


UNITED STATES BANKRUPTCY COURT District of Delaware	PROOF OF CLAIM
Name of Debtor: UBI Liquidating Corp., et al.	
Case Number: 10-13005 (KJC) Joint Admin	
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): Northpark Associates, LP 9270 ASHST//	<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: c/o Simon Property Group, Inc., 225 West Washington Street, Indianapolis, IN 46204 Attn: Bankruptcy Department	Court Claim Number: _____ (If known)
Telephone number: (317) 636-1600	Filed on: _____
Name and address where payment should be sent (if different from above): North Park Associates, LP Virginia Center Commons, 1362 Momentum Place, Chicago, IL 60689-5311	<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.
Telephone number: _____	<input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
1. Amount of Claim as of Date Case Filed: \$ <u>80,877.44</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.
2. Basis for Claim: <u>commercial lease</u> (See instruction #2 on reverse side.)	<input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).
3. Last four digits of any number by which creditor identifies debtor: <u>9270</u> 3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)	<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).
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: \$ _____	<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).
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.	<input checked="" type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(2).
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:	Amount entitled to priority: \$ <u>220.28</u> *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.
Date: <u>01/07/2011</u> Signature: <u>Ronald M. Tucker</u> /s/ Ronald M. Tucker, Esq. Vice President/Bankruptcy Counsel	FOR COURT USE ONLY URBAN DIARIUS  00453 Urban Brands

TENANT: URBRR/ Urban Brands Inc
 LEASE: ASHST// Ashley Stewart Woman
 PROJECT: 9270 Virginia Center Commons
 UNIT: 124
 UNIT TYPE: INL
 SPACE START: 11/23/2005
 SPACE END: 11/30/2010
 RCD
 ACTUAL: 4.030

LEASE DATE: 10/17/2005
 LEASE STATUS: Terminated Lease
 LEASE START DATE: 11/23/2005
 LEASE TYPE: Lease
 LEASE END DATE: 11/30/2010
 SECURITY DEPOSIT: .00
 CORP NAME: Large Apparel of Virginia, Inc
 REPLACEMENT DATE:
 INSURANCE EXP:

LEASE ID CORP ADDRESS: VA
 LEASE ID BILLING ADDRESS: Large Apparel of Virginia Inc.
 INACTIVE SPACE
 SECAUCUS NJ 07094

---OVERAGE RENT INFO---
 SALES REPORTING: Monthly
 AUDITED STATEMENT: Annually
 PAYMENT: Ladies Special Sizes
 SALES YEAR: Apr - Mar
 SIC 0407

---SPACE INFO---		UNIT # 1		SPACE TYPE: RET		---OVERAGE RENT INFO---	
FLOOR:	01	UNIT:	124	OPEN:	11/23/2005	SALES REPORTING:	Monthly
SQ FT:	RENTABLE	SPACE START:	11/23/2005	CLOSE:	11/28/2010	AUDITED STATEMENT:	Annually
LEASE:	4.030	SPACE END:	11/30/2010	VACATE:	11/30/2010	PAYMENT:	Ladies Special Sizes
ACTUAL:	4.030	RCD:		TERM:	11/30/2010	SALES YEAR:	Apr - Mar
						SIC:	0407

---RENT PERIOD INFO---		---BREAK POINT INFO---		---OVERAGE RENT INFO---	
Start Pt	End Date	Start Dt	End Date	Chg	Typ
11/23/05	7/31/10	11/23/05	3/31/10	RET	BOV
4/01/10	1/31/11	4/01/10	11/28/10	RET	BOV
4/01/10	1/31/11	4/01/10	11/28/10	RET	BOV
12/01/10	1/31/11	4/01/10	11/28/10	RET	BOV
4/01/12	11/30/15	4/01/10	11/28/10	RET	BOV

---CURRENT MONTHLY OBLIGATIONS---		---RENT PERIOD INFO---		---BREAK POINT INFO---		---OVERAGE RENT INFO---	
Charge	Description	Ann Amt	Sq/Ft	Monthly Rent	Start Dt	End Date	Chg Typ
BMR	Base Minimum Rent Fi	54,243.84	13.46	4,520.32	MON	4/01/10	1/31/11
CMP	Trash Removal	2,649.72	.66	220.81	MON	1/01/10	12/31/10
CWT	Chilled Water	11,055.36	2.74	921.28	MON	12/01/09	12/31/10
ELE	Electricity	12,708.24	3.15	1,059.02	MON	6/01/09	12/31/10
	CURRENT OBLIGATION:	80,657.16	20.01	6,721.43			
			% OF LAST YR SALES				
	Current Effective Rent:	54,243.80	12.49%				
	Total Ancillaries:	26,413.26	6.08%				
	Effective Rent/Sq Ft:	80,657.16	18.58%				

---RECOVERY INFORMATION---		---RENT PERIOD INFO---		---BREAK POINT INFO---		---OVERAGE RENT INFO---	
Product	Sls Base	Start Dt	End Date	Chg	Typ	Start Dt	End Date
DWT	Domestic Water	11/23/05	3/31/10	RET	BOV	11/23/05	3/31/10
	Specified & X Current Cost	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Rented/Occ	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Cap/Max: Y Rate: 100% Amt:	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
ELE	Electricity	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Specified & X Current Cost	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Rented/Occ	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Cap/Max: Y Rate: 100% Amt:	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
NGS	Natural Gas	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	NO OBLIGATION	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Cap/Max: Y Rate: 100% Amt:	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
OFN	Oprrng Costs Fixed - New	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	FIXED @ RECURRING CHARGE	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Cap/Max: Y Rate: 100% Amt:	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
RET	Real Estate Tax Reimbursement	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	TERMINATED TENANT	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10
	Rented/Occ	4/01/10	11/28/10	RET	BOV	4/01/10	11/28/10

1/07/11 SUMMERSP
9:08:34 QPADEV0090

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By Tenant

*** TENANT DETAIL SUMMARY ***

TENANT: URBBR/ Urban Brands Inc
LEASE: ASHST// Ashley Stewart Woman
PROJECT: 9270: Virginia Center Commons

...CONTINUED

Glen Allen VA

----- INACTIVE SPACE -----

--SPACE INFO-- SEQ #: 1 ...CONTINUED

Cap/Max: Y Rate: 100% Amt:

Lease Summary

Scan Deposits All Zero
 From 1/01/87 To 1/07/11

Tenant URBBR/ Urban Brands Inc
 Project 9270 Virginia Center Commons
 Lease ASHST// Ashley Stewart Woman

Date	Document	Check#	Description	Amount	Outstanding
9/01/10	R 5313181	001	Base Minimum Rent Fixed	4520.32	220.28
Prior		.00	Net	220.28	220.28

post petition stub

End of report



Rejection Claim Calculation

Rpt ID: ARBK05

Run Date/Time:

12/27/10 2:19 PM EST

As of December 26, 2010

Legal Collections

Tenant Cause # Urban Brands Inc - URBBR/ 10-13005

Lease	Property	Rejection Date	Lease Expiration Date	Months Remaining on Lease Term	Monthly Obligations Amount	Obligations through End of Lease Term	Total Annual Charges	15 % of Rent for Remaining Lease Term	Three Years of Rent
Ashley Stewart Woman-ASHST//	Virginia Center Commons---9270	11/30/2010	11/30/2015	60	\$6,721.43	\$403,285.80	\$80,657.16		

Rejection Date is not null

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THIS DOCUMENT CONTAINS TRADE SECRET INFORMATION OWNED BY SIMON. UNAUTHORIZED DISCLOSURE IS STRICTLY PROHIBITED AND MAY RESULT IN SERIOUS LEGAL CONSEQUENCES.

Date of Filing: 09/21/2010 Lease(s) selected: Ashley Stewart Woman-ASHST//, Ashley Stewart Woman-ASHST/1

January 7, 2011

BMC Group, Inc.
Attn: Urban Brands Claims Processing
P. O. Box 3020
Chanhassen, MN 55317

RE: UBI Liquidating Corp., et al.
Chapter 11
10-13005 (KJC) Jointly Administered

To Whom It May Concern:

Enclosed please find an original and two (2) copies of our Proof of Claim in the above referenced cause. Please file-stamp, forward accordingly and return the remaining file-stamped copies to me in the enclosed self-addressed, postage paid envelope.

Thank you in advance for your attention to this matter. If you have any question or concerns, please do not hesitate to contact me at (317) 685-7325.

Sincerely,



Patty Summers
Bankruptcy Paralegal
Simon Property Group
Telephone: 317-685-7325
Facsimile: 317-263-7901