

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS**

In re

NORTHWOOD PROPERTIES, LLC,

Debtor

Chapter 11

Case No. 05-18880-RS

**MEMORANDUM OF DECISION ON
MOTIONS FOR RECONSIDERATION
AND FOR CLARIFICATION AND A WRITTEN DECISION**

Before the Court are the Motion for Reconsideration by Sidney Bourne, Claudio Delise, and Ralph Tyler of Certain July 18, 2006 Decisions to Correct Manifest Errors of Fact and of the Law Pursuant to Rule 9023 and the Motion for Reconsideration by Sidney Bourne and Claudio Delise of the July 18, 2006 Phasing Rights Decision to Correct Manifest Errors of Fact and of the Law Pursuant to Rule 9023 and Request for Clarification and a Written Decision. The Court finds no manifest error of fact or law in the findings and rulings on the phasing rights motion that it announced on the record. *In re Wedgestone Financial*, 142 B.R. 7 (Bankr.D.Mass. 1992). Therefore, reconsideration is denied. The Court believes those findings and rulings are adequate to the decision on the phasing rights motion; therefore, clarification is not required. And having carefully stated its findings and rulings on the record, the Court also sees no need for issuance of a written decision, which would (in any event) amount to nothing more than a transcription of what the Court read into the record. Insofar as a transcript is already available, a written memorandum of decision would be superfluous. For these reasons, a separate order will enter denying the present motions.

Date: August 9, 2006

/s/ Robert Somma

Robert Somma

United States Bankruptcy Judge

cc: Mr. Ralph Tyler
Mr. Claudio Delise
Mr. Sidney Bourne
Alan Braunstein, Esq., for Debtor
Donald Farrell, Esq., for Northwood at Sudbury Condominium Trust