

UNITED STATES BANKRUPTCY COURT	District of Delaware	PROOF OF CLAIM
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Name of Debtor: Large Apparel of New York, Inc.	Case Number: 10-13049
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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): Green Acres Mall LLC	<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: _____ (If known) Filed on: _____
Name and address where notices should be sent: c/o Vornado Realty Trust 210 Route 4 East Paramus, NJ 07652	
Telephone number: _____	

RECEIVED
JAN 24 2011
BMC GROUP

Name and address where payment should be sent (if different from above):	<input type="checkbox"/> Check this 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.
Telephone number: _____	

1. Amount of Claim as of Date Case Filed: \$ <u>85,525.09</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 claim. Attach itemized statement of 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 commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever 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 \$2,425* 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"/> Other - Specify applicable paragraph of 11 U.S.C. §507 (a)().
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2. Basis for Claim: Lease Obligations
(See instruction #2 on reverse side.)

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: Real Estate Motor Vehicle 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. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.

7. 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 DOCUMENTS MAY BE DESTROYED AFTER SCANNING.

If the documents are not available, please explain: _____

Amount entitled to priority:
\$ _____

*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

Date: <u>1/21/11</u>	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. JOSEPH MACNOW EVP OF FINANCE & ADMINISTRATION & CEO	FOR COURT USE ONLY Urban Brands 00669
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In re UBI Liquidating Corp., et al.

Case No. 10-13005 KJC

Claim Summary

LANDLORD
TENANT
PREMISES

Green Acres Mall LLC
Large Apparel of New York, Inc.
V1/007B

LEASE DATE
LEASE EXPIRATION
REJECTION DATE
FILING DATE

August 8, 1994
August 31, 2011
None Yet
September 21, 2010

Pre-Petition Claim

On account	(\$2,531.46)
2008 Insurance reconciliation	\$888.80
2009 Insurance short pay	\$905.19
2009 CAM reconciliation	(\$9,515.43)
January 2010 CAM adjustment	(\$792.95)
2009 Real estate taxes reconciliation	\$10,797.89
January 2010 Tax adjustment	\$889.82
2009 Insurance reconciliation	(\$262.66)
January 2010 Insurance adjustment	(\$21.89)
Advertising - 2/10	\$851.72
Advertising - 3/10	\$851.72
Sales rent - 3/10 short pay	\$10.32
Advertising - 4/10	\$851.72
Advertising - 5/10	\$851.72
Advertising - 6/10	\$851.72
Sales rent - 6/10	\$39,140.31
Advertising - 7/10	\$851.72
Sales rent - 7/10	\$22,374.28
Advertising - 8/10	\$851.72
Sales rent - 8/10	\$17,113.02
Advertising - 9/1/10-9/20/10	\$567.81

Total: \$85,525.09

VORNADO REALTY TRUST,
 210 ROUTE 4 EAST
 PARAMUS NJ 07652
 201-587-1000

07/23/09
 ACCT NO.: V1 /007B

ASHLEY STEWART #102
 100 METRO WAY
 SECAUCUS, NJ 07094

RE: VALLEY STREAM - V1

Dear Tenant:

As per your lease, enclosed you will find calculations for various escalations and/or other rent adjustments. Shown below is a summary of those rent adjustments, and charges now due. We have also adjusted your monthly charges to reflect the new estimated billing amounts.

AMOUNT DUE FOR:	SETTLE-UP 01/08-12/08	RETRO 01/09-07/09	TOTAL
2008 INSURANCE SETTLE UP DUE BY 08/22/09	888.80	576.03	1,464.83
	888.80	576.03	1,464.83

NEW MONTHLY RENT SCHEDULE COMMENCING 08/01/09.

CURRENT RENT	\$ 15,808.33
INSURANCE	213.73
R.E. TAX	8,917.89
COMMON AREA MAINT.	6,734.57
ADVERTISING	811.16
MERCHANT DUES	811.16
NEW MONTHLY AMOUNT DUE	\$ 33,296.84

Please contact me if you have any questions regarding this bill or your new monthly charges.

Very truly yours,
 VORNADO REALTY TRUST,

by LENY M. ISIDRO, LEASE ACCOUNTANT (EXT. 2881)

08-03-2009-SCANNED

ASHLEY STEWART #102

ACCT NO.: V1 /007B

Detail for calculation of 2008 INSURANCE SETTLE UP
for the period 01/01/08 to 12/31/08.

TOTAL COSTS	199,510.00
LESS: MAJOR STORE CONTRIBUTION	11,890.16CR
YOUR SHARE @ 1.3144% (5,420/412,349SF)	2,466.08

TOTAL CHARGE FOR 2008 INSURANCE SETTLE UP	2,466.08
LESS: AMOUNTS BILLED (01/08-12/08)	1,577.28

TOTAL SETTLE-UP DUE 08/22/09	888.80
	=====

CALCULATION OF NEW BILLING ESTIMATE

TOTAL EXPENSES	187,619.84
TIMES 104.00%	195,124.63
YOUR SHARE AT 1.3144%	2,564.72
TOTAL ANNUAL ESTIMATED AMOUNT	2,564.72
DIVIDED BY 12 EQUALS	213.73
	=====

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/09	213.73
TIMES 07	1,496.11
PREVIOUS ESTIMATED BILLING AMOUNT	920.08

DIFFERENCE NOT BILLED	576.03
	=====

SUMMARY OF CHARGES DUE:

TOTAL SETTLE-UP	888.80
BACKBILL FOR CURRENT YEAR	576.03

TOTAL AMOUNT DUE BY 08/22/09	1,464.83
	=====

08-03-2009-SCANNED

Vornado Realty Trust
210 Route 4 East
Paramus, NJ 07652-0910
Tel 201 587-1000
Fax 201 587-0600

VORNADO
REALTY TRUST

April 23, 2010

ASHLEY STEWART 007B
100 METRO WAY
SECAUCUS, NJ 07094

Subject: Green Acres Mall operating expenses

Dear Green Acres Merchant:

Enclosed herewith are your CAM and real estate tax reconciliations for 2009. This letter offers some detail behind the numbers. The past year was a difficult one for the retail industry and we want to assure you that we are committed to doing our part to make our properties and their tenants successful. In that vein, we look forward to the opening of Kohl's and several other new tenants later this year.

CAM expenses were down roughly 10% over 2008 owing primarily to diligent cost control in all areas, especially repair and maintenance. This decrease was offset by the loss of several large tenants, but the impact was not large (2%) as most were exterior tenants who paid only exterior CAM. Taken together, depending on lease terms, most pro rata payers will see a decrease of roughly 7%. In 2010 we will remain focused on keeping costs down and on increasing the number of tenants sharing these costs.

The property's real estate tax expense was up approximately 2% from 2008. Most tenants, however, will see increases of 12% owing to the loss of the tenants noted above. The impact of these departures on taxes is much greater than on CAM as the tenants made material tax contributions. Again, a 2010 focus will be on increasing occupancy to spread this cost over a larger base.

Green Acres Mall, L.L.C. greatly appreciates its business relationship with you. We will continue our focus on controlling costs and on challenging taxes whenever appropriate and hope to report progress this time next year. If you have any questions or require any additional information, please call me or your lease accountant, Leny Isidro, at 201-587-1000 ext. 2881.

Sincerely,


Joe Floccari
General Manager

Green Acres Mall
2034 Green Acres Mall
Valley Stream, NY 11581
516-561-7360
516-561-3870 fax

VORNADO REALTY TRUST,
 210 ROUTE 4 EAST
 PARAMUS NJ 07652
 201-587-1000

04/23/10
 ACCT NO.: V1 /007B

ASHLEY STEWART #102
 100 METRO WAY
 SECAUCUS, NJ 07094

RE: VALLEY STREAM - V1

Dear Tenant:

As per your lease, enclosed you will find calculations for various escalations and/or other rent adjustments. Shown below is a summary of those rent adjustments, and charges now due. We have also adjusted your monthly charges to reflect the new estimated billing amounts.

AMOUNT DUE FOR:	SETTLE-UP 01/09-12/09	RETRO 01/10-04/10	TOTAL
2009 CAM RECONCILIATION	9,515.43CR	3,171.80CR	12,687.23CR
TAX RECONCILIATION DUE BY 04/23/10	10,797.89	3,599.28	14,397.17
	1,282.46	427.48	1,709.94

NEW MONTHLY RENT SCHEDULE COMMENCING 05/01/10.

CURRENT RENT	\$ 15,808.33
COMMON AREA MAINT.	5,941.62
R.E. TAX	9,817.71
INSURANCE	213.73
ADVERTISING	851.72
MERCHANT DUES	851.72
NEW MONTHLY AMOUNT DUE	\$ 33,484.83

ASHLEY STEWART #102
04/23/10
PAGE: 2

Please contact me if you have any questions regarding this
bill or your new monthly charges.

Very truly yours,
VORNADO REALTY TRUST,

by LENY M ISIDRO, LEASE ACCOUNTANT EXT 2881

SCANNED
2010
10
10
10

ASHLEY STEWART #102

ACCT NO.: V1 /007B

Detail for calculation of TAX RECONCILIATION
for the period 01/01/09 to 12/31/09.

REAL ESTATE TAXES	17,322,039.57
LESS: MAJOR STORE CONTRIBUTION	8,530,712.78CR

TOTAL EXPENSES	8,791,326.79
YOUR SHARE @ 1.3401% (5,420/404,446SF)	117,812.57
TOTAL CHARGE FOR TAX RECONCILIATION	117,812.57
LESS: AMOUNTS BILLED (01/09-12/09)	107,014.68

TOTAL SETTLE-UP DUE 04/23/10	10,797.89
=====	

CALCULATION OF NEW BILLING ESTIMATE

TOTAL EXPENSES	8,791,326.79
YOUR SHARE AT 1.3401%	117,812.57
TOTAL ANNUAL ESTIMATED AMOUNT	117,812.57
DIVIDED BY 12 EQUALS	9,817.71
=====	

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/10	9,817.71
TIMES 04	39,270.84
PREVIOUS ESTIMATED BILLING AMOUNT	35,671.56

DIFFERENCE NOT BILLED	3,599.28
=====	

SUMMARY OF CHARGES DUE:

TOTAL SETTLE-UP	10,797.89
BACKBILL FOR CURRENT YEAR	3,599.28

TOTAL AMOUNT DUE BY 04/23/10	14,397.17
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VORNADO REALTY TRUST
210 ROUTE 4 EAST
PARAMUS NJ 07652
201-587-1000

04/23/10

LOCATION: VALLEY STREAM
ACCT NO.: V1 /007B

ASHLEY STEWART #102
100 METRO WAY
SECAUCUS, NJ 07094

DEAR TENANT:

THIS IS TO ADVISE YOU THAT THE ANNUAL RECONCILIATION FOR
YOUR 2009 INS RECONCILIATION CHARGES IS CALCULATED AS FOLLOWS:

FOR THE PERIOD 01/01/09 TO 12/31/09

INSURANCE:

TOTAL COSTS	\$	182,992.55
LESS: MAJOR STORE CONTRIBUTION		11,206.88CR
YOUR SHARE @ 1.3401% (5,420/404,446SF)		2,302.10
TOTAL CHARGE FOR 2009 INS RECONCILIATION	\$	2,302.10
LESS: AMOUNTS BILLED (01/09-12/09)		2,564.76
TOTAL SETTLE-UP CREDIT	\$	262.66CR

CALCULATION OF NEW BILLING ESTIMATE (BASED ON PREVIOUS YEAR ACTUAL)

INSURANCE:		
TOTAL EXPENSES	\$	171,785.67
YOUR SHARE AT 1.3401%		2,302.10
TOTAL ANNUAL ESTIMATED AMOUNT		2,302.10
DIVIDED BY 12 EQUALS	\$	191.84

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/10		191.84
TIMES 04		767.36
PREVIOUS ESTIMATED BILLING AMOUNT		854.92
DIFFERENCE NOT BILLED		87.56CR

07-28-2010- SCANNED

GREEN ACRES MALL LLC
2034 GREEN ACRES MALL
VALLEY STREAM NY 11581

FEBRUARY 18, 2010

ACCOUNT#: V1007B

ASHLEY STEWART #102
100 METRO WAY
SECAUCUS, NJ 07094

Dear Tenant:

Congratulations on the opening of your store at VALLEY STREAM
in VALLEY STREAM, NY. Your lease commencement date is NOVEMBER 15, 1994 .

In accordance with the terms of the lease, monthly charges are as follows:

BASE RENT	15,808.33
INSURANCE	213.73
R.E. TAX	8,917.89
COMMON AREA MAINT.	6,734.57
ADVERTISING	851.72
MERCHANT DUES	851.72

	33,377.96

Currently due are the following charges below:

6/29/09	CAM	218.99-
6/29/09	CAM	218.99-
6/29/09	CAM	218.99-
6/29/09	R/E TAX ESCALAT	1,874.49-
7/23/09	INSURANCE	888.80
7/23/09	INSURANCE	576.03
8/01/09	INSURANCE	213.73
8/20/09	INSURANCE	131.44-
9/01/09	INSURANCE	213.73
9/21/09	INSURANCE	131.44-
10/01/09	INSURANCE	213.73
11/01/09	INSURANCE	213.73
11/19/09	INSURANCE	131.44-
12/01/09	INSURANCE	213.73
12/01/09	ADVERTISING	811.16
12/01/09	MARKETING FUND	811.16
12/01/09	CAM	6,734.57
12/01/09	R/E TAX ESCALAT	8,917.89
12/01/09	BASE RENT	15,808.33

FEBRUARY 18, 2010

07-28-2010 - SCANNED ACCOUNT#: V1007B

ASHLEY STEWART #102

12/02/09	INSURANCE	131.44-
1/01/10	INSURANCE	213.73
1/01/10	ADVERTISING	851.72
1/01/10	MARKETING FUND	851.72
1/01/10	CAM	6,734.57
1/01/10	R/E TAX ESCALAT	8,917.89
1/01/10	BASE RENT RETAL	15,808.33

		65,937.33

Commencing MARCH 1, 2010, and continuing until revised by the terms of the lease, please forward each monthly check for the lease charges in the amount of \$33,377.96 to GREEN ACRES MALL LLC, 2034 GREEN ACRES MALL, VALLEY STREAM, NY 11581, several days prior to the first day of each month.

We wish you the very best of luck and success and if we may be of assistance to you, please call me at (201) 587-1000.

Very truly yours,

VALLEY STREAM

Vornado Realty Trust
210 Route 4 East
Paramus, NJ 07652-0910
Tel 201 587-1000
Fax 201 587-0600

VORNADO
REALTY TRUST

January 21, 2011

Via FedEx

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

**Re: Debtor, UBI Liquidating Corp., et. al.,
Docket No.: 10-13005 (KJC)**

Dear Sir/Madam:

On behalf of Green Acres Mall, LLC, Vornado Caguas, L.P., Alexander's Kings Plaza, LLC, and Union VF, LLC enclosed please find four original Proof of Claims with one copy to be filed with the Court in the referenced matter. Please file the enclosed originals and return the copies marked "Filed" in the enclosed self-addressed, pre-paid envelope.

Very truly yours,



Randall Greenman
Legal Assistant

Enclosures