

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 GA Apollo II Sub 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
25641046025937
JOEL F CRYSTAL ESQ VP CORP LEGAL SERVICES
420 LEXINGTON AVE
SEVENTH FLOOR
NEW YORK, NY 10170

RECEIVED
JAN 21 2011
BMC GROUP

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: \$ 37,093.94

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.

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.

2. Basis for Claim: Lease of real property

Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

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).

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).

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

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)( ).

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 that date of adjustment.

3. Last four digits of any number by which creditor identifies debtor:

3a. Debtor may have scheduled account as:

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: Real Estate Motor Vehicle Other

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): \$

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: 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.

Centro GA Apollo II Sub LLC by: Joel F Crystal, VP Corporate Legal Services

FOR COURT USE ONLY
Urban Brands



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UNITED STATES BANKRUPTCY COURT  
DISTRICT OF DELAWARE

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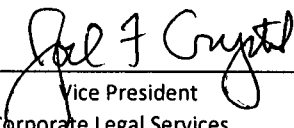
In re: : Chapter 11  
: Case No. 10-13005 (KJC)  
UBI Liquidating Corp., et al. :  
: Debtors. :  
: :  
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STATEMENT ANNEXED  
TO PRE-FILING PROOF OF CLAIM OF LANDLORD

1. The Claimant herein CENTRO GA APOLLO II SUB 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 July 30, 2002 (the "Lease") for the premises demised therein (the "Premises") located at Northbrook Shopping Center, Milwaukee WI.  
Pursuant to the Lease Debtors are indebted to Claimant for a pre-filing rent and additional rent costs of \$37,093.94.
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 GA APOLLO II SUB LLC  
Claimant

By:   
Vice President  
Corporate Legal Services

**Ashley Stewart Woman Sizes #357**  
**Northridge Plaza (WI)**  
**Lease # 5218011**  
**Lease Expiration 1/31/2013**

Lease	BU #	G/L Offset	Remark	Invoice Date
05218011	521801	RRET	RRET 1/1/05-8/9/05	7/28/2006
05218011	521801	NSF	Non-Sufficient Funds	11/28/2007
05218011	521801	AMR	Annual Minimum Rent	11/1/2008
05218011	521801	RETX	Real Estate Tax (Escrow)	11/1/2008
05218011	521801	RCAM	RCAM 1/1/08-12/31/08	5/15/2009
05218011	521801	CAM	CAM (Escrow / Deposit)	3/1/2010
05218011	521801	INS	Insurance	3/1/2010
05218011	521801	AMR	Annual Minimum Rent	4/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	4/1/2010
05218011	521801	PYL	NPXL - Pylon Sign Rents	4/1/2010
05218011	521801	RETX	Real Estate Tax (Escrow)	4/1/2010
05218011	521801	RCAM	CAM Rec 1/1/09-12/31/09	4/22/2010
05218011	521801	RINS	CAM Rec 1/1/09-12/31/09	4/22/2010
05218011	521801	AMR	Annual Minimum Rent	5/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	5/1/2010
05218011	521801	INS	Insurance	5/1/2010
05218011	521801	PYL	NPXL - Pylon Sign Rents	5/1/2010
05218011	521801	RETX	Real Estate Tax (Escrow)	5/1/2010
05218011	521801	AMR	Annual Minimum Rent	6/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	6/1/2010
05218011	521801	INS	Insurance	6/1/2010
05218011	521801	PYL	NPXL - Pylon Sign Rents	6/1/2010
05218011	521801	RETX	Real Estate Tax (Escrow)	6/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	7/1/2010
05218011	521801	INS	Insurance	7/1/2010
05218011	521801	AMR	Annual Minimum Rent	8/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	8/1/2010
05218011	521801	INS	Insurance	8/1/2010
05218011	521801	PYL	NPXL - Pylon Sign Rents	8/1/2010
05218011	521801	RETX	Real Estate Tax (Escrow)	8/1/2010
05218011	521801	AMR	Annual Minimum Rent	9/1/2010
05218011	521801	CAM	CAM (Escrow / Deposit)	9/1/2010
05218011	521801	INS	Insurance	9/1/2010
05218011	521801	PYL	NPXL - Pylon Sign Rents	9/1/2010
05218011	521801	RETX	Real Estate Tax (Escrow)	9/1/2010

**Total Open Amount**

<b>Due Date</b>	<b>Gross Amt</b>	<b>Open Amt</b>
7/28/2006	5,246.68	1,918.26
11/28/2007	50	50
11/1/2008	4,036.00	2,231.70
11/1/2008	755.34	209.51
8/13/2009	3,956.25	3,419.47
5/30/2010	698.95	698.95
5/30/2010	197.26	197.26
4/1/2010	4,036.00	4,036.00
6/30/2010	698.95	317.39
4/1/2010	100	100
4/1/2010	610	610
7/21/2010	46.95	46.95
7/21/2010	-206.6	-206.6
5/1/2010	4,036.00	4,036.00
7/30/2010	698.95	698.95
7/30/2010	197.26	197.26
5/1/2010	100	100
5/1/2010	610	610
6/1/2010	4,036.00	4,036.00
8/30/2010	698.95	698.95
8/30/2010	197.26	197.26
6/1/2010	100	100
6/1/2010	610	610
9/29/2010	698.95	698.95
9/29/2010	197.26	197.26
8/1/2010	4,036.00	4,036.00
10/30/2010	698.95	698.95
10/30/2010	197.26	197.26
8/1/2010	100	100
8/1/2010	610	610
9/1/2010	4,036.00	4,036.00
11/30/2010	698.95	698.95
11/30/2010	197.26	197.26
9/1/2010	100	100
9/1/2010	610	610
		<b>37,093.94</b>

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DISTRICT OF DELAWARE

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In re: : Chapter 11  
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: 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