

TENANT DETAILED AGED DELINQUENCY
 Developers Diversified Realty

All Company
 As of 10 January 2011

Company	Tenant Number	Lease Number	Litigation Code	Invoice Date	Bill Code	Open Amount	Any to 0 Days	0 to 30 Days	31 to 60 Days	61 to 90 Days	91 to 120 Days	Over 12 Days
MARIANNE, #038												
20081	105478	00008282	DEF	4/2/2009	CAP	-3,075.21						-3,075.21
20081	105478	00008282	DEF	4/2/2009	INP	5,013.44						5,013.44
20081	105478	00008282	DEF	4/2/2009	PTR	10.32						10.32
20081	105478	00008282	DEF	4/2/2009	REP	-3,553.85						-3,553.85
20081	105478	00008282	DEF	4/2/2009	REP	3,680.99						3,680.99
20081	317315	00008282	DEF	4/20/2009	LEG	500.00						500.00
20081	317315	00008282	DEF	5/1/2009	PTR	22.45						22.45
20081	317315	00008282	DEF	7/9/2009	PTR	1,104.28						1,104.28
20081	317315	00008282	DEF	8/1/2009	PTR	22.45						22.45
20081	317315	00008282	DEF	8/1/2009	RET	1.16						1.16
20081	317315	00008282	DEF	9/1/2009	CAM	23.50						23.50
20081	317315	00008282	DEF	10/1/2009	CAM	23.50						23.50
20081	317315	00008282	DEF	11/1/2009	CAM	23.50						23.50
20081	317315	00008282	DEF	12/1/2009	CAM	23.49						23.49
20081	317315	00008282	DEF	2/16/2010	CAP	-3,362.23						-3,362.23
20081	317315	00008282	DEF	2/16/2010	INP	5,041.04						5,041.04
20081	317315	00008282	DEF	2/16/2010	PTR	15.83						15.83
20081	317315	00008282	DEF	2/16/2010	REP	-3,359.08						-3,359.08
20081	317315	00008282	DEF	2/16/2010	REP	4,845.03						4,845.03

Total for Lease Number 00008282

7,000.61

7,000.6

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 Developers Diversified Realty Corporation as follows:

Plaza Palma Real	Puerto Rico	DDR Palma Real LLC, S.E.	\$533.35
Fayette Pavilion	Fayetteville, GA	DDRTC Fayette III and IV LLC	\$23,927.16
Plaza Vega Baja	Puerto Rico	DDR Vega Baja LLC, S.E.	\$25,198.47
Plaza del Oeste	Puerto Rico	DDR Oeste LLC, S.E.	\$20,410.66
Plaza Senorial Plaza	Puerto Rico	DDR Senorial LLC, S.E.	\$7,000.61
Plaza Fajardo	Puerto Rico	DDR Fajardo LLC, S.E.	Unliquidated
Plaza Escorial	Puerto Rico	DDR Escorial LLC, S.E.	\$11,969.59
Marshalls Plaza	Puerto Rico	BG Del-Arrow, LLC	\$9,154.76
Plaza del Sol	Puerto Rico	DDR del Sol LLC, S.E.	\$29,900.61
Plaza Rio Hondo	Puerto Rico	DDR Rio Hondo LLC, S.E.	\$53,478.37

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