

# ORIGINAL ORIGINAL

B 10 (Official Form 10) (12/08)

<b>UNITED STATES BANKRUPTCY COURT</b> <b>District of Delaware</b>		<b>PROOF OF CLAIM</b>
Name of Debtor: <b>Alset Owners LLC</b>		Case Number: <b>09-11960</b>
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.		
Name of Creditor (the person or other entity to whom the debtor owes money or property): <b>Selimana Enterprises Inc.</b>		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.  Court Claim Number: _____ (If known)  Filed on: _____
Name and address where notices should be sent: <b>c/o Robinson Brog Leinwand Greene Genovese &amp; Gluck P.C – ATTN: FBR                  1345 Avenue of the Americas, 31st Floor, New York, NY 10105-0143</b>		
Telephone number: <b>(212) 603-6300</b>		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.  <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
Name and address where payment should be sent (if different from above):  Telephone number:		
1. Amount of Claim as of Date Case Filed:      \$ <u>26,239.51</u>  If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.  If all or part of your claim is entitled to priority, complete item 5.  <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.		5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.  Specify the priority of the claim.  <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).  <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507 (a)(4).  <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5).  <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use – 11 U.S.C. §507 (a)(7).  <input type="checkbox"/> Taxes or penalties owed to governmental units – 11 U.S.C. §507 (a)(8).  <input type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(____).  Amount entitled to priority: \$ _____  *Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.
2. Basis for Claim: <u>Arrears/ RejectionDamage</u> (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: _____  3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.  Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe:  Value of Property: \$ _____ Annual Interest Rate _____ %  Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____ Basis for perfection: _____  Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____		
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.  7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.)  DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.  If the documents are not available, please explain: <u>See Schedule attached herewith</u>		
Date: <b>06/24/2009</b>	Signature: _____ The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.  <b>Selimana Enterprises Inc.</b> _____, Authorized Signatory	
		FOR COURT USE ONLY

*Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.*

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AUG 17 2009

BMC GROUP



**Attachment to Proof of Claim of Selimana Enterprises Inc.**

**Debtor:** Alset Owners LLC, et al

**Case No.** 09-11960 (BLS)

**Creditor/Claimant:** Selimana Enterprises Inc.

**Date of Lease:** July 12, 1996

**Lease Term:** Initial term of twenty years expiring on July 11, 2018 plus three, five year renewal options

**Basis for Claim:** Lease rejected effective May 31, 2009

**Monthly Rent:** \$1,416.66

**Pre-petition Rent Arrears Claim:**

Pre-petition Rent:

12/31/2009	2008 Reconciled Taxes	\$ 1,018.70
05/01/2009	Base Rent	\$ 1,416.66
06/01/2009	Base Rent	\$ 1,416.66

**Total Pre-petition arrears \$ 3,852.02**

**Lease Rejection Damages:**

**Greater of:**

One years rent reserved under  
lease = \$ 17,000

**or**

Fifteen percent of Rent remaining  
under lease (not to exceed three  
years rent)

Remaining Rent = \$155,916.62

X 0.15

\$23,357.49

**\$23,357.49**

**Recapitulation:**

**Total Pre-petition Rent/Damage Claim: \$26,239.51**

ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.

1345 AVENUE OF THE AMERICAS

NEW YORK, NEW YORK 10105-0143

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August 13, 2009

Fred B. Ringel

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Alset Owners, LLC  
c/o BMC Group  
P.O. Box 3020  
Chamhassen, Minnesota 55317-3020

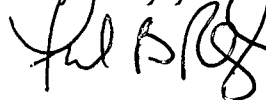
RE: Alset Owners, et al. Case No. 09-11960;  
Bankruptcy Court, District of Delaware

Gentlemen:

Enclosed herewith for filing please find the Proof of Claim of Selimana Enterprises, Inc. against the above-named Debtor for filing. We have also enclosed a duplicate original of the claim, which we would ask that you stamp "FILED" and return to the undersigned in the enclosed, self-addressed, stamped envelope provided for that purpose.

Should there be any questions regarding the enclosures, please feel free to contact the undersigned.

Very truly yours



Fred B. Ringel

FBR:tef  
Enclosures