

UNITED STATES BANKRUPTCY COURT DISTRICT OF DELAWARE PROOF OF CLAIM

Name of Debtor: Urban Brands, Inc., et al./Large Apparel of Virginia, Inc. Case Number: 10-13045 (KJC)

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): Forest City Commercial Management, Inc. Name and address where notices should be sent: Forest City Commercial Management, Inc. Agent for Laburnum Investment LLC 50 Public Square, Suite 1360, Cleveland, OH 44113 Telephone number: (216) 621-6060 RECEIVED OCT 14 2010 BMC GROUP

Name and address where payment should be sent (if different from above): Laburnum Investment LLC P.O. Box 72027 Cleveland, OH 44192-0027 Telephone number: [blank]

1. Amount of Claim as of Date Case Filed: \$ 65,027.94 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. [] 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.

2. Basis for Claim: Pre-petition rent/charges (See instruction #2 on reverse side.)

3. Last four digits of any number by which creditor identifies debtor: [blank] 3a. Debtor may have scheduled account as: [blank] (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: [] Real Estate [] Motor Vehicle [] 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:

[] Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: (If known) Filed on:

[] 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. [] Check this box if you are the debtor or trustee in this case.

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.

- [] Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). [] Wages, salaries, or commissions (up to \$11,725*) 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). [] Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5). [] Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. §507 (a)(7). [] Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8). [] Other - Specify applicable paragraph of 11 U.S.C. §507 (a)().

Amount entitled to priority: \$ *Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

Date: 10/5/10 Signature: Dani Lee, Agent for Laburnum Investment LLC & Forest City Commercial Management, Inc. 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 6371.



MEMORANDUM

TO: Rebecca Ward
FROM: Cheryl Akers
DATE: 9/30/2010
SUBJECT: White Oak Village
Ashley Stewart
53481 - 000032
Filed 9/21/10

Pre-petition

12/09	Water	(\$5.18)
11/09	Rent / Fringes	\$16,076.00
12/09	Rent / Fringes	\$16,076.00
12/09	Water	(\$9.78)
03/10	Rent / Fringes	\$328.97
05/10	Water	(\$7.14)
06/10	Insurance Prior Year	\$4,113.37
06/10	Water	(\$7.14)
07/10	R/E Tax Prior Year	\$759.19
08/10	Rent / Fringes	\$16,622.19
09/10	Rent / Fringes	\$11,081.46
		<hr/>
		\$65,027.94

Post-petition

09/10	Rent / Fringes	\$5,540.73
10/10	Rent / Fringes	\$16,622.19
		<hr/>
		\$22,162.92

CA /lw

cc: Roberta Ayres

FOREST CITY

ENTERPRISES

Rebecca E. Ward
Corporate Counsel

Direct Number (216) 416-3262
E-mail Address rebeccaward@forestcity.net

October 5, 2010

VIA FEDERAL EXPRESS

U.S. Bankruptcy Court
District of Delaware
824 Market Street
5th Floor
Wilmington, DE 19801

Re: **Urban Brands, Inc., et al./Large Apparel of Georgia, Inc.**
Case No.: 10-13038 (KJC)
The Mall at Stonecrest

Urban Brands, Inc., et al./Large Apparel of Virginia, Inc.
Case No.: 10-13045 (KJC)
White Oak Village

Dear Sir/Madam:

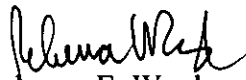
Enclosed for filing on behalf of Forest City Commercial Management, Inc. as agent for the owner, is a Proof of Claim Request for each of the above captioned bankruptcy cases.

Please return a time-stamped copy in the self-addressed, stamped envelope provided for your convenience.

Thank you for your anticipated cooperation.

Very truly yours,

Forest City Commercial Management, Inc.


Rebecca E. Ward

REW/jmf
Enclosure

cc: Dani Lee

FILED
U.S. BANKRUPTCY COURT
DISTRICT OF DELAWARE

2010 OCT -7 AM 10:46

FILED

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