

UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE PROOF OF CLAIM

Name of Debtor: UBI Liquidating Corp., et al.

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): CENTRO PROPERTIES GROUP NP Holdings 12 SPE, LLC

Check this box to indicate that this claim amends a previously filed claim.

Name and address where notices should be sent: CENTRO PROPERTIES GROUP, 420 LEXINGTON AV, SEVENTH FLOOR, NEW YORK, NY 10170

Court Claim Number: (if known) Filed on:

Name and address where payment should be sent (if different from above): Telephone No.

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. Check this box if you are the debtor or trustee in this case.

1. Amount of Claim as of Date Case Filed: \$ 4,180.84

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.

2. Basis for Claim: Lease of Real Property

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: 3a. Debtor may have scheduled account as:

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).

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.

Contributions to an employee benefit plan -- 11 U.S.C. § 507(a)(5). 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).

6. Amount of Claim that qualifies as an Administrative Expense under 11 U.S.C. § 503(b)(9): \$

Taxes or penalties owed to governmental units -- 11 U.S.C. § 507(a)(8).

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.

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 -- U.S.C. § 503(b)(9). Other -- Specify applicable paragraph of U.S.C. § 507(a)( ).

Date: 1/19/2011

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.

Amount entitled to priority: \$

Centro NP Holdings 12 SPE, LLC By: Joel F. Crystal, VP Corporate Legal Services

\* 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.

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF DELAWARE

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In re:	:	:	Chapter 11
	:	:	Case No. 10-13005 (KJC)
UBI Liquidating Corp., <u>et al.</u> :	:	:	
	:	:	
Debtors.	:	:	
	:	:	

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STATEMENT ANNEXED  
TO PRE-FILING PROOF OF CLAIM OF LANDLORD

1. The Claimant herein CENTRO NP HOLDINGS 12 SPE, LLC ("Claimant") submits this Proof of Claim and this statement.
2. The Debtors and their affiliates (the "Debtors"), were party to or the guarantors of a certain written agreement of Lease dated May 19, 1999 (the "Lease") for the premises demised therein (the "Premises") located at Wynnewood Shopping Center, Dallas TX.  
  
Pursuant to the Lease Debtors are indebted to Claimant for a pre-filing rent and additional rent costs of \$4,180.84.
3. A copy of the computation of the claims is attached.
4. Notices in connection with this claim should be addressed to the Claimant c/o CENTRO PROPERTIES GROUP at 420 Lexington Avenue, New York, New York 10170, Attention: Vice President, Corporate Legal Services.

Dated: January 19, 2011  
New York, New York

CENTRO NP HOLDINGS 12 SPE, LLC  
Claimant

By:   
Vice President  
Corporate Legal Services

Lease	G/L Date	G/L Offset	Gross Amount	Open Amount	Remark		
01496161	3/16/2010	OPP	-4,197.51	-0.25	3/10 Rent		
01496161	4/28/2010	OPP	-5,695.07	-0.25	5/10 Rent/UE		
01496161	6/10/2010	OPP	-5,900.47	-0.25	6/10 Rent		
01496161	5/21/2010	RCAM	758.02	758.02	Rcam 2009		
01496161	5/21/2010	RCAM	-2,382.12	2,382.12	Rcam 2009		
01496161	5/21/2010	RINS	566.33	566.33	RINS 2009		
01496161	3/29/2010	RRET	2,164.33	2,164.33	RRET 2009		
01496161	3/29/2010	RRET	59.91	59.41	RRET 2009		
01496161	8/13/2009	RRET	-4,486.06	1,100.81	2007 Tax Refund		
01496161	8/23/2010	UC	-10,697.39	-0.5	July & August 2010 Rent		
01496161	8/27/2010	UE	1,985.70	1,985.70	Electric Utility (6/29/10-7/28)		
01496161	9/21/2010	UE	2,131.23	2,131.23	Electric Utility (7/28/10-8/26)		
				<b>4,180.84</b>			

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF DELAWARE

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In re: : Chapter 11  
: Case No. 10-13005 (KJC)  
UBI Liquidating Corp., et al. :

Debtors. :  
:  
:

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CERTIFICATION OF SERVICE

JOEL F. CRYSTAL, ESQ., certified that he caused the annexed PRE-FILING PROOF OF CLAIM WITH STATEMENT ATTACHED served on the following by FEDERAL EXPRESS (TWO DAY SERVICE):

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

Dated: January 19, 2011

  
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JOEL F. CRYSTAL