to respond to inquiry from Rice, Esq. re: sale of New Hampshire real estate	0.40	90.00
Jun 6/11	SAS	Review disbursements to be made from sale proceeds of Unit E-C16; draft letters to Harmon Law Offices and C. Sleeper re: same; telephone call to Town of Acton re: outstanding real estate taxes and municipal charges on property	0.60	135.00
Jun 6/11	SAS	Telephone call from Murphy, Esq. re: language in proposed Order authorizing sale of Melville Avenue real estate; draft follow-up email re: same	0.40	90.00
Jun 6/11	SAS	Telephone call to J. Ashley re: closing on sale of three Acton condominium units	0.10	22.50
Jun 6/11	JBC	Reviewed message from C. Sleeper re: sale of Edgewater Park; tenant at 700 Boston Post Road	0.10	41.00
Jun 7/11	AMM	Review email from A. Dimeo re: June rent payments; review Trustee's accounts re: payments; draft email to A. Dimeo re: same	0.20	40.00
Jun 7/11	AMM	Telephone call from C. Sleeper re: Purchase and Sale Agreement for Edgewater Park and update on recent developments to obtain access to 700 Boston Post Road and her observations of the real estate	0.50	100.00
Jun 7/11	SAS	Reply email to C. Sleeper re: closing on sale of Unit E-C16.	0.20	45.00
Jun 7/11	SAS	Reply email to J. Ashley re: closing on sale of three Acton condominium units	0.30	67.50
Jun 7/11	SAS	Review correspondence from buyer's counsel and condominium association re: closing on sale of three units in Acton, Massachusetts	0.20	45.00
Jun 7/11	SAS	Several email and telephone conversations with R. Bruce and J. Ashley re: closing on sale of three Acton, Massachusetts condominium units; continue drafting deed for same; draft Clerk's Certificate re: same.	1.10	247.50
Jun 7/11	SAS	Review email from Katin, Esq. re: closing documents for sale of three Acton, Massachusetts condo units; reply to same	0.30	67.50
Jun 7/11	SAS	Email to Vernon, Esq. re: obtainin payoff statements from mortgages on three Acton, Massachusetts condo units	0.20	45.00
Jun 7/11	SAS	Series of emails to Keady, Esq. re: payoff statements for three Acton condo units	0.30	67.50

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 7/11	JBC	Telephone call to C. Sleeper re: negotiation of sale of Edgewater; tenant at 700 Boston Post Road	0.20	82.00
Jun 8/11	SAS	Series of emails to Briarbrook Condominium Association and buyer's counsel re: closing on sale of three Acton condo units; review and revies Clerk's Certificate re: same; obtain certified copy of Order authorizing sale and Clerk's Certificate re: same	1.20	270.00
Jun 8/11	SAS	Telephone call to Acton Housing Authority re: modification of Section 8 contract in connection with sale of Unit C8	0.20	45.00
Jun 8/11	SAS	Review correspondence from Murphy, Esq. re: sale of Melville Avenue real estate; telephone call to Murphy, Esq. re: same; review and revise proposed Order re: sale of Melville Avenue real estate; email to Bankruptcy Court re: proposed Order	0.60	135.00
Jun 8/11	SAS	Series of emails to buyer's counsel re: sale of three Acton condo units; review and revise proposed HUD -1 settlement statement re: same; draft letter to buyer's counsel re: same; series of telephone calls to buyer's counsel re: same; prepare closing package for sale of three Acton condo units; conference with Collins, Esq. re: terms of Sale Order	3.30	742.50
Jun 8/11	AMM	Review of rents received related to property abandoned by the Trustee	0.20	40.00
Jun 8/11	AMM	Draft Purchase and Sale Agreement for sale of 10 Edgewater Park to C. Huang	0.70	140.00
Jun 8/11	JBC	Reviewed messages from C. Sleeper together with formal offer for Edgewater Park; respond to C. Sleeper re: acceptance of offer	0.30	123.00
Jun 8/11	JBC	Conference with Stone, Esq. re: Title Company's inquiry about Order approving Melville sale	0.20	82.00
Jun 9/11	SAS	Review post-closing rent received on various parcels of real estate; perform accounting re: same	0.80	180.00
Jun 9/11	SAS	Series of telephone conversations and emails with Katin, Esq. re closing on sale of three Acton condo units	0.50	112.50
Jun 9/11	AMM	Revisions to Purchase and Sale Agreement; Draft email to Tian, Esq. re: Purchase and Sale for Edgewater Park	0.30	60.00
Jun 9/11	AMM	Draft letter to Dimeo Realty, LLC re: return of rent for June 2011 on account of 91A Hammond Street	0.20	40.00
Jun 9/11	AMM	Telephone call from C. Sleeper re: offer on A15 at Briarbrook Village	0.20	40.00
Jun 9/11	JBC	Reviewed closing documents re: 3 Davis Road condominiums	0.30	123.00
Jun 9/11	JBC	Reviewed and revised Purchase and Sale Agreement for Edgewater Park property	0.40	164.00
Jun 10/11	AMM	Update Summary of Sale of Real Estate Schedule re: recent sales and upcoming closings	0.50	100.00
Jun 10/11	AMM	Telephone call from C. Sleeper re: new offer on Unit A15 at Briarbrook Village	0.20	40.00
Jun 10/11	JBC	Conference with Bachtell, Esq. re: Objections to Motions to Sell filed by L. Jacobs	0.10	41.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 10/11	JBC	Telephone call from C. Sleeper re: counteroffer on Unit A15 and comments on the Purchase and Sale Agreement for Edgewater from the potential buyer	0.20	82.00
Jun 11/11	JBC	Reviewed correspondence from purchaser of Edgewater Park re: offer to purchase	0.10	41.00
Jun 13/11	AMM	Email to C. Sleeper re: status of Edgewater Purchase and Sale Agreement; Telephone call from C. Sleeper re: terms of sale	0.60	120.00
Jun 13/11	SAS	Telephone call to C. Sleeper re: update on sales of Melville Avenue, Edgewater Park, and Briarbrook Village properties; discussion re: status of eviction at 700 Boston Post Road property	0.30	67.50
Jun 13/11	SAS	Review revised HUD-1 Settlement Statement for sale of three Acton, Massachusetts condo units; email, letter, and telephone call to buyer's counsel re: same	0.50	112.50
Jun 14/11	AMM	Conference with Collins, Esq. re: status of negotiations of Edgewater Park and status of eviction at 700 Boston Post Road	0.20	40.00
Jun 14/11	AMM	Telephone call from C. Sleeper re: buyers' demand for de-lead certificate for 10 Edgewater and status of negotiations for unit A15 at Briarbrook	0.20	40.00
Jun 14/11	JBC	Conference with Momnie, Esq. re: status of negotiation of sale of Edgewater Park; status of eviction on 700 Boston Post Road	0.20	82.00
Jun 14/11	JBC	Message to Butler, Esq. re: sale of Wayland real estate	0.20	82.00
Jun 15/11	SAS	Conference with Collins, Esq. re: status of various real estate sales	0.20	45.00
Jun 15/11	SAS	Draft check requts for payment of closing costs associated with sale of three Acton condos; draft letters re: same; review allocation of closing proceeds	2.60	585.00
Jun 15/11	SAS	Review recorded deed for three Acton condos; email to Barrington Management re: sale of same	0.30	67.50
Jun 15/11	HEG	Dictated letter to M. Richards re: condo units sold in Acton; cancel insurance	0.20	77.00
Jun 15/11	JBC	Conference with Stone, Esq. re: issues relating to condo sale; status of Melville sale	0.20	82.00
Jun 15/11	JBC	Reviewed Foreclosure Notice on Wayland real estate; message to Butler, Esq. re: potential problem with short sale	0.30	123.00
Jun 16/11	AMM	Telephone call from C. Sleeper re: various issues related to negotiations of sale of A15 Briarbrook, negotiations of Purchase and Sale Agreement for Edgewater, and eviction of tenant at 700 Boston Post Road	0.50	100.00
Jun 17/11	SAS	Review Order authorizing sale of Melville Avenue property; series of telephone calls to Land Court and Registry of Deeds re: registration requirements; email to Murphy, Esq. re: same; telephone call to bankruptcy court re: same	1.10	247.50
Jun 17/11	AMM	Telephone calls from C. Huang re: negotiation of Purchase and Sale Agreement for sale of Edgewater; telephone call from C. Sleeper re: new	0.90	180.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		offer on Unit A15 Acton and status of Edgewater Purchase and Sale Agreement		
Jun 17/11	AMM	Telephone call from C. Sleeper re: Trustee's counteroffers on Unit A15, negotiation of Purchase and Sale Agreement on Edgewater, and status of trust properties on the market	0.30	60.00
Jun 17/11	JBC	Instructions to C. Sleeper re: acceptance of offer on Davis Street condo and rejection of offer made by Edgewater Park purchaser	0.20	82.00
Jun 18/11	AMM	Review new listing agreement re: 700 Boston Post Road	0.20	40.00
Jun 18/11	JBC	Review correspondence and accounting from BAC Home Loans re: adjustment of mortgage payoff amount	0.10	41.00
Jun 20/11	AMM	Review written offer on Unit A15; consideration of benefit to Estate	0.20	40.00
Jun 20/11	AMM	Update Summary of Sales of Real Estate re: closing of three condo units in Briarbrook Village in preparation of hearings tomorrow	0.30	60.00
Jun 21/11	SAS	Telephone call to Middlesex South District Registry of Deeds re: obtaining certified copies of documents relating to Melville Avenue property; draft letter to Registry re: same	0.50	112.50
Jun 21/11	SAS	Draft Deeds and Termination of Trust re: Melville Avenue real estate	1.30	292.50
Jun 21/11	AMM	Prepare information regarding status of sales, review docket re: status of objection to discharge and Motion for default judgment, and other information for Collins, Esq. in preparation of hearings	0.20	40.00
Jun 22/11	SAS	Review and revise deeds and termination of trust re: sale of Melville Avenue property; draft clerk's certificate re: same	0.60	135.00
Jun 22/11	AMM	Telephone call to C. Sleeper re: status of Purchase and Sale Agreement for Edgewater and Unit A15, status of eviction at 700 Boston Post Road, and status of smoke certificates for closing of Melville	0.30	60.00
Jun 22/11	AMM	Review Tian, Esq.'s modifications to Purchase and Sale Agreement for Edgewater Park	0.50	100.00
Jun 22/11	SAS	Reply email to Murphy, Esq. re: closing on sale of Melville Avenue real estate	0.20	45.00
Jun 22/11	JBC	Review and respond to message from R. Mullane re: Edgewater Park	0.10	41.00
Jun 22/11	JBC	Return telephone call to Butler, Esq. re: sale of Wayland real estate	0.20	82.00
Jun 22/11	JBC	Review and revise revisions to Purchase and Sale requested by prospective purchaser of Edgewater	0.40	164.00
Jun 22/11	JBC	Review Purchase and Sale Agreement re: Davis Street condo	0.30	123.00
Jun 23/11	AMM	Telephone call to C. Sleeper re: proposed terms in the Purchase and Sale Agreement for Edgewater and upcoming closing of Melville and related issues	0.30	60.00
Jun 23/11	AMM	Revise Purchase and Sale Agreement terms for Edgewater Park in response to buyer's proposed terms; email to Tian, Esq. re: revised Purchase and Sale Agreement	0.40	80.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 23/11	AMM	Draft Purchase and Sale Agreement for Unit A15 at Briarbrook Village	0.80	160.00
Jun 24/11	AMM	Series of telephone calls to Barrington re: smoke certificate for Melville and maintenance and repairs at Edgewater	0.30	60.00
Jun 24/11	AMM	Researching and drafting Motion to Waive Counteroffer requirement	1.30	260.00
Jun 24/11	JBC	Review and revise Motion to Waive counteroffer procedure for sale of 231 Boston Post Road	0.40	164.00
Jun 24/11	JBC	Review comments to Purchase and Sale Agreement on Boston Post Road	0.30	123.00
Jun 24/11	JBC	Review message from Butler, Esq. re: sale of Boston Post Road	0.10	41.00
Jun 27/11	JBC	Review and revise multiple changes to Purchase and Sale Agreement requested by Buyer of Edgewater; review and revise our draft agreement to accomodate some changes	0.50	205.00
Jun 27/11	JBC	Review correspondence from Zhang re: purchase of Unit A15 Davis Road, Acton	0.10	41.00
Jun 27/11	JBC	Review and revise Purchase and Sale Agreement on Davis Street; instructions to Momnie, Esq. re: execution and deposit	0.30	123.00
Jun 28/11	AMM	Revise Purchase and Sale Agreement for Edgewater Park; email to Tian, Esq. re: revised agreement	0.40	80.00
Jun 28/11	AMM	Review and revise Purchase and Sale Agreement for Unit A15 at 17 Davis Street; draft email to buyers' counsel re: same	0.20	40.00
Jun 29/11	AMM	Telephone call from C. Sleeper re: status of closing of Melville, new offer on Unit A15 at Briarbrook, and status of signing of Purchase and Sale for Edgewater Park	0.40	80.00
Jun 29/11	AMM	Draft email to Eriksen, Esq. re: new offer on Unit A15 and possible new Purchase and Sale Agreement	0.10	20.00
Jun 30/11	AMM	Draft Motion to Sell Edgewater	0.70	140.00
Jun 30/11	JBC	Review closing disbursements for Melville sale	0.10	41.00
Jul 1/11	SAS	Review & Revise deeds re: sale of Melville Avenue Real Estate; obtain certified copies of Motion, Order, and Clerk's Certificate re: same; telephone call to Middlesex South District Registry of Deeds re: error in documents previously provided by Registry of Deeds; draft letter to Land Court re: sale of Melville Avenue property	2.70	607.50
Jul 1/11	AMM	Review and revise letter to Land Court re: approval of documents for closing 25 Melville Avenue	0.20	40.00
Jul 1/11	AMM	Drafting Motion to Sell Edgewater; drafting Notice of Intended Sale of Edgewater, prepare exhibits to Motion	1.30	260.00
Jul 1/11	JBC	Review and revise Motion to Sell Edgewater Park and related document pleadings	0.40	164.00
Jul 1/11	JBC	Review documents revoking Melville Realty Trust; review closing documents	0.30	123.00
Jul 1/11	JBC	Review and revise proposed Purchase and Sale Agreement involving Wayland real estate	0.40	164.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 1/11	JBC	Message to Butler, Esq. re: short sale of Wayland, waiver of counter offer procedure; waiver of 14 day delay after Order	0.30	123.00
Jul 1/11	JBC	Review and revise Motion to Sell regarding Edgewater Real Estate; conform Motion to the findings of the Court in the Adversary Proceeding authorizing the sale of the co-owners interest	0.50	205.00
Jul 1/11	HEG	Reviewed utility bills and dictated letter to new owner	0.20	77.00
Jul 4/11	SAS	Review and revise letter to Land Court re sale of Melville Avenue real estate; instructions to MJC re: same	0.30	67.50
Jul 5/11	JBC	Review information from C. Sleeper re: Davis Street sale	0.20	82.00
Jul 6/11	JBC	Review Purchase and Sale Agreement re: Davis Street, Acton	0.20	82.00
Jul 6/11	JBC	Telephone call from Garrity re: sale of Edgewater Park; discussion of counter offer	0.20	82.00
Jul 6/11	AMM	Telephone call from C. Sleeper re: highest and best offer on Unit A15 and Melville smoke certificate	0.20	40.00
Jul 7/11	SAS	Telephone call to Land Court re: approval to record deeds for Melville Avenue property; telephone call and email to Murphy, Esq. re: same; telephone call to Harmon Law re: payoff of mortgage on Melville Avenue property	0.40	90.00
Jul 7/11	AMM	Drafting Motion to Sell 213 Boston Post Road	0.60	120.00
Jul 8/11	AMM	Review completed Notice of Sale for Edgewater Park; email to R. Pelzek at PIP re: Motion to Sell and Notice of Sale for Edgewater Park	0.10	20.00
Jul 8/11	AMM	Draft letter to Dimeo Realty re: return of rent payment received from housing authority	0.30	60.00
Jul 8/11	AMM	Draft Purchase and Sale Agreement for A15, 17 Davis Street (M. Serrao); email to C. Sleeper re: same	0.70	140.00
Jul 8/11	SAS	Review and revise Motion seeking authority to sell Wayland property and Notice re: same	0.50	112.50
Jul 8/11	SAS	Review correspondence from Land Court re: conveyance of Melville Avenue property	0.30	67.50
Jul 8/11	SAS	Telephone call to Murphy, Esq. re: closing on sale of Melville Avenue real estate	0.10	22.50
Jul 8/11	SAS	Telephone call to C. Sleeper re: obtaining smoke detector certificate and final water reading for Melville Avenue real estate	0.10	22.50
Jul 8/11	JBC	Review and revise Motion to Sell Wayland Real Estate	0.30	123.00
Jul 8/11	AMM	Continue drafting Motion to Sell for Wayland real estate; draft Notice of Sale	1.90	380.00
Jul 11/11	AMM	Telephone call from M. Cadis re: potential counteroffer on Edgewater Park	0.20	40.00
Jul 11/11	HEG	Reviewed correspondence from Bank of America re: refund of escrow balance	0.20	77.00
Jul 12/11	AMM	Telephone call from Marie at the Greene Company in Newton re: Notice of Intended Sale of Edgewater Park	0.10	20.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 12/11	SAS	Series of telephone conversations with S. Murphy, Esq. re: closing on sale of Melville Avenue real estate; review of closing documents and draft email to Murphy, Esq. re: same	1.10	247.50
Jul 12/11	AMM	Review email from Tian, Esq. re: closing of Edgewater Park; draft reply email re: same	0.20	40.00
Jul 12/11	AMM	Review completed Notice of Sale for Wayland; email to PIP re: service of Notice of Sale	0.20	40.00
Jul 12/11	JBC	Review payoff calculation on Melville Street	0.10	41.00
Jul 12/11	JBC	Review message from Lipman-White, Esq. re: pending foreclosure sale on Wayland real estate; instructions to Momnie, Esq. re: coordination of property sale; deferral of foreclosure	0.30	123.00
Jul 13/11	AMM	Message to White-Lipman, Esq. re: pending foreclosure sale of Wayland property; review and reply to series of emails with Butler, Esq. re: same; Telephone call to Lipman-White, Esq. re: upcoming foreclosure of Wayland property	0.50	100.00
Jul 13/11	AMM	Draft Certificates of Service for Motion to Sell and Notice of Sale for Edgewater and 213 Boston Post Road	0.20	40.00
Jul 13/11	JBC	Telephone call to Momnie, Esq. re: problems with Melville sale; negotiation of Davis Street; interest in Edgewater	0.20	82.00
Jul 13/11	JBC	Telephone call from Stone, Esq. re: problem with security deposits at Melville; delay in closing	0.10	41.00
Jul 13/11	SAS	Travel to and conference with Murphy, Esq. re: closing on sale of Melville Avenue real estate	1.20	270.00
Jul 14/11	SAS	Review of Trustee's records re: rent receipts and lease re: Melville Avenue property in preparation for closing	0.50	112.50
Jul 15/11	SAS	Series of telephone conversations and emails with Murphy, Esq. re: closing on sale of Melville Avenue property; series of telephone conversations and emails with C. Sleeper re: same	0.70	157.50
Jul 15/11	AMM	Telephone call from C. Sleeper re: status of sale of Edgewater, Melville, and Unit A15 at Briarbrook Village and status of eviction of 700 Boston Post Road	0.50	100.00
Jul 15/11	AMM	Final revisions to Purchase and Sale Agreement for Unit A15 Briarbrook; draft email to C. Sleeper re: same	0.20	40.00
Jul 16/11	AMM	Email to Butler, Esq. and Lipman-White, Esq. re: status of pending short sale/foreclosure for 213 Boston Post Road, Wayland	0.20	40.00
Jul 16/11	JBC	Review message among counsel to buyer and counsel to Bank re: coordination of shortsale for Wayland property	0.10	41.00
Jul 18/11	AMM	Telephone call from R. Bruce at Briarbrook Village re: status of sale of Unit A15	0.20	40.00
Jul 18/11	SAS	Return telephone call to Murphy, Esq. re closing on sale of Melville Avenue real estate	0.10	22.50
Jul 18/11	SAS	Review and revise various closing documents requested by buyer's counsel regarding sale of Melville Avenue property	1.50	337.50

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jul 20/11	JBC	Review revised settlement statement for Melville sale	0.10	41.00
Jul 20/11	JBC	Review correspondence from Stanton & Davis re: foreclosure of Wayland real estate	0.20	82.00
Jul 20/11	SAS	Review final settlement statement re: sale of Melville Avenue property; draft check requests for disbursements from sale proceeds; review accounting for sale proceeds	0.60	135.00
Jul 20/11	AMM	Review revised Purchase and Sale Agreement and Rider from buyer's counsel for Unit A15 at Briarbrook Village	0.50	100.00
Jul 20/11	JBC	Review correspondence from Treasurer of City of Waltham re: Vernon Street taxes	0.10	41.00
Jul 20/11	JBC	Review foreclosure sale notice re; 213 Boston Post Road, Wayland	0.10	41.00
Jul 21/11	JBC	Reviewed series of messages among Butler, Esq., Lipman, Esq. and White, Esq. re: short sale	0.20	82.00
Jul 21/11	JBC	Reviewed and respond to message from Butler, Esq. re: problems with short sale of Wayland real estate	0.20	82.00
Jul 25/11	AMM	Review email from Lipman-White, Esq. re: status of foreclosure of 213 Boston Post Road; review email from Butler, Esq. re: same	0.20	40.00
Jul 25/11	AMM	Telephone call from C. Sleeper re: offer on 700 Boston Post Road and offer on Unit A15 at Briarbrook Village	0.40	80.00
Jul 25/11	JBC	Reviewed message from Lipman-White, Esq.; message to Butler, Esq. re: Wayland sale	0.20	82.00
Jul 25/11	JBC	Reviewed Debtor's Objection to Motion to Sell Wayland Real Estate	0.30	123.00
Jul 25/11	HEG	Reviewed statement from Brisbol and sale of condo units	0.20	77.00
Jul 25/11	HEG	Reviewed objection to sale of assets	0.30	115.50
Jul 26/11	AMM	Telephone call from Lipman-White, Esq. re: bank's objection to pending Motion to Sell and potential for short sale before foreclosure sale	0.40	80.00
Jul 26/11	AMM	Draft letter to Lipman-White, Esq. re: proposal to modify requested relief from the Court related to 213 Boston Post Road	0.60	120.00
Jul 26/11	JBC	Conference with Butler, Esq. re: terms of Sale Order; exclusion of Chase from Sale Order	0.10	41.00
Jul 27/11	AMM	Draft email to C. Sleeper re: rejection of offer on 700 Boston Post Road and status of Unit A15 at Briarbrook Village	0.20	40.00
Jul 27/11	AMM	Review email from Anderson, Esq. re: negotiation of Purchase and Sale Agreement for Unit A15 at Briarbrook; reply email re: same	0.20	40.00
Jul 27/11	JBC	Reviewed message from Butler, Esq. re: problems with Wayland sale	0.10	41.00
Jul 28/11	AMM	Revise Purchase and Sale Agreement for Unit A15 at Briarbrook to reflect recent offer; draft email to buyers' attorney	0.50	100.00
Aug 1/11	AMM	Telephone call from Eriksen, Esq. re: proposed Addendum A to Purchase and Sale Agreement for Unit A15 at 17 Davis Road	0.40	80.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 1/11	AMM	Review proposed Addendum A to Purchase and Sale Agreement	0.50	100.00
Aug 1/11	AMM	Revise proposed Order on Motion to Sell 213 Boston Post Road; draft email to Lipman-White, Esq. and Butler, Esq. re: same; review emails from Lipman-White, Esq. and Butler, Esq.	0.60	120.00
Aug 1/11	JBC	Review and revise Order on sale of Wayland Real Estate	0.30	123.00
Aug 2/11	AMM	Review buyers' proposed changes to the Purchase and Sale Agreement Addendum for Unit A15 at Briarbrook Village; revise the Addendum; draft email to buyers' counsel re: same	0.60	120.00
Aug 2/11	AMM	Review email from Eriksen, Esq. re: Addendum A to Purchase and Sale Agreement for A15 at Briarbrook; reply email re: same	0.20	40.00
Aug 2/11	AMM	Draft Motion to Continue hearing on Trustee's Motion to Sell 213 Boston Post Road	1.00	200.00
Aug 2/11	AMM	Telephone call with Lipman-White, Esq. re: agreement to continuance of hearing and objection deadline on sale of Wayland real estate; subsequent telephone conference with Lipman-White, Esq. and Collins, Esq. re: same	0.50	100.00
Aug 2/11	JBC	Review revised Addendum to Davis Street Purchase and Sale Agreement	0.20	82.00
Aug 2/11	JBC	Conference call with Lipman-White, Esq. and Momnie, Esq. re: Motion to Sell Wayland Real Estate	0.20	82.00
Aug 2/11	JBC	Telephone call to Butler, Esq. re: decision to request continuance of hearing on Motion to Sell Wayland Real Estate	0.20	82.00
Aug 2/11	JBC	Review and revise Motion to Continue hearing on Motion to Sell Wayland Real Estate	0.40	164.00
Aug 3/11	AMM	Final review and revisions to Motion to Continue Hearing on Motion to Sell 213 Boston Post Road, Wayland, Massachusetts; draft Certificate of Service; telephone call to Krulewich, Esq. re: same (left detailed message)	0.50	100.00
Aug 3/11	AMM	Prepare documents and information at buyer's counsel's request regarding the lease and rent payment history; draft email to Eriksen, Esq. re: same	0.40	80.00
Aug 3/11	AMM	Series of telephone calls with Clerk's office regarding scheduling hearing on Motion to Sell Wayland property	0.30	60.00
Aug 3/11	AMM	Review Opposition filed by JPMorgan Chase to Motion to Sell 213 Boston Post Road, Wayland, Massachusetts	0.20	40.00
Aug 3/11	AMM	Draft email to Ferraro, Esq. re: strategy for proceeding with the complaint to evict the tenant	0.20	40.00
Aug 3/11	AMM	Telephone call from buyer of Edgewater regarding the hearing for Motion to Sell; series of emails to/from C. Sleeper re: status of various sales fo real estate	0.40	80.00
Aug 3/11	AMM	Prepare documents and files for hearings on Motion to Sell Edgewater, Motion for Relief from Stay re:	0.50	100.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		Melville Avenue, and Debtor's Motion to Compel Abandonment		
Aug 3/11	JBC	Telephone call to C. Sleeper re: review of status of marketing efforts; consideration of sale of problems properties	0.30	123.00
Aug 4/11	AMM	Review and respond to email from Eriksen, Esq. re: buyers' review of the Purchase and Sale Agreement for Unit A15 at Briarbrook Village	0.10	20.00
Aug 4/11	AMM	Review Order on Motion to Continue Hearing on Motion to Sell 213 Boston Post Road in Wayland	0.10	20.00
Aug 4/11	AMM	Prepare detailed analysis of sale of Edgewater Park property for hearing on Motion to Sell, including capital gains analysis; draft proposed Order on Motion to Sell, including review of judgment from Adversary Proceeding; series of emails to/from Keady, Esq. re: status of Motion for Relief regarding Melville Avenue; prepare notes and other documents for hearings	2.90	580.00
Aug 4/11	SAS	Review of Order and Judgment in Adversary Proceeding to sell Edgewater real estate under Section 363(h) and review and revise proposed order re: Motion to sell same	0.30	67.50
Aug 4/11	JBC	Review and revise Edgewater Park sale Order in light of prior Court Order authorizing sale of co-owners interest	0.40	164.00
Aug 4/11	JBC	Review Motion to Sell Edgewater; review Debtor's Motion to Compel Abandonment and Estate's opposition; prepare for hearings on both Motions	1.10	451.00
Aug 4/11	JBC	Return telephone call to Butler, Esq. re: August rent on Wayland real estate	0.20	82.00
Aug 5/11	AMM	Telephone call from J. Morris at Verdolino & Lowey regarding information needed for Bankruptcy Estate's 2010 tax return; begin drafting letter to P. Collins, Esq. re: tax information related to Parker Street property; email to J. Morris regarding same	0.60	120.00
Aug 5/11	AMM	Draft Certificate of Service regarding Notice of Hearing on Trustee's Motion to Sell 213 Boston Post Road	0.30	60.00
Aug 8/11	JBC	Prepared for and attended hearings on Debtor's Motion to Compel Abandonment and Motion to Sell Edgewater Park; subsequent conference with C. Sleeper re: status of sale of Davis Street and marketing of Weston real estates	5.00	2,050.00
Aug 9/11	AMM	Review order on sale of Edgewater Park	0.10	20.00
Aug 9/11	AMM	Telephone call from the buyer of Edgewater Park regarding closing of sale	0.20	40.00
Aug 10/11	AMM	Telephone call from C. Sleeper regarding status of Purchase and Sale Agreement for Unit A15 at Briarbrook Village, scheduling closing of Edgewater Park, and status of access to 700 Boston Post Road	0.40	80.00
Aug 13/11	AMM	Review correspondence from Eriksen, eSq. regarding status of Purchase and Sale for Unit A15 at Briarbrook Village	0.10	20.00
Aug 15/11	AMM	Series of emails to/from Tian, Esq.'s office regarding scheduling closing of Edgewater Park real estate	0.20	40.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 15/11	AMM	Series of telephone calls with C. Sleeper regarding rental of 221 Tower Road, status of Purchase and Sale Agreement for Unit A15 at Briarbrook Village, and access to 700 Boston Post Road; telephone call to Barrington Management with Geberth, Esq. regarding repairs to 700 Boston Post Road	0.60	120.00
Aug 15/11	JBC	Telephone call to C. Sleeper re: value of 221 Tower Road, Lincoln	0.20	82.00
Aug 15/11	JBC	Conference call with Momnie, Esq. and C. Sleeper re: 221 Twoer Road, Acton condo	0.20	82.00
Aug 15/11	JBC	Message to Rice, Esq. re: access to 221 Tower Road, Lincoln	0.20	82.00
Aug 15/11	JBC	Review Assessor's data for Tower Road, Lincoln	0.10	41.00
Aug 16/11	AMM	Telephone call from tenant regarding status of sale of real estate at 10 Edgewater Park; series of emails with Eriksen, Esq. regarding next steps in process for sale of Unit A15 at Briarbrook; review email from Tian, Esq. regarding closing of Edgewater Park	0.50	100.00
Aug 16/11	AMM	Telephone call from buyer for 10 Edgewater Park regarding rescheduling closing; series of emails with buyer's counsel regarding same	0.30	60.00
Aug 17/11	AMM	Review correspondence from C. Sleeper regarding closing of Edgewater Park; reply email regarding same; draft letter to tenant regarding payment of rents	0.40	80.00
Aug 17/11	AMM	Draft correspondence to Eriksen, Esq. regarding status of Purchase and Sale Agreement and Addendum; review reply correspondence regarding same	0.20	40.00
Aug 18/11	AMM	Review correspondence from the buyer's broker for Unit A15, including executed Purchase and Sale Agreement	0.10	20.00
Aug 18/11	AMM	Telephone call from R. Bruce regarding sale of condominium at Briarbrook Village	0.20	40.00
Aug 18/11	AMM	Draft Motion to Sell Unit A15 at Briarbrook Village	1.80	360.00
Aug 18/11	JBC	Review Purchase and Sale Agreement re: Davis Road	0.30	123.00
Aug 18/11	JBC	Review and revise Motion to Sell Davis Road	0.40	164.00
Aug 19/11	AMM	Continue drafting and revising Motion to Sell Unit A15, 17 Davis Road, Acton; draft proposed Notice of Intended Sale	1.30	260.00
Aug 19/11	AMM	Telephone call to N. Boyt regarding status of repairs and maintenance at 700 Boston Post Road, Weston	0.30	60.00
Aug 19/11	AMM	Review correspondence from Eriksen, Esq. regarding sale of Unit A15 at Briarbrook Village; draft a reply email regarding same	0.20	40.00
Aug 19/11	AMM	Draft letter to Tian, Esq. regarding documents needed for closing of sale of Edgewater Park	0.30	60.00
Aug 19/11	AMM	Prepare proposed Deed and closing documents for sale of Edgewater Park Real Estate	0.70	140.00
Aug 22/11	AMM	Draft Clerk's Certificate for sale of Edgewater Park; review correspondence from buyer's counsel's office regarding documents needed for closing; draft reply email regarding same; review and reply to email from C. Sleeper regarding final water bill; continue	1.10	220.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		preparing deed for Edgewater Park		
Aug 22/11	AMM	Telephone call from N. Boyt at Barrington regarding inspection of property regarding repairs and maintenance; telephone call from C. Sleeper regarding meeting management company at 700 Boston Post Road for inspection of property	0.40	80.00
Aug 22/11	AMM	Telephone call from C. Sleeper regarding inspection of 700 Boston Post Road, eviction of tenant, and possible sale of property	0.40	80.00
Aug 22/11	AMM	Prepare the Notice of Sale and Motion of Sale related to A15 Briarbrook Village; draft correspondence to mailing company; draft Certificate of Service	0.40	80.00
Aug 22/11	AMM	Conference with Collins, Esq. regarding pending issues related to repairs and maintenance at 700 Boston Post Road in anticipation of selling the property	0.20	40.00
Aug 22/11	AMM	Review and draft reply emails with C. Sleeper regarding final water bill and smoke certificate for Edgewater Park	0.20	40.00
Aug 22/11	AMM	Review correspondence from N. Boit at Barrington regarding repairs needed at 700 Boston Post Road in anticipation of eviction hearing and consideration of the same	0.30	60.00
Aug 22/11	JBC	Conference with Momnie, Esq. re: problems with 700 Boston Post Road	0.20	82.00
Aug 22/11	HEG	Reviewed schedule of repairs for 700 Boston Post Road and possible sale of property if tenant can be evicted	0.20	77.00
Aug 23/11	AMM	Review correspondence from Eriksen, Esq. regarding executed Purchase and Sale; draft reply regarding same as well as the hearing date	0.20	40.00
Aug 23/11	AMM	Draft email to buyers' counsel for Edgewater real estate regarding proposed Deed and Clerk's Certificate; minor revisions to Deed per Stone, Esq.'s comments	0.30	60.00
Aug 23/11	JBC	Reviewed series of messages from Rice, Esq. re: multiple issues involving R. Lupo including 2221 Tower Road	0.20	82.00
Aug 23/11	JBC	Telephone call to Rice, Esq. re: 221 Tower Road, 89 Sudbury Road, claims against Debtor's former counsel, claims asserted by tenants, tax issues and other matters in Lupo case	0.80	328.00
Aug 23/11	JBC	Reviewed message from Rice, Esq. re: multiple issues remaining to be resolved; message to C. Sleeper re: access to 221 Tower Road and information provided by Rice, Esq.	0.30	123.00
Aug 24/11	AMM	Draft email to N. Boit at Barrington regarding certain repairs and maintenance that need to be completed at 700 Boston Post Road in anticipation of selling property	0.20	40.00
Aug 24/11	AMM	Draft letter to Trustees of M. Adeline Lupo Revocable Trust regarding payment of Trust's proceeds	0.60	120.00

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<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 24/11	AMM	Draft email to N. Boit at Barrington regarding repairs and maintenance necessary in preparation of sale of 700 Boston Post Road; review reply from N. Boit regarding same	0.20	40.00
Aug 24/11	JBC	Telephone call to C. Sleeper re: sale of Tower Road	0.20	82.00
Aug 24/11	JBC	Reviewed message and Tower Road Inspection Report provided by Rice, Esq.	0.20	82.00
Aug 24/11	JBC	Message to C. Sleeper re: information on roof and general condition of Tower Road	0.20	82.00
Aug 24/11	JBC	Reviewed series of messages from Rice, Esq. on multiple issues	0.20	82.00
Aug 24/11	JBC	Telephone call from C. Sleeper re: access to Tower Road	0.20	82.00
Aug 24/11	JBC	Reviewed Court Orders relating to disbursements from Edgewater proceeds in light of inquiries by Debtor and Debtor's sister	0.30	123.00
Aug 26/11	AMM	Review correspondence and documents from C. Sleeper regarding water bill and smoke certificate for sale of Edgewater; draft email to Y. Morales at buyers' counsel's office regarding same; review correspondence from Y. Moreales regarding same	0.40	80.00
Aug 26/11	JBC	Telephone call to C. Sleeper re: tour of 221 Tower Road	0.10	41.00
Aug 29/11	AMM	Conference with Collins, Esq. regarding sale of Tower Road, status of 700 Boston Post Road, and pending foreclosure of 213 Boston Post Road	0.20	40.00
Aug 29/11	AMM	Review and prepare documents related to various sales of real estate for tax returns	1.00	200.00
Aug 29/11	JBC	Telephone call to C. Sleeper re: discussion of issues relating to sale of Tower Road	0.30	123.00
Aug 29/11	JBC	Conference with Momnie, Esq. re: sale of Tower Road; status of 700 Boston Post Road; foreclosure of 213 Boston Post Road	0.20	82.00
Aug 30/11	JBC	Message to Butler, Esq. re: short sale of Wayland real estate; payment of rent	0.30	123.00
Aug 30/11	JBC	Reviewed and revised Motion to Continue Hearing on Motion to Sell Wayland	0.20	82.00
Aug 30/11	AMM	Draft email to Lipman-White, Esq. regarding status of foreclosure sale of 213 Boston Post Road, Wayland; telephone call from Lipman-White, Esq. regarding postponement of hearing on Motion to Sell same; draft Motion to Continue Hearing on Motion to sell real estate	1.30	260.00
Aug 31/11	AMM	Prepare documents for closing of sale of Edgewater Park; prepare notice of hearing for Motion on sale of 213 Boston Post Road	0.90	180.00
Aug 31/11	JBC	Reviewed and respond to message from Butler, Esq. re: Wilkins' September rent and short sale of Wayland real estate	0.20	82.00
Sep 1/11	AMM	Revise letter to trustees of M. Adeline Lupo Revocable Trust regarding disbursement of proceeds from sale; prepare final deed and related documents for closing of sale of Edgewater Park	0.70	140.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 1/11	AMM	Review correspondence from Ferraro, Esq. regarding discovery requests related to 700 Boston Post Road; draft correspondence to N. Boit at Barrington Management regarding additional repairs and maintenance	0.50	100.00
Sep 1/11	AMM	Complete drafting Certificate of Service regarding notice of hearing on Motion to Sell 213 Boston Post Road	0.20	40.00
Sep 2/11	AMM	Telephone call from Silverman, Esq. regarding sale of Edgewater Park and disbursement to J. Batista	0.20	40.00
Sep 2/11	AMM	Review proposed HUD settlement statement; Telephone call to Tian, Esq.'s office regarding closing documents for sale of Edgewater Park; draft letter to Tian, Esq. regarding closing sale of Edgewater Park; series of emails regarding sale of Edgewater Park	2.10	420.00
Sep 2/11	JBC	Reviewed market analysis of Tower Road home prepared by C. Sleeper	0.20	82.00
Sep 2/11	JBC	Conference with Adrian Wilkins re: problems with short sale; Chase approval of sale; Title V issues; rent negotiation	0.90	369.00
Sep 5/11	AMM	Calculation of settlement proceeds; review revised HUD	0.40	80.00
Sep 6/11	AMM	Finalize calculations for disbursement of sale proceeds for Edgewater Park; series of emails with buyers' counsel regarding finalizing HUD; review and revise HUD; series of emails with buyers' counsels' s office regarding apportionment of rents and other issues related to completing closing; complete closing including disbursements; letters to City of Newton regarding payoffs; emails regarding management and insurance; draft letters to J. Batista, C. Sleeper, and Lupo re: proceeds of sale	2.60	520.00
Sep 6/11	HEG	Reviewed insurance re: sale of Edgewater	0.20	77.00
Sep 6/11	JBC	Reviewed final draft of Edgewater Settlement Statement	0.20	82.00
Sep 7/11	AMM	Draft letters to Silverman, Esq. and Debtor regarding disbursement of proceeds from sale of Edgewater to M. Adeline Lupo Trust and J. Batista	0.50	100.00
Sep 7/11	AMM	Telephone call from Steve at the City of Newton regarding payment of real estate taxes and municipal utilities	0.20	40.00
Sep 7/11	HEG	Reviewed sale of Edgewater Park for insurance and CMA of 221 Tower Road, Lincoln	0.30	115.50
Sep 8/11	AMM	Revise letters to Batista and Debtor regarding disbursements from sale of Edgewater Park real estate; draft letter to Tian, Esq. regarding pro rata share of rents; prepare additional calculations related to sale of Edgewater Park	0.70	140.00
Sep 8/11	SAS	Review Motion to Compel Turnover to ensure it covers all postpetition rents for 221 Tower Road	0.30	67.50
Sep 9/11	AMM	Review correspondence from City of Newton regarding Edgewater Park; review file regarding rent paymetns for 221 Tower Road	0.20	40.00

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<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 9/11	AMM	Review series of emails regarding 213 Boston Post Road, Wayland short sale	0.30	60.00
Sep 9/11	JBC	Reviewed series of messages from A. Wilkins re: sale of 700 Boston Post Road; respond to request to adjust sale price	0.30	123.00
Sep 9/11	SAS	Conference with Collins, Esq. re: turnover of rent and sale of 221 Tower Road	0.20	45.00
Sep 9/11	JBC	Conference with Stone, Esq. re: sale alternatives for Tower Road; rent	0.20	82.00
Sep 12/11	AMM	Conference call with Collins, Esq. and Butler, Esq. regarding short sale of 213 Boston Post Road; draft revised proposed order	0.60	120.00
Sep 12/11	AMM	Review objection filed by Bank of America to Motion to Sell Unit A15 at Briarbrook	0.20	40.00
Sep 12/11	JBC	Reviewed and respond to message from C. Sleeper re: Debtor's attempt to procure market analysis prepared for the Estate	0.30	123.00
Sep 12/11	JBC	Reviewed Limited Objection to Davis Street Sale filed by Bank of America; reviewed information re: payoff of loan	0.30	123.00
Sep 12/11	JBC	Telephone call from Butler, Esq. and Momnie, Esq. re: sale of Wayland	0.20	82.00
Sep 13/11	AMM	Review revised Purchase and Sale Agreement, draft brief memo to Collins, Esq. regarding same	0.30	60.00
Sep 14/11	AMM	Comprehensive review of revised purchase and sale regarding 213 Boston Post Road; draft detailed memo to Collins, Esq. regarding same	0.70	140.00
Sep 15/11	AMM	Review and reply to correspondence from C. Sleeper regarding sale of Unit A15 in Acton; Draft correspondence to Eriksen, Esq. regarding closing of sale of Unit A15 in Acton	0.40	80.00
Sep 15/11	AMM	Telephone call from Lipman-White, Esq. regarding short sale of 213 Boston Post Road; telephone call to Butler, Esq. regarding same; draft correspondence to Butler, Esq. regarding same	0.90	180.00
Sep 15/11	AMM	Series of emails with J. Morris at Verdolino & Lowey regarding capital gains tax analysis and sale of various parcels of real estate	0.20	40.00
Sep 20/11	AMM	Conference with Collins, Esq. regarding sale of Unit A15 Davis Road, Wayland Real Estate, and 700 Boston Post Road	0.20	40.00
Sep 20/11	AMM	Review revised Purchase and Sale Agreement and proposed Order and series of emails from Butler, Esq. and A. Wilkins regarding sale of 213 Boston Post Road; Telephone call to Butler, Esq. regarding same; telephone call from Lipman-White, Esq. regarding Chase's review of proposed sale	1.10	220.00
Sep 20/11	JBC	Conference with Momnie, Esq. re: sale of Davis, Wayland and 700 Boston Post Road	0.20	82.00
Sep 21/11	AMM	Telephone call to Butler, Esq. regarding continued negotiation of sale of 213 Boston Post Road in Wayland; Telephone call from Lipman-White, Esq. regarding same; review series of emails with Butler, Esq. and Lipman-White, Esq. regarding sale of 213 Boston Post Road; draft Motion to Continue	1.30	260.00

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<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		hearing and Certificate of Service		
Sep 21/11	AMM	Draft proposed Order on Motion to Sell A15 at Briarbrook Village; prepare detailed notes for Collins, Esq. presentation at hearing on Motion to Sell	2.10	420.00
Sep 21/11	HEG	Reviewed correspondence from Nstar re: final payment re: Hammond Street	0.20	77.00
Sep 21/11	JBC	Telephone call from C. Sleeper regarding sale of 700 Boston Post Road and Unit A15 at Briarbrook Village	0.40	164.00
Sep 22/11	AMM	Verify record holder of the Mortgage	0.20	40.00
Sep 22/11	AMM	Series of emails with Eriksen, Esq. regarding sale of A15 at Briarbrook Village and scheduling a closing	0.30	60.00
Sep 22/11	AMM	Prepare post-closing adjustment and memo for sale of Edgewater Park.	1.30	260.00
Sep 22/11	AMM	Review correspondence from buyer's counsel regarding pro-rata share of tenant's rent payment for 10 Edgewater Park; draft response regarding same	0.30	60.00
Sep 22/11	AMM	Review correspondence from Keady, Esq. regarding sale of Unit A15 at Briarbrook Village; draft response email regarding same	0.10	20.00
Sep 22/11	JBC	Prepared for and attended hearing on Motion to Sell Davis Street; subsequent conference call with C. Lewis re: various issues	4.80	1,968.00
Sep 23/11	AMM	Telephone call from R. Bruce at Briarbrook Village regarding payoff of condo fees for Unit A15 at Briarbrook Village	0.20	40.00
Sep 23/11	AMM	Draft letter to debtor regarding payment of post-closing adjustment of proceeds from sale of Edgewater Park	0.30	60.00
Sep 26/11	AMM	Review email from Laurie at Briarbook Village regarding payoff of condo association fees	0.10	20.00
Sep 26/11	AMM	Telephone call from A. Wilkins regarding sale of 213 Boston Post Road and Debtor's attempts to modify loan related to the same; draft letter to Chase regarding sale of 213 Boston Post Road	0.60	120.00
Sep 27/11	AMM	Draft email to Lipman-White, Esq. regarding September 26, 2011 correspondence	0.10	20.00
Sep 27/11	AMM	Draft Certificate of Service regarding Notice of continued hearing on the Trustee's Motion to sell the real estate located at 213 Boston Post Road	0.20	40.00
Sep 27/11	AMM	Draft correspondence to J. Morris at Verdolino & Lowey regarding sale of Edgewater Park	0.20	40.00
Sep 27/11	AMM	Review revised HUD and documents from Lipman-White, Esq. regarding sale of 213 Boston Post Road, Wayland, MA; draft correspondence to Lipman-White, Esq. and Butler, Esq. regarding Bankruptcy Estate's additional closing costs	1.10	220.00
Sep 28/11	AMM	Review series of correspondence from Butler, Esq. and Lipman-White, Esq. regarding sale of 213 Boston Post Road	0.30	60.00
Sep 29/11	JBC	Telephone call to Rice, Esq. re: negotiation regarding rents; Tower Road	0.30	123.00
Sep 29/11	JBC	Reviewed and respond to message from C. Sleeper re: sale of Tower Road	0.20	82.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Sep 30/11	JBC	Messages to and from C. Sleeper re: sale of Tower Road	0.20	82.00
Oct 1/11	AMM	Draft revised proposed order on sale of 213 Boston Post Road; draft letter to Butler, Esq. and Lipman-White, Esq. regarding same and other related issues	1.10	220.00
Oct 3/11	AMM	Conference call with Collins, Esq. and Butler, Esq. regarding sale of 213 Boston Post Road, Wayland, Massachusetts	0.20	40.00
Oct 3/11	AMM	Draft deed and Clerk's Certificate and prepare documents for sale of Unit A15 at Briarbrook Village; draft email to counsel to the secured lender regarding a payoff; review payoff information from condo association; draft email to real estate broker regarding Smoke Certificate; draft email to buyers' counsel regarding review of deed	2.30	460.00
Oct 3/11	AMM	Prepare documents for hearing on Motion to Sell 213 Boston Post Road in Wayland, MA	0.20	40.00
Oct 3/11	HEG	Dictated letter to Boudreau and Grealy re: City of Newton second quarter tax bills	0.20	77.00
Oct 3/11	JBC	Conference call with Butler, Esq. and Momnie, Esq. re: difficulty in reaching an agreed Order	0.20	82.00
Oct 3/11	JBC	Message to Butler, Esq. re: discrepancy between Settlement Statement and proposed Order	0.20	82.00
Oct 3/11	JBC	Conference with Momnie, Esq. re: multiple issues involving Order approving Wayland sale	0.20	82.00
Oct 3/11	JBC	Preparation for hearing on Motion to Sell Wayland Real Estate	0.30	123.00
Oct 4/11	AMM	Review correspondence from Butler, Esq., including proposed revisions to the proposed Order; analysis of proposed disbursements; Conference with Collins, Esq. regarding preparation for hearing on Motion to Sell 213 Boston Post Road	0.50	100.00
Oct 4/11	AMM	Draft letter to Briarbrook Village Condominium Association regarding 6D Certificate for closing sale of Unit A15	0.30	60.00
Oct 4/11	AMM	Series of emails to/from Eriksen, Esq.'s office regarding closing sale of A15 at Briarbrook Village; series of emails to and from C. Sleeper regarding smoke certificate and condominium charges, and series of emails to and from Laurie at Briarbrook Village regarding condominium fees payoff	0.80	160.00
Oct 4/11	JBC	Reviewed revisions to Order proposed by Butler, Esq.; attended hearing on Motion to Sell Wayland real estate; extended conference with Butler, Esq. and Lipman-White, Esq. re: terms of Order approving sale	5.00	2,050.00
Oct 4/11	JBC	Message to Clerk's Office re: clean copy of proposed Order on Sale of Wayland real estate	0.10	41.00
Oct 4/11	JBC	Reviewed message from Rice, Esq. re: 221 Tower Road	0.10	41.00
Oct 5/11	AMM	Draft email to Butler, Esq. regarding scheduling closing of sale of 213 Boston Post Road, Wayland	0.10	20.00
Oct 7/11	AMM	Review mortgage payoff statement; telephone call to buyers' counsel's office regarding issues related to discharge of mortgage; series of emails with	1.50	300.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		buyers' counsel's office regarding title issues; finalize preparing deed, 6D Certificate and other documents for closing		
Oct 11/11	AMM	Review and reply to correspondence from buyers' counsel's office regarding closing of Unit A15, 17 Davis Road, Acton	0.10	20.00
Oct 11/11	AMM	Draft correspondence to Butler, Esq. regarding scheduling closing and status of certain related documents, including the HUD	0.20	40.00
Oct 11/11	AMM	Review and revise prosed HUD related to sale of Unit A15, 17 Davis Road; series of correspondence with buyers' counsel regarding revisions	1.10	220.00
		Our Fee	180.3	\$46,915.00

Time Summary

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	42.60	17,466.00
HEG	385.00	3.40	1,309.00
SAS	225.00	51.20	11,520.00
AMM	200.00	83.10	16,620.00

TOTAL NEW CHARGES

\$46,915.00

STATEMENT OF ACCOUNT

Prior Balance	79,900.00
Payment & adjustments	-79,900.00
Current Fees	46,915.00
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE

\$46,915.00

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		76,017.50
Jun 27/11	Check #		3,882.50

Hendel & Collins

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Robert N. Lupo89 Sudbury Road
Weston MA 02493**Date:** Wednesday, October 12, 2011**File Number:** 4572 4572-029**Invoice Number:** 1686

MOTIONS FOR RELIEF FROM STAY

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 13/11	SAS	Telephone call to Keady, Esq. re upcoming hearings on several motions for relief from stay	0.10	22.50
Jun 13/11	SAS	Review email correspondence from Keady, Esq. re: five Motions for Relief from Stay scheduled for hearing on June 21, 2011; draft reply email including update on marketing activities and closing timeline for Melville Avenue property and Boston Post Road property	0.70	157.50
Jun 19/11	SAS	Email to Demerle, Esq. re: status of Motion for Relief from Stay on Nathan Road property	0.20	45.00
Jun 19/11	SAS	Email to Keady, Esq. re status of Motions for Relief from Stay on 700 Boston Post Road and Melville Avenue properties and refund check received from Bank of America	0.30	67.50
Jun 20/11	SAS	Review correspondence from Harmon Law Offices re: pending Motions for Relief from Stay; draft Motions to continue hearings on same	0.80	180.00
Jun 20/11	SAS	Review correspondence from Demerle, Esq. re: Motion for Relief from Stay re: Nathan Road Real Estate; review proposed Motion to Withdraw same; draft email to Demerle, Esq. re: same	0.30	67.50
Jun 20/11	SAS	Draft and file certificate of service re: Motions to continue several Motions for Relief from stay; instructions to B. Patton re: service of same	0.50	112.50
Aug 1/11	SAS	Review of docket in preparation for hearings scheduled for August 8, 2011; telephone call to Harmon Law Offices re: Motions for Relief from Stay scheduled for that date	0.50	112.50
Aug 3/11	AMM	Series of emails to/from Keady, Esq. re: continuance of hearing on Motion for Relief for Stay for 700 Boston Post Road; draft Motion to continue hearing and Certificate of Service	0.60	120.00
Aug 4/11	AMM	Review Order on Motion to Continue Hearing on Motion for Relief from Stay regarding 700 Boston Post Road; series of emails to/from Keady re: withdrawal of Motion for Relief from Stay regarding Melville Ave	0.20	40.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Aug 30/11	AMM	Draft correspondence to Keady, Esq. regarding continuing hearing on Motion for Relief from Stay related to 700 Boston Post Road, Weston	0.30	60.00
Sep 6/11	AMM	Draft Motion to Continue Hearing on Wells Fargo's Motion for Relief from Stay; series of emails with Keady, Esq. regarding same; draft Certificate of Service	0.50	100.00
Sep 20/11	AMM	Draft Motion to Continue hearing on Motion for Relief from Stay for 700 Boston Post Road and Certificate of Service	0.70	140.00
Our Fee			5.70	\$1,225.00

Time Summary				
<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>	
SAS	225.00	3.40	765.00	
AMM	200.00	2.30	460.00	

TOTAL NEW CHARGES \$1,225.00

STATEMENT OF ACCOUNT

Prior Balance	2,923.00
Payment & adjustments	-2,923.00
Current Fees	1,225.00
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE \$1,225.00

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		2,923.00

Hendel & Collins

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Robert N. Lupo
89 Sudbury Road
Weston MA 02493

Date: Wednesday, October 12, 2011**File Number:** 4572 4572-031**Invoice Number:** 1691

OBJECTION TO DISCHARGE

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 25/11	JBC	Preparation of response to U.S. Trustee's inquiry re: Objection to Discharge	0.10	41.00
May 27/11	SAS	Begin drafting Motion for Default Judgment	0.40	90.00
Jun 3/11	JBC	Telephone call from Anderson, Esq. of Boston College Legal Services re: Objection to Discharge	0.30	123.00
Jun 7/11	SAS	Continue drafting Motion for Default Judgment and associated Affidavit and Order; review and revies same; file and serve same	1.60	360.00
Jun 7/11	JBC	Reviewed and revised Motion for Default Judgment vs. Lupo and related pleadings	0.60	246.00
Jun 13/11	JBC	Reviewed docket of Adversary Proceeding vs. Debtor; discharge and Trust Complaint	0.30	123.00
Jun 27/11	JBC	Review Order on Motion for Default Judgment	0.10	41.00
Jul 6/11	JBC	Respond to inquiry from Debtor counsel; review Docket; review documents relating to Contempt Motion and claim vs. Bowditch & Dewey	0.50	205.00
Jul 15/11	JBC	Review Notice denying Debtor a Discharge	0.10	41.00
Jul 25/11	JBC	Returned telephone call to Anderson, Esq. re: effect of denial of discharge; amount of tenants claims; status of several nondischargeability Adversary Proceedings	0.30	123.00
		Our Fee	4.30	\$1,393.00

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	2.30	943.00
SAS	225.00	2.00	450.00

Continued...

TOTAL NEW CHARGES \$1,393.00

STATEMENT OF ACCOUNT

Prior Balance	6,327.00	
Payment & adjustments	-6,327.00	
Current Fees	1,393.00	
Current Expenses	0.00	
Current payment	0.00	

AMOUNT DUE AND OWING TO DATE \$1,393.00

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		6,327.00

Hendel & Collins

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Robert N. Lupo

89 Sudbury Road
 Weston MA 02493

Date: Wednesday, October 12, 2011**File Number:** 4572 4572-032**Invoice Number:** 1690

TRUST LITIGATION

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
May 20/11	JBC	Telephone call to Silverman, Esq. re: Trust litigation	0.20	82.00
May 24/11	JBC	Reviewed message from Levine, Esq. re: terms of deal with Lupo Trusts	0.10	41.00
May 24/11	JBC	Returned telephone call to Silverman, Esq. re: settlement with Trusts	0.20	82.00
May 24/11	JBC	Telephone call from Silverman, Esq. re: terms of settlement of Adversary Proceeding	0.30	123.00
May 24/11	JBC	Reviewed message from Rice, Esq. re: terms of Stipulation; reviewed revisions to Stipulation	0.30	123.00
May 25/11	AMM	Review docket and look into Clerk's inquiry re: revised Preliminary Injunction order	0.10	20.00
May 25/11	SAS	Draft Motion to approve Stipulation and Agreement; review documents emailed by Rice, Esq. in preparation for filing same	2.30	517.50
May 25/11	JBC	Reviewed messages from Rice, Esq. and Levine, Esq. re: compromises with Debtor and Trusts	0.20	82.00
May 25/11	JBC	Reviewed Stipulation and Motion to approve Stipulation	0.40	164.00
May 26/11	AMM	Review of rules re: service of motion and notice for compromise	0.10	20.00
May 26/11	AMM	Review and revise letter to Rice, Esq. re: corporate vote related to Settlement Agreement	0.10	20.00
May 27/11	SAS	Review and revise Motion to Approve Stipulation and Agreement; prepare exhibits for same; prepare Certificate of Service for same; file and serve same; draft letter and telephone call to Middlesex South Registry of Deeds re: recording of mortgages relating to Stipulation and Agreement	2.40	540.00
Jun 1/11	SAS	Review registry of deeds to determine if Mortgage on Sudbury Road real estate has been recorded; draft letter to registry of deeds and prepare packages for recording mortgage on Myles Standish Road real estate	0.50	112.50
Jun 3/11	SAS	Arrange for service of Motion to Approve Stipulation and Agreement and Notice of Hearing re: same; draft certificate of service re: same	0.80	180.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 6/11	SAS	Confirm completed service of Motion to Approve Stipulation and Agreement and Notice of Hearing relating thereto; draft and file Certificate of Service re: same	0.40	90.00
Jun 6/11	AMM	Draft Certificate of Service for Preliminary Injunction	0.20	40.00
Jun 6/11	JBC	Reviewed L. Jacobs Objection and Affidavit re: settlement with Trust	0.30	123.00
Jun 7/11	SAS	Reply email to Rice, Esq. re access to New Hampshire real estate	0.10	22.50
Jun 7/11	JBC	Returned telephone call to Silverman, Esq. re: Objection to Compromise Motion	0.30	123.00
Jun 7/11	JBC	Drafted message to Rice, Esq., Levine, Esq. and Krulewich, Esq. re: Trust litigation	0.30	123.00
Jun 7/11	JBC	Drafted message to Trust counsel re: compromise motion	0.20	82.00
Jun 8/11	JBC	Message to Rice, Esq. and Levine, Esq. re: compromise motion; Batista's threatened objection	0.30	123.00
Jun 9/11	SAS	Review correspondence from Land Registration Division of Registry of Deeds re: recording of Mortgage on Myles Standish Road real estate; series of telephone calls to Land Court re: same; draft letter to Registry of Deeds re: same	1.40	315.00
Jun 9/11	SAS	Review Motion of J. Batista to have late filed claim considered timely filed, review Debtor's Objection thereto; draft Trustee's response to same; review and revise same	1.60	360.00
Jun 14/11	JBC	Returned telephone to Silverman, Esq. re: settlement of Adversary Proceeding	0.30	123.00
Jun 15/11	JBC	Reviewed message from Silverman, Esq. re: proceeds of Axium loan	0.10	41.00
Jun 15/11	JBC	Message to Silverman, Esq. re: response to inquiry about proceeds from Axiom loan	0.20	82.00
Jun 15/11	JBC	Reviewed message from Rice, Esq.; response to inquiry	0.20	82.00
Jun 18/11	AMM	Draft email to Silverman, Esq. re: proceeds of loan from Axiom	0.10	20.00
Jun 20/11	SAS	Review, revise, and file Response to J. Batista's request to have claim considered timely filed	0.20	45.00
Jun 20/11	SAS	Review Debtor's Motion to Strike J. Batista's Objection to Motion to Approve Compromise	0.30	67.50
Jun 20/11	SAS	Preparation for several hearings scheduled for June 21, 2011 regarding Motion to Compromise Adversary Proceeding and proof of claim filed by J. Batista; Review docket and pleadings re: same; Review pleadings filed by J. Batista and Debtor on June 20, 2011 re: same	2.30	517.50
Jun 20/11	AMM	Cursory review of J. Batista Objection to Settlement Agreement	0.20	40.00
Jun 20/11	JBC	Prepared for hearing on Compromise of Trust Litigation and Batista's claim	0.60	246.00
Jun 20/11	JBC	Review J. Batista's Opposition to Motion to Compromise	0.20	82.00
Jun 20/11	JBC	Review Debtor's Motion to Strike J. Batista's Opposition to Motion to Compromise	0.20	82.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
Jun 21/11	SAS	Review of Collins, Esq.'s notes from hearing on Motion to Approve settlement of trust litigation in preparation for continued hearing on same; draft and file certificate of service re: continued hearing.	0.80	180.00
Jun 21/11	JBC	Prepared for and attended hearings on Batista claims; Trust Litigation Compromise and Interim Application for Fees; series of conferences with Rice, Esq., Krulewich, Esq., Levin, Esq. and Silverman, Esq.	5.00	2,050.00
Jun 22/11	SAS	Review proposed settlement agreement between Debtor and J. Batista; series of telephone conversations and emails with Collins, Esq. and Sivlerman, Esq. re: same	1.30	292.50
Jun 22/11	JBC	Review proposed Stipulation among Lupo, Batista and Trusts	0.40	164.00
Jun 24/11	JBC	Review Motion to Approve J. Batista Stipulation and Final Stipulation	0.40	164.00
Jun 27/11	JBC	Review Stipulation among Lupo and Batista and related documents and Motion; prepare notes relating to proposed settlement	0.50	205.00
Jun 27/11	JBC	Conference with Stone, Esq. re: preparation for hearing on Compromise	0.40	164.00
Jun 27/11	SAS	Prepare for hearing on Motion to Approve Compromise with J. Batista	0.80	180.00
Jun 27/11	SAS	Prepare for hearing on Motion to Approve Compromise of trust litigation; conference with Collins, Esq. re: same	0.70	157.50
Jun 28/11	JBC	Conference with Stone, Esq. re: Compromise of Claims with Trusts	0.20	82.00
Jun 28/11	SAS	Prepare for, travel to, and attend hearing on Trustee's Motion to compromise with Debtor, J. Reynolds, and JKCB, LLC re: trust litigation; conference with Collins, Esq. re: hearing on compromise	5.00	1,125.00
Jun 29/11	JBC	Review message from Debtor re: wire transfer of funds to make initial payment on compromise; confirm wire transfer	0.20	82.00
Aug 23/11	SAS	Telephone call from Silverman, Esq. re: proceeds from sale of Edgewater Park property	0.20	45.00
Aug 23/11	SAS	Conference with Collins, Esq. and Momnie, Esq. re: payment of proceeds from Sale of Edgewater Park property to M. Adeline Truste and discussion of multiple other issues	0.30	67.50
Aug 23/11	AMM	Conference with Collins, Esq. and Stone, Esq. regarding distribution of proceeds of sale of Edgewater real estate and other multiple issues	0.30	60.00
Aug 23/11	JBC	Conference with Stone, Esq. and Momnie, Esq. re: disbursement of proceeds from Edgewater sale, conflicting requests from Debtor's counsel and Debtor's sister's counsel; other issues	0.30	123.00
Sep 29/11	JBC	Telephone call from M. Donnellan re: status of Adversary Proceeding	0.10	41.00
Sep 29/11	JBC	Reviewed pleadings relating to Adversary Proceeding; telephone call to M. Donnellan re: settlement of Adversary Proceeding	0.20	82.00

Continued...

<u>Date</u>	<u>INIT</u>	<u>Description of Service</u>	<u>Hours</u>	<u>Amount</u>
		Our Fee	35.10	\$10,201.00

Time Summary

<u>Lawyer Initials</u>	<u>Rate</u>	<u>HRS</u>	<u>Amount</u>
JBC	410.00	12.60	5,166.00
SAS	225.00	21.40	4,815.00
AMM	200.00	1.10	220.00

TOTAL NEW CHARGES

\$10,201.00

STATEMENT OF ACCOUNT

Prior Balance	21,943.00
Payment & adjustments	-21,943.00
Current Fees	10,201.00
Current Expenses	0.00
Current payment	0.00

AMOUNT DUE AND OWING TO DATE

\$10,201.00

PAYMENT & ADJUSTMENTS

<u>Date</u>	<u>REF.</u>	<u>Description</u>	<u>Amount</u>
Jun 27/11	Check #		16,313.50
Jun 27/11	Check #		5,629.50