

**Make Check Payable To:
Someroch University Mall Owner, LLC**

SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809

Statement

Account: um-t2047269-Marianne Marianne USPR Inc.
Prop Name: University Mall
Assigned Spaces:
Date: 11/05/2010
Payment: \$ _____



Please Remit top portion of this statement with payment. Also, write your account number on the check.

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
06/19/09	:Load - recovins	554.80		554.80
06/19/09	:Load - recovtax	6,171.99		6,726.79
06/19/09	:Load - salestax	38.84		6,765.63
06/19/09	:Load - salestax	432.04		7,197.67

Prepetition Claim: 7,197.67
Attorney's Fees: 4,117.16

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
0.00	0.00	0.00	7,197.67	7,197.67

UNIVERSITY MALL

Tampa, FL

Urban Brands - Marianne #235

Rejection Damages Claim Calculation

Charge	Amount	From	To	# Months	Entension	Sales Tax	Total
Rent	\$ 5,561.73	08/01/08	05/31/11	34	\$ 189,098.82	\$ 13,236.92	\$ 202,335.74
Rent	\$ 6,811.13	06/01/11	01/31/17	68	\$ 463,156.84	\$ 32,420.98	\$ 495,577.82
Fixed CAM	\$ 5,257.45	08/01/08	12/31/08	5	\$ 26,287.25	\$ 1,840.11	\$ 28,127.36
Fixed CAM	\$ 5,467.75	01/01/09	12/31/09	12	\$ 65,613.00	\$ 4,592.91	\$ 70,205.91
Fixed CAM	\$ 5,686.46	01/01/10	12/31/10	12	\$ 68,237.52	\$ 4,776.63	\$ 73,014.15
Fixed CAM	\$ 5,913.92	01/01/11	12/31/11	12	\$ 70,967.04	\$ 4,967.69	\$ 75,934.73
Fixed CAM	\$ 6,150.48	01/01/12	12/31/12	12	\$ 73,805.76	\$ 5,166.40	\$ 78,972.16
Fixed CAM	\$ 6,396.49	01/01/13	12/31/13	12	\$ 76,757.88	\$ 5,373.05	\$ 82,130.93
Fixed CAM	\$ 6,652.35	01/01/14	12/31/14	12	\$ 79,828.20	\$ 5,587.97	\$ 85,416.17
Fixed CAM	\$ 6,918.45	01/01/15	12/31/15	12	\$ 83,021.40	\$ 5,811.50	\$ 88,832.90
Fixed CAM	\$ 7,195.19	01/01/16	12/31/16	12	\$ 86,342.28	\$ 6,043.96	\$ 92,386.24
Fixed CAM	\$ 7,482.99	01/01/17	01/31/17	1	\$ 7,482.99	\$ 523.81	\$ 8,006.80
Estimated Insurance	\$ 576.81	08/01/08	01/31/17	102	\$ 58,834.62	\$ 4,118.42	\$ 62,953.04
Marketing Fee	\$ 125.02	08/01/08	05/31/11	34	\$ 4,250.68	\$ 297.55	\$ 4,548.23
Marketing Fee	\$ 175.03	06/01/11	01/31/17	68	\$ 11,902.04	\$ 833.14	\$ 12,735.18
Estimated Tax	\$ 2,850.47	08/01/08	01/31/17	102	\$ 290,747.94	\$ 20,352.36	\$ 311,100.30
Estimated Sprinkler	\$ 245.04	08/01/08	01/31/17	102	\$ 24,994.08	\$ 1,749.59	\$ 26,743.67
					Grand Total	\$ 1,799,021.32	

Rejection Damage is limited to the greater of one year's rent or 15% of the balance of the Lease Term, not to exceed three years' rent.

$1,799,021.32 \times 15\% = 269,853.20$

$1,799,021.32 + 102 \text{ months} = 17,637.47 \times 12 \text{ months} = 211,649.64$

KELLEY DRYE & WARREN LLP

A LIMITED LIABILITY PARTNERSHIP

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January 19, 2011

VIA OVERNIGHT MAIL

Urban Brands Claims Processing
BMC Group, Inc.
18750 Lake Drive East
Chanhassen, MN 55317

Re: UBI Liquidating Corp. f/k/a Urban Brands, Inc., et al.
Case No. 10-13005 (KJC)

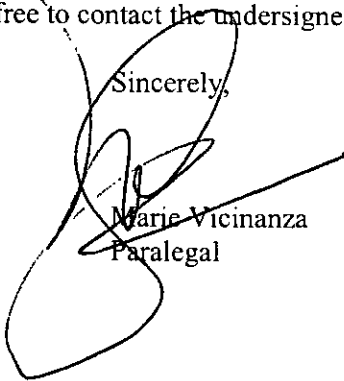
Dear Sir/Madam:

With regard to the above captioned bankruptcy case, enclosed herewith are originals and copies of proofs of claim being submitted on behalf of our client Somera Capital Management, LLC as follows:

University Mall (Marianne)	Tampa, FL	Somerock University Mall Owner, LLC	\$281,168.03
University Mall (Ashley Stewart)	Tampa, FL	Somerock Unviersity Mall Owner, LLC	\$189,303.18

Kindly file the original proofs of claim and return the copies stamped "*filed*" in the self-addressed stamped overnight envelope provided for convenience. Thank you for your assistance, and should you have any questions, please feel free to contact the undersigned.

Sincerely,


Marie Vicinanza
Paralegal

Enclosures