


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: 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): DDR Escorial LLC, S.E.		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: _____ <i>(if known)</i> Filed on: _____
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.		
DDR Escorial LLC, S.E. c/o Developers Diversified Realty Corp. 3300 Enterprise Parkway Beechwood, OH 44122 Attn: Eric Cotton, Associate General Counsel		
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> Telephone No. _____		
1. Amount of Claim as of Date Case Filed: <u>\$ 11,969.59</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 the claim. Attach itemized statement of all 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. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commission (up to \$11,725*) 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). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5). <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). <input type="checkbox"/> Taxes or penalties owed to governmental units -- 11 U.S.C. § 507(a)(8). <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). <input type="checkbox"/> 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.
2. Basis for Claim: <u>Unpaid pre-petition rent and related charges for premises located at Plaza Escorial, Puerto Rico</u>		
3. Last four digits of any number by which creditor identifies debtor: _____ 3a. Debtor may have scheduled account as: _____ (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: <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: \$ _____		
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: January <u>19</u> , 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: <u>[Signature]</u> Robert L. LeHane, Counsel for DDR Escorial LLC, S.E.	
		Urban Brands  00543

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 120 Days
MARIANNE #140												
20073	104335	00006065		2/1/2009	CAM	415.23						415.23
20073	104335	00006065		2/1/2009	PTR	2.07						2.07
20073	104335	00006065		2/18/2009	MFC	31.91						31.91
20073	104335	00006065		3/1/2009	CAM	415.23						415.23
20073	104335	00006065		3/1/2009	PTR	2.07						2.07
20073	104335	00006065		3/10/2009	CAP	1,555.28						1,555.28
20073	104335	00006065		3/10/2009	INP	-5,588.23						-5,588.23
20073	104335	00006065		3/10/2009	PTR	-26.95						-26.95
20073	104335	00006065		3/10/2009	REP	-1,357.99						-1,357.99
20073	317315	00006065		3/12/2009	CAM	425.04						425.04
20073	317315	00006065		3/12/2009	PTR	2.12						2.12
20073	317315	00006065		4/1/2009	CAM	561.03						561.03
20073	317315	00006065		4/1/2009	PTR	2.80						2.80
20073	317315	00006065		5/1/2009	CAM	310.34						310.34
20073	317315	00006065		5/1/2009	INS	4.68						4.68
20073	317315	00006065		5/1/2009	LEG	500.00						500.00
20073	317315	00006065		5/1/2009	MFC	35.26						35.26
20073	317315	00006065		5/1/2009	PTR	2.14						2.14
20073	317315	00006065		5/1/2009	RET	7.16						7.16
20073	317315	00006065		5/1/2009	RTB	86.25						86.25
20073	317315	00006065		5/1/2009	TRC	118.00						118.00
20073	317315	00006065		6/1/2009	CAM	408.80						408.80
20073	317315	00006065		6/1/2009	MFC	31.91						31.91
20073	317315	00006065		6/1/2009	PTR	2.63						2.63
20073	317315	00006065		6/1/2009	RET	2.27						2.27
20073	317315	00006065		6/1/2009	TRC	118.00						118.00
20073	317315	00006065		7/1/2009	CAM	296.54						296.54
20073	317315	00006065		7/1/2009	MFC	31.91						31.91
20073	317315	00006065		7/1/2009	PTR	115.06						115.06
20073	317315	00006065		7/1/2009	RET	2.27						2.27

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 Developers Diversified Realty
 All Company

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20073	317315	00006065		7/1/2009	TRC	118.00						118.00
20073	317315	00006065		8/1/2009	CAM	296.54						296.54
20073	317315	00006065		8/1/2009	MFC	31.91						31.91
20073	317315	00006065		8/1/2009	PTR	115.06						115.06
20073	317315	00006065		8/1/2009	RET	2.27						2.27
20073	317315	00006065		8/1/2009	TRC	118.00						118.00
20073	317315	00006065		9/1/2009	CAM	561.03						561.03
20073	317315	00006065		9/1/2009	PTR	2.80						2.80
20073	317315	00006065		10/1/2009	CAM	561.03						561.03
20073	317315	00006065		10/1/2009	PTR	2.80						2.80
20073	317315	00006065		11/1/2009	CAM	561.03						561.03
20073	317315	00006065		11/1/2009	PTR	2.80						2.80
20073	317315	00006065		12/1/2009	CAM	561.02						561.02
20073	317315	00006065		12/1/2009	PTR	2.81						2.81
20073	317315	00006065		1/1/2010	CAM	719.62						719.62
20073	317315	00006065		1/1/2010	PTR	3.59						3.59
20073	317315	00006065		2/1/2010	CAM	719.62						719.62
20073	317315	00006065		2/1/2010	PTR	3.59						3.59
20073	317315	00006065		3/1/2010	CAM	719.70						719.70
20073	317315	00006065		3/1/2010	PTR	3.51						3.51
20073	317315	00006065		3/12/2010	CAP	-773.32						-773.32
20073	317315	00006065		3/12/2010	INP	2,063.57						2,063.57
20073	317315	00006065		3/12/2010	PTR	21.15						21.15
20073	317315	00006065		3/12/2010	REP	2,940.38						2,940.38
20073	317315	00006065		4/1/2010	CAM	719.62						719.62
20073	317315	00006065		4/1/2010	PTR	3.59						3.59
20073	317315	00006065		5/1/2010	CAM	719.62						719.62
20073	317315	00006065		5/1/2010	PTR	3.59						3.59
20073	317315	00006065		6/1/2010	CAM	719.62						719.62
20073	317315	00006065		6/1/2010	PTR	3.59						3.59
20073	317315	00006065		7/1/2010	CAM	719.62						719.62

TENANT DETAILED AGED DELINQUENCY
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As of 10 January 2011

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20073	317315	00006065		7/1/2010	PTR	3.59						3.5
20073	317315	00006065		8/1/2010	CAM	719.62						719.6
20073	317315	00006065		8/1/2010	PTR	3.59						3.5
20073	317315	00006065		9/1/2010	CAM	479.80						479
20073	317315	00006065		9/1/2010	PTR	2.40						2

Total for Lease Number 00006065

11,969.59

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 Seniorial Plaza	Puerto Rico	DDR Seniorial 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