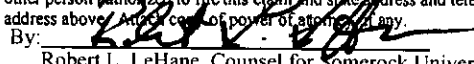



UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE		PROOF OF CLAIM
Name of Debtor: UBI Liquidating Corp. f/k/a Urban Brands, Inc.		Case Number: 10-13005 (KJC)
NOTE: <i>This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.</i>		
Name of Creditor (the person or other entity to whom the debtor owes money or property): SOMEROCK UNIVERSITY MALL OWNER, LLC		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: Kelley Drye & Warren LLP 101 Park Avenue New York, New York 10178 Tel: 212-808-7800 Attn: Robert L. LeHane, Esq.		Somerock University Mall Owner, LLC c/o Somera Capital Management, LLC 1901 Pennsylvania Avenue, NW Suite 801 Washington, DC 20006 Attn: Jake Farver, Vice President
Name and address where payment should be sent (if different from above):		<input type="checkbox"/> Check 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.
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 20 2011 BMC GROUP </div>		
1. Amount of Claim as of Date Case Filed: \$189,303.18		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.
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 the claim. Attach itemized statement of all interest or charges		Specify the priority of the claim.
2. Basis for Claim: <u>Unpaid rent and related charges and rejection damages due under lease for premises located at University Mall, Tampa, FL. (SEE ATTACHED)</u>		<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: _____		<input type="checkbox"/> Wages, salaries, or commission (up to \$1,725* earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, which ever is earlier -- 11 U.S.C. § 507(a)(4).
3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		<input type="checkbox"/> Contributions to an employee benefit plan -- 11 U.S.C. § 507(a)(5).
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.		<input type="checkbox"/> 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).
Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other		<input type="checkbox"/> Taxes or penalties owed to governmental units -- 11 U.S.C. § 507(a)(8).
Describe:		<input type="checkbox"/> Section 503(b)(9) Claim -- check this box if your claim is for the value of goods received by the Debtor within 20 days before the commencement of the case -- 11 U.S.C. § 503(b)(9).
Value of Property: \$ _____ Annual Interest Rate: _____ %		<input type="checkbox"/> Other -- Specify applicable paragraph of 11 U.S.C. § 507(a)(____).
Amount of arrearage and other charges as of time case filed included in secured claim,		Amount entitled to priority: \$ _____
if any: \$ _____ Basis for Perfection: _____		* 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.
Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____		
6. Amount of Claim that qualifies as an Administrative Expense under 11 U.S.C. § 503(b)(9): \$ _____ (See instruction #6 on reverse side.)		
7. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		
8. 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 DOCUMENT MAY BE DESTROYED AFTER SCANNING.		
If the documents are not available, please explain:		
Date: 11 January 11 , 2011	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. By:  Robert L. LeHane, Counsel for Somerock University Mall Owner, LLC	FOR COURT USE ONLY Urban Brands  00522

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

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

Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS, NJ, 07094



Statement

Account: um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall
Assigned Spaces:
Date: 12/31/2010
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
05/01/09	:Load - salestax	0.35		0.35
05/01/09	:Load - estwtr	4.65		5.00
06/01/09	:Load - estwtr	5.00		10.00
06/19/09	:Load - recovins	(1,802.97)		(1,792.97)
06/19/09	:Load - recovtax	6,592.09		4,799.12
06/19/09	:Load - salestax	(126.21)		4,672.91
06/19/09	:Load - salestax	461.45		5,134.36
06/30/09	:Load - salestax	0.32		5,134.68
06/30/09	:Load - recovwtr	4.56		5,139.24
07/01/09	:Load - rentret	3,703.00		8,842.24
07/01/09	:Load - fixcam	3,508.91		12,351.15
07/01/09	:Load - estins	556.01		12,907.16
07/01/09	:Load - market	187.54		13,094.70
07/01/09	:Load - esttax	2,663.00		15,757.70
07/01/09	:Load - salestax	259.21		16,016.91
07/01/09	:Load - salestax	245.62		16,262.53
07/01/09	:Load - salestax	38.92		16,301.45
07/01/09	:Load - salestax	13.13		16,314.58
07/01/09	:Load - salestax	186.41		16,500.99
07/01/09	:Load - salestax	10.58		16,511.57
07/01/09	:Load - salestax	0.35		16,511.92
07/01/09	:Load - estsprin	151.21		16,663.13
07/01/09	:Load - estwtr	5.00		16,668.13
08/01/09	Insurance Estimate (08/2009)	556.01		17,224.14
08/01/09	Sales Tax (08/2009)	38.92		17,263.06
08/01/09	Tax Estimate (08/2009)	2,663.00		19,926.06
08/01/09	Sales Tax (08/2009)	186.41		20,112.47
08/01/09	Rent - Retail - Permanent (08/2009)	3,703.00		23,815.47
08/01/09	Sales Tax (08/2009)	259.21		24,074.68
08/01/09	Water & Sewer Estimate (08/2009)	5.00		24,079.68
08/01/09	Sales Tax (08/2009)	0.35		24,080.03
08/01/09	Fixed CAM (08/2009)	3,508.91		27,588.94
08/01/09	Sales Tax (08/2009)	245.62		27,834.56
08/01/09	Marketing Fund (08/2009)	187.54		28,022.10
08/01/09	Sales Tax (08/2009)	13.13		28,035.23
08/01/09	Sprinkler Estimate (08/2009)	151.21		28,186.44
08/01/09	Sales Tax (08/2009)	10.58		28,197.02
08/06/09	Chk# 332685		11,523.89	16,673.13

Make Check Payable To:**Somerock University Mall Owner, LLC**SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS, NJ, 07094**Statement****Account:** um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall
Assigned Spaces:
Date: 12/31/2010
Payment: \$ _____**Please Remit top portion of this statement with payment. Also, write your account number on the check.**

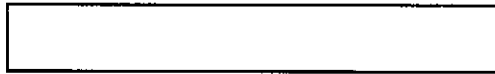
Date	Description	Charges	Payments	Balance
09/01/09	Chk# 333491		11,523.89	5,149.24
09/01/09	Insurance Estimate (09/2009)	556.01		5,705.25
09/01/09	Sales Tax (09/2009)	38.92		5,744.17
09/01/09	Tax Estimate (09/2009)	2,663.00		8,407.17
09/01/09	Sales Tax (09/2009)	186.41		8,593.58
09/01/09	Rent - Retail - Permanent (09/2009)	3,703.00		12,296.58
09/01/09	Sales Tax (09/2009)	259.21		12,555.79
09/01/09	Water & Sewer Estimate (09/2009)	5.00		12,560.79
09/01/09	Sales Tax (09/2009)	0.35		12,561.14
09/01/09	Fixed CAM (09/2009)	3,508.91		16,070.05
09/01/09	Sales Tax (09/2009)	245.62		16,315.67
09/01/09	Marketing Fund (09/2009)	187.54		16,503.21
09/01/09	Sales Tax (09/2009)	13.13		16,516.34
09/01/09	Sprinkler Estimate (09/2009)	151.21		16,667.55
09/01/09	Sales Tax (09/2009)	10.58		16,678.13
10/01/09	Insurance Estimate (10/2009)	556.01		17,234.14
10/01/09	Sales Tax (10/2009)	38.92		17,273.06
10/01/09	Tax Estimate (10/2009)	2,663.00		19,936.06
10/01/09	Sales Tax (10/2009)	186.41		20,122.47
10/01/09	Rent - Retail - Permanent (10/2009)	3,703.00		23,825.47
10/01/09	Sales Tax (10/2009)	259.21		24,084.68
10/01/09	Water & Sewer Estimate (10/2009)	5.00		24,089.68
10/01/09	Sales Tax (10/2009)	0.35		24,090.03
10/01/09	Fixed CAM (10/2009)	3,508.91		27,598.94
10/01/09	Sales Tax (10/2009)	245.62		27,844.56
10/01/09	Marketing Fund (10/2009)	187.54		28,032.10
10/01/09	Sales Tax (10/2009)	13.13		28,045.23
10/01/09	Sprinkler Estimate (10/2009)	151.21		28,196.44
10/01/09	Sales Tax (10/2009)	10.58		28,207.02
11/01/09	Insurance Estimate (11/2009)	556.01		28,763.03
11/01/09	Sales Tax (11/2009)	38.92		28,801.95
11/01/09	Tax Estimate (11/2009)	2,663.00		31,464.95
11/01/09	Sales Tax (11/2009)	186.41		31,651.36
11/01/09	Rent - Retail - Permanent (11/2009)	3,703.00		35,354.36
11/01/09	Sales Tax (11/2009)	259.21		35,613.57
11/01/09	Water & Sewer Estimate (11/2009)	5.00		35,618.57
11/01/09	Sales Tax (11/2009)	0.35		35,618.92
11/01/09	Fixed CAM (11/2009)	3,508.91		39,127.83
11/01/09	Sales Tax (11/2009)	245.62		39,373.45

Make Check Payable To:**Somerock University Mall Owner, LLC**SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS , NJ , 07094**Statement****Account:** um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall
Assigned Spaces:
Date: 12/31/2010
Payment: \$ _____**Please Remit top portion of this statement with payment. Also, write your account number on the check.**

Date	Description	Charges	Payments	Balance
11/01/09	Marketing Fund (11/2009)	187.54		39,560.99
11/01/09	Sales Tax (11/2009)	13.13		39,574.12
11/01/09	Sprinkler Estimate (11/2009)	151.21		39,725.33
11/01/09	Sales Tax (11/2009)	10.58		39,735.91
11/20/09	Chk# 335943		11,523.89	28,212.02
11/27/09	Chk# 336121		11,523.89	16,688.13
12/01/09	Insurance Estimate (12/2009)	556.01		17,244.14
12/01/09	Sales Tax (12/2009)	38.92		17,283.06
12/01/09	Tax Estimate (12/2009)	2,663.00		19,946.06
12/01/09	Sales Tax (12/2009)	186.41		20,132.47
12/01/09	Rent - Retail - Permanent (12/2009)	3,703.00		23,835.47
12/01/09	Sales Tax (12/2009)	259.21		24,094.68
12/01/09	Water & Sewer Estimate (12/2009)	5.00		24,099.68
12/01/09	Sales Tax (12/2009)	0.35		24,100.03
12/01/09	Fixed CAM (12/2009)	3,508.91		27,608.94
12/01/09	Sales Tax (12/2009)	245.62		27,854.56
12/01/09	Marketing Fund (12/2009)	187.54		28,042.10
12/01/09	Sales Tax (12/2009)	13.13		28,055.23
12/01/09	Sprinkler Estimate (12/2009)	151.21		28,206.44
12/01/09	Sales Tax (12/2009)	10.58		28,217.02
01/01/10	Insurance Estimate (01/2010)	556.01		28,773.03
01/01/10	Sales Tax (01/2010)	38.92		28,811.95
01/01/10	Tax Estimate (01/2010)	2,663.00		31,474.95
01/01/10	Sales Tax (01/2010)	186.41		31,661.36
01/01/10	Rent - Retail - Permanent (01/2010)	3,703.00		35,364.36
01/01/10	Sales Tax (01/2010)	259.21		35,623.57
01/01/10	Water & Sewer Estimate (01/2010)	5.00		35,628.57
01/01/10	Sales Tax (01/2010)	0.35		35,628.92
01/01/10	Fixed CAM (01/2010)	3,649.27		39,278.19
01/01/10	Sales Tax (01/2010)	255.45		39,533.64
01/01/10	Marketing Fund (01/2010)	196.92		39,730.56
01/01/10	Sales Tax (01/2010)	13.78		39,744.34
01/01/10	Sprinkler Estimate (01/2010)	151.21		39,895.55
01/01/10	Sales Tax (01/2010)	10.58		39,906.13
01/06/10	Chk# 337285		11,523.89	28,382.24
02/01/10	Insurance Estimate (02/2010)	556.01		28,938.25
02/01/10	Sales Tax (02/2010)	38.92		28,977.17
02/01/10	Tax Estimate (02/2010)	2,663.00		31,640.17
02/01/10	Sales Tax (02/2010)	186.41		31,826.58

Make Check Payable To:**Someroch University Mall Owner, LLC**SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS , NJ , 07094**Statement****Account:** um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall**Assigned
Spaces:****Date:** 12/31/2010**Payment:** \$ _____**Please Remit top portion of this
statement with payment. Also,
write your account number on the
check.**

Date	Description	Charges	Payments	Balance
02/01/10	Rent - Retail - Permanent (02/2010)	3,703.00		35,529.58
02/01/10	Sales Tax (02/2010)	259.21		35,788.79
02/01/10	Water & Sewer Estimate (02/2010)	5.00		35,793.79
02/01/10	Sales Tax (02/2010)	0.35		35,794.14
02/01/10	Fixed CAM (02/2010)	3,649.27		39,443.41
02/01/10	Sales Tax (02/2010)	255.45		39,698.86
02/01/10	Marketing Fund (02/2010)	196.92		39,895.78
02/01/10	Sales Tax (02/2010)	13.78		39,909.56
02/01/10	Sprinkler Estimate (02/2010)	151.21		40,060.77
02/01/10	Sales Tax (02/2010)	10.58		40,071.35
02/16/10	Chk# 338517		11,523.89	28,547.46
03/01/10	Insurance Estimate (03/2010)	556.01		29,103.47
03/01/10	Sales Tax (03/2010)	38.92		29,142.39
03/01/10	Tax Estimate (03/2010)	2,663.00		31,805.39
03/01/10	Sales Tax (03/2010)	186.41		31,991.80
03/01/10	Rent - Retail - Permanent (03/2010)	3,703.00		35,694.80
03/01/10	Sales Tax (03/2010)	259.21		35,954.01
03/01/10	Water & Sewer Estimate (03/2010)	5.00		35,959.01
03/01/10	Sales Tax (03/2010)	0.35		35,959.36
03/01/10	Fixed CAM (03/2010)	3,649.27		39,608.63
03/01/10	Sales Tax (03/2010)	255.45		39,864.08
03/01/10	Marketing Fund (03/2010)	196.92		40,061.00
03/01/10	Sales Tax (03/2010)	13.78		40,074.78
03/01/10	Sprinkler Estimate (03/2010)	151.21		40,225.99
03/01/10	Sales Tax (03/2010)	10.58		40,236.57
03/30/10	Chk# 340133		11,523.89	28,712.68
05/01/10	Insurance Estimate (05/2010)	556.01		29,268.69
05/01/10	Sales Tax (05/2010)	38.92		29,307.61
05/01/10	Tax Estimate (05/2010)	2,663.00		31,970.61
05/01/10	Sales Tax (05/2010)	186.41		32,157.02
05/01/10	Rent - Retail - Permanent (05/2010)	3,703.00		35,860.02
05/01/10	Sales Tax (05/2010)	259.21		36,119.23
05/01/10	Water & Sewer Estimate (05/2010)	5.00		36,124.23
05/01/10	Sales Tax (05/2010)	0.35		36,124.58
05/01/10	Fixed CAM (05/2010)	3,649.27		39,773.85
05/01/10	Sales Tax (05/2010)	255.45		40,029.30
05/01/10	Marketing Fund (05/2010)	196.92		40,226.22
05/01/10	Sales Tax (05/2010)	13.78		40,240.00
05/01/10	Sprinkler Estimate (05/2010)	151.21		40,391.21

Make Check Payable To:**Somerock University Mall Owner, LLC**SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS, NJ, 07094**Statement****Account:** um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall**Assigned
Spaces:****Date:** 12/31/2010**Payment:** \$ _____**Please Remit top portion of this
statement with payment. Also,
write your account number on the
check.**

Date	Description	Charges	Payments	Balance
05/01/10	Sales Tax (05/2010)	10.58		40,401.79
05/01/10	Insurance Estimate (04/2010)	556.01		40,957.80
05/01/10	Tax Estimate (04/2010)	2,663.00		43,620.80
05/01/10	Rent - Retail - Permanent (04/2010)	3,703.00		47,323.80
05/01/10	Water & Sewer Estimate (04/2010)	5.00		47,328.80
05/01/10	Fixed CAM (04/2010)	3,649.27		50,978.07
05/01/10	Marketing Fund (04/2010)	196.92		51,174.99
05/01/10	Sprinkler Estimate (04/2010)	151.21		51,326.20
05/01/10	Sales Tax (04/2010)	764.70		52,090.90
05/03/10	Chk# 340875		11,523.89	40,567.01
05/17/10	Chk# 341702		11,523.89	29,043.12
06/01/10	Insurance Estimate (06/2010)	556.01		29,599.13
06/01/10	Sales Tax (06/2010)	38.92		29,638.05
06/01/10	Tax Estimate (06/2010)	2,663.00		32,301.05
06/01/10	Sales Tax (06/2010)	186.41		32,487.46
06/01/10	Rent - Retail - Permanent (06/2010)	3,703.00		36,190.46
06/01/10	Sales Tax (06/2010)	259.21		36,449.67
06/01/10	Water & Sewer Estimate (06/2010)	5.00		36,454.67
06/01/10	Sales Tax (06/2010)	0.35		36,455.02
06/01/10	Fixed CAM (06/2010)	3,649.27		40,104.29
06/01/10	Sales Tax (06/2010)	255.45		40,359.74
06/01/10	Marketing Fund (06/2010)	196.92		40,556.66
06/01/10	Sales Tax (06/2010)	13.78		40,570.44
06/01/10	Sprinkler Estimate (06/2010)	151.21		40,721.65
06/01/10	Sales Tax (06/2010)	10.58		40,732.23
06/21/10	Chk# 342764		11,523.89	29,208.34
07/01/10	Insurance Estimate (07/2010)	556.01		29,764.35
07/01/10	Sales Tax (07/2010)	38.92		29,803.27
07/01/10	Tax Estimate (07/2010)	2,663.00		32,466.27
07/01/10	Sales Tax (07/2010)	186.41		32,652.68
07/01/10	Rent - Retail - Permanent (07/2010)	4,320.17		36,972.85
07/01/10	Sales Tax (07/2010)	302.41		37,275.26
07/01/10	Water & Sewer Estimate (07/2010)	5.00		37,280.26
07/01/10	Sales Tax (07/2010)	0.35		37,280.61
07/01/10	Fixed CAM (07/2010)	3,649.27		40,929.88
07/01/10	Sales Tax (07/2010)	255.45		41,185.33
07/01/10	Marketing Fund (07/2010)	196.92		41,382.25
07/01/10	Sales Tax (07/2010)	13.78		41,396.03
07/01/10	Sprinkler Estimate (07/2010)	151.21		41,547.24

Make Check Payable To:**Somerock University Mall Owner, LLC**SDS 12-2809
P.O. Box 86
Minneapolis, MN 55486-2809Ashley Stewart LARGE APPAREL OF FLORIDA INC
Ashley Stewart-Large Apparel of Florida
100 METRO WAY
SECAUCUS , NJ , 07094**Statement****Account:** um-t2215411-Ashley Stewart Ashley
Prop Name: Stewart-Large Apparel of Florida
University Mall**Assigned
Spaces:****Date:** 12/31/2010**Payment:** \$ _____**Please Remit top portion of this
statement with payment. Also,
write your account number on the
check.**

Date	Description	Charges	Payments	Balance
07/01/10	Sales Tax (07/2010)	10.58		41,557.82
08/01/10	Insurance Estimate (08/2010)	556.01		42,113.83
08/01/10	Sales Tax for Insurance Estimate (08/2010)	38.92		42,152.75
08/01/10	Tax Estimate (08/2010)	2,663.00		44,815.75
08/01/10	Sales Tax for Tax Estimate (08/2010)	186.41		45,002.16
08/01/10	Rent - Retail - Permanent (08/2010)	4,320.17		49,322.33
08/01/10	Sales Tax for Rent - Retail - Permanent (08/2010)	302.41		49,624.74
08/01/10	Water & Sewer Estimate (08/2010)	5.00		49,629.74
08/01/10	Sales Tax for Water & Sewer Estimate (08/2010)	0.35		49,630.09
08/01/10	Fixed CAM (08/2010)	3,649.27		53,279.36
08/01/10	Sales Tax for Fixed CAM (08/2010)	255.45		53,534.81
08/01/10	Marketing Fund (08/2010)	196.92		53,731.73
08/01/10	Sales Tax for Marketing Fund (08/2010)	13.78		53,745.51
08/01/10	Sprinkler Estimate (08/2010)	151.21		53,896.72
08/01/10	Sales Tax for Sprinkler Estimate (08/2010)	10.58		53,907.30
09/01/10	Insurance Estimate (09/2010)	556.01		54,463.31
09/01/10	Sales Tax for Insurance Estimate (09/2010)	38.92		54,502.23
09/01/10	Tax Estimate (09/2010)	2,663.00		57,165.23
09/01/10	Sales Tax for Tax Estimate (09/2010)	186.41		57,351.64
09/01/10	Rent - Retail - Permanent (09/2010)	4,320.17		61,671.81
09/01/10	Sales Tax for Rent - Retail - Permanent (09/2010)	302.41		61,974.22
09/01/10	Water & Sewer Estimate (09/2010)	5.00		61,979.22
09/01/10	Sales Tax for Water & Sewer Estimate (09/2010)	0.35		61,979.57
09/01/10	Fixed CAM (09/2010)	3,649.27		65,628.84
09/01/10	Sales Tax for Fixed CAM (09/2010)	255.45		65,884.29
09/01/10	Marketing Fund (09/2010)	196.92		66,081.21
09/01/10	Sales Tax for Marketing Fund (09/2010)	13.78		66,094.99
09/01/10	Sprinkler Estimate (09/2010)	151.21		66,246.20
09/01/10	Sales Tax for Sprinkler Estimate (09/2010)	10.58		66,256.78
09/20/10	2009 INS reconciliation	(3,814.74)		62,442.04
09/20/10	salestax on 2009 INS rec	(267.04)		62,175.00
09/20/10	2009 TAX reconciliation	(12,854.37)		49,320.63
09/20/10	salestax on 2009 TAX rec	(899.81)		48,420.82

TOTAL PREPETITION:**48,420.82****Attorney's Fees:****4,177.16**

UNIVERSITY MALL

Tampa, FL

Ashley Stewart

Rejection Damages Claim Calculation

<u>Charge</u>	<u>Amount</u>	<u>From</u>	<u>To</u>	<u># Months</u>	<u>Entension</u>	<u>Sales Tax</u>	<u>Total</u>
Rent	\$ 4,320.17	12/01/10	01/31/16	62	\$ 267,850.54	\$ 18,749.54	\$ 286,600.08
Fixed CAM	\$ 3,649.27	12/01/10	12/31/10	1	\$ 3,649.27	\$ 255.45	\$ 3,904.72
Fixed CAM	\$ 3,795.24	01/01/11	12/31/11	12	\$ 45,542.88	\$ 3,188.00	\$ 48,730.88
Fixed CAM	\$ 3,947.05	01/01/12	12/31/12	12	\$ 47,364.60	\$ 3,315.52	\$ 50,680.12
Fixed CAM	\$ 4,104.93	01/01/13	12/31/13	12	\$ 49,259.16	\$ 3,448.14	\$ 52,707.30
Fixed CAM	\$ 4,269.12	01/01/14	12/31/14	12	\$ 51,229.44	\$ 3,586.06	\$ 54,815.50
Fixed CAM	\$ 4,439.89	01/01/15	12/31/15	12	\$ 53,278.68	\$ 3,729.51	\$ 57,008.19
Fixed CAM	\$ 4,617.48	01/01/16	01/31/16	1	\$ 4,617.48	\$ 323.22	\$ 4,940.70
Estimated Insurance	\$ 238.12	12/01/10	01/31/16	62	\$ 14,763.44	\$ 1,033.44	\$ 15,796.88
Marketing Fee	\$ 196.92	12/01/10	12/31/10	1	\$ 196.92	\$ 13.78	\$ 210.70
Marketing Fee	\$ 206.76	01/01/11	12/31/11	12	\$ 2,481.12	\$ 173.68	\$ 2,654.80
Marketing Fee	\$ 217.10	01/01/12	12/31/12	12	\$ 2,605.20	\$ 182.36	\$ 2,787.56
Marketing Fee	\$ 227.96	01/01/13	12/31/13	12	\$ 2,735.52	\$ 191.49	\$ 2,927.01
Marketing Fee	\$ 239.35	01/01/14	12/31/14	12	\$ 2,872.20	\$ 201.05	\$ 3,073.25
Marketing Fee	\$ 251.32	01/01/15	12/31/15	12	\$ 3,015.84	\$ 211.11	\$ 3,226.95
Marketing Fee	\$ 263.89	01/01/16	01/31/16	1	\$ 263.89	\$ 18.47	\$ 282.36
Estimated Tax	\$ 1,591.80	12/01/10	01/31/16	62	\$ 98,691.60	\$ 6,908.41	\$ 105,600.01
Estimated Sprinkler	\$ 151.21	12/01/10	01/31/16	62	\$ 9,375.02	\$ 656.25	\$ 10,031.27
Estimated Water	\$ 5.00	12/01/10	01/31/16	62	\$ 310.00	\$ 21.70	\$ 331.70
						Grand Total	\$ 706,310.00

Rejection Claim: \$136,705.20

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

$\$706,310.00 \times 15\% = \$105,946.50$

$\$706,310.00 \div 62 \text{ months} = \$11,392.10 \times 12 \text{ months} = \$136,705.20$

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)

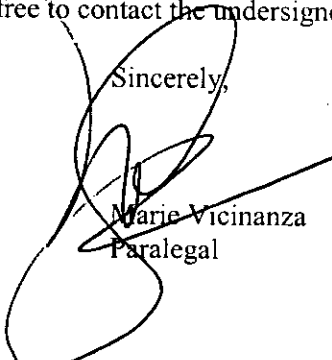
Dear Sir/Madam:

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