

UNITED STATES BANKRUPTCY COURT	District of Delaware	PROOF OF CLAIM
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Name of Debtor: Carraizo Alto Apparel Corporation	Case Number: 10-13007
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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): Vornado Caguas, L.P.	<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	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 24 2011 BMC GROUP </div>
Telephone number: _____	

Name and address where payment should be sent (if different from above): Telephone number: _____	<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.
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1. Amount of Claim as of Date Case Filed: \$ <u>51,130.89</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)(____). Amount entitled to priority: \$ _____
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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: _____

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. <div style="text-align: center;"> JOSEPH MARON EVP OF FINANCE & ADMINISTRATION & CFO </div>
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In re UBI Liquidating Corp., et al.

Case No. 10-13005 KJC

Claim Summary

LANDLORD
TENANT
PREMISES

Vornado Caguas, L.P.
Carraizo Alto Apparel Corporation
LC/0078A

LEASE DATE
LEASE EXPIRATION
REJECTION DATE
FILING DATE

December 8, 1999
March 30, 2009*
N/A
September 21, 2010

* Lease was assigned to a third-party as of March 31, 2009

Pre-Petition Claim

2008 Real estate tax reconciliation	\$547.46
2009 Real estate tax adjustment	\$136.86
2008 CAM reconciliation	\$33,300.62
2009 CAM adjustment	\$9,617.22
2009 CAM reconciliation	(\$2,144.74)
2009 Real estate tax reconciliation	\$1,421.99
2007 tax reconciliation	\$86.85
2007 CAM reconciliation	\$8,162.80
2008 CAM reconciliation	\$1.83

Total: \$51,130.89

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

03/23/09
 ACCT NO.: LC /0078A

MARIANNE & MARIANNE PLUS #139 RE: LAS CATALINAS - LC
 100 METRO WAY
 SECAUCUS, NJ 07094

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 01/09-03/09	TOTAL
2008 REAL ESTATE TAX REC DUE BY 03/23/09	547.46	136.86	684.32
2008 CAM RECONCILIATION DUE BY 03/23/09	35,437.31	10,357.95	45,795.26
	35,984.77	10,494.81	46,479.58

NEW MONTHLY RENT SCHEDULE COMMENCING 04/01/09.

CURRENT RENT	\$ 13,454.00
TAXES-REAL ESTATE	1,004.67
CAM-CURRENT YEAR	13,010.94
MARKETING-CURRENT YE	560.58
SPRINKLER	280.29
NEW MONTHLY AMOUNT DUE	\$ 28,310.48

MARIANNE & MARIANNE PLUS #139

03/23/09

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 MARC SIRABELLA X2118, LEASE ACCOUNTANT

MARIANNE & MARIANNE PLUS #139

ACCT NO.: LC /0078A

Detail for calculation of 2008 REAL ESTATE TAX REC
for the period 01/01/08 to 12/31/08.

REAL ESTATE TAXES	371,183.74
YOUR SHARE @ 3.2480% (6,727/207,112SF)	12,056.05

TOTAL CHARGE FOR 2008 REAL ESTATE TAX REC	12,056.05
LESS: AMOUNTS BILLED (01/08-12/08)	11,508.59

TOTAL SETTLE-UP DUE 03/23/09	547.46
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CALCULATION OF NEW BILLING ESTIMATE

TOTAL EXPENSES	371,183.74
YOUR SHARE AT 3.2480%	12,056.05

TOTAL ANNUAL ESTIMATED AMOUNT	12,056.05
DIVIDED BY 12 EQUALS	1,004.67

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/09	1,004.67
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TIMES 03	3,014.01
PREVIOUS ESTIMATED BILLING AMOUNT	2,877.15

DIFFERENCE NOT BILLED	136.86
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SUMMARY OF CHARGES DUE:

TOTAL SETTLE-UP	547.46
BACKBILL FOR CURRENT YEAR	136.86

TOTAL AMOUNT DUE BY 03/23/09	684.32
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MARIANNE & MARIANNE PLUS #139

ACCT NO.: LC /0078A

Detail for calculation of 2008 CAM RECONCILIATION
for the period 01/01/08 to 12/31/08.

SWEeping/CLEAN-UP	112,159.75
LANDSCAPING	119,960.25
REPAIRS & MAINTENANCE	293,066.79
LIGHTING	648,675.67
INSURANCE	469,861.00
SECURITY/MISCELLANEOUS	551,981.33
ROOF/STRUCTURAL	17,627.50
TRASH REMOVAL	191,012.27
PARKING LOT REPAIRS	124,840.35
SPRINKLER REPAIRS	9,665.00
WATER & SEWER	116,925.03
MALL OFFICE EXPENSES	46,321.54
MAINTENANCE PAYROLL	194,431.83
CLEANING	477,505.17
MANAGEMENT FEES	517,790.00

SUBTOTAL:	3,891,823.48
LESS: MAJOR STORE CONTRIBUTION	387,861.41CR

TOTAL EXPENSES	3,503,962.07
YOUR SHARE @ 3.6726% (6,727/183,165SF)	128,686.51
PLUS ADMIN(15.00% * 3,891,823.48 * 3.6726%)	21,439.67

SUBTOTAL:	150,126.18
TOTAL CHARGE FOR 2008 CAM RECONCILIATION	150,126.18
LESS: AMOUNTS BILLED (01/08-12/08)	114,688.87

TOTAL SETTLE-UP DUE 03/23/09	35,437.31
	=====
CALCULATION OF NEW BILLING ESTIMATE	

TOTAL EXPENSES	3,503,962.07
TIMES 104.00%	3,644,120.55
YOUR SHARE AT 3.6726%	133,833.97
PLUS: ADMINISTRATION FEE	22,297.25

SUBTOTAL:	156,131.22
TOTAL ANNUAL ESTIMATED AMOUNT	156,131.22
DIVIDED BY 12 EQUALS	13,010.94
	=====

MARIANNE & MARIANNE PLUS #139
03/23/09
PAGE: 5

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/09 13,010.94

TIMES 03 39,032.82
PREVIOUS ESTIMATED BILLING AMOUNT 28,674.87

DIFFERENCE NOT BILLED -----
10,357.95
=====

SUMMARY OF CHARGES DUE:

TOTAL SETTLE-UP 35,437.31
BACKBILL FOR CURRENT YEAR 10,357.95

TOTAL AMOUNT DUE BY 03/23/09 -----
45,795.26
=====

**2008
Real Estate Tax Bill Summary**

PIN	01/08-06/08	07/08-12/08	2008 Total	2007 Total	Variance	Comment
225-034-234-29-000	185,192.32	185,192.32	370,384.64	370,384.64	N/A	
225-000-002-75-000	323.08	323.08	646.16	646.16	N/A	
225-024-661-06-000	76.47	76.47	152.94	152.94	N/A	
2007	185,591.87	185,591.87	371,183.74	371,183.74	0.00%	



25279 16/040

ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES
 Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
 -Notification and Demand for Payment of Real Property Tax-

Regular 2007-2008		FECHAS / DATES		
NUMERO DE CATASTRO / PIN NUMBER 225-034-234-29-000		AÑO FISCAL / BILL YEAR 2007-2008-75	FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2007	FECHA DE VENCIMIENTO / DUE DATE 01/01/2008
MUNICIPIO / MUNICIPALITY 46 CAGUAS		ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY		
TIERRAS / LAND 628,535		EXONERACION / EXONERATION		
ESTRUCTURAS / STRUCTURES 3,097,673		VALOR NETO TRIBUTABLE / NET TAXABLE VALUE 4,410,918		
MAGUINARIA / MACHINERY 686,708		CONTRIBUCION / TAX AMOUNT 1er SEMESTRE 205,789.24		
VALOR TOTAL / TOTAL VALUE 4,410,918		CONTRIBUCION / TAX AMOUNT 2do SEMESTRE 205,769.22		
EXENCION / EXEMPTION		CONT. ANUAL/ANNUAL TAX 411,538.46		
VALOR TRIBUTABLE / TAXABLE VALUE 4,410,918		* SEE IMPORTANT INFORMATION ON THE BACK * VEA INFORMACION AL DORSO		

NOMBRE:
NAME: **CAGUAS CENTRUM LIMITED PARTNERSHIP S E**

LOCALIZACION:
LOCATION ADDRESS: **CARR 156 INT PR 52
LAS CATALINAS MALL
CAGUAS**

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para recogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/01/2008	185,192.30
HASTA / BY 01/03/2008	195,480.78
HASTA / BY 31/03/2008	205,769.22

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGOS POR CORREO, HACERLO A FAVOR DEL CRIM.
FOR PAYMENT BY MAIL, MAKE REMITTANCE PAYABLE TO CRIM.

DEVUELVA ESTA PORCION CON SU PAGO.
RETURN COUPON WITH YOUR PAYMENT.

INCLUYA EL NUMERO DE CATASTRO EN SU CHEQUE O G/R.
INCLUDE PIN NUMBER ON YOUR CHECK.

NUMERO DE CATASTRO / PIN NUMBER **225-034-234-29-000**

Regular
2007-2008
MUNICIPIO / MUNICIPALITY **46 CAGUAS**

PARA CAMBIO DE DIRECCION VEA EL DORSO
IF IT CHANGES SEE THE REVERSE OF ADDRESS

29356220 REC

CUPON DE PAGO

FECHA DE VENCIMIENTO / DUE DATE	IMPORTE ADEUDADA / AMOUNT DUE	IMPORTE PAGADO / AMOUNT PAID
HASTA / BY 31/01/2008	185,192.30	
HASTA / BY 01/03/2008	195,480.78	
HASTA / BY 31/03/2008	205,769.22	

*****AUTO**5-DIGIT 00726 T49 P1 18621
 CAGUAS CENTRUM LIMITED PARTNERSHIP S E
 PO BOX 362
 CAGUAS PR 00726-0362

10-26-2010

CA# 123365



ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES
 Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
 Notification and Demand to: Payment of Real Property Tax

REGULAR 2008-2009		
NUMERO DE CATASTRO / PO# NUMBER 225-034-234-29-000		AÑO FISCAL / BILL YEAR 2008-2009 01
EQUIPO SOCIAL / SOCIAL SECURITY XXX-XX-4897		MUNICIPIO / MUNICIPALITY 46 CAGUAS
BANCO / BANK	NUMERO DE PRESTAMO / LOAN NUMBER	
TIPO / RATE 9.330		DIST. ESPECIAL / SPECIAL DISTRICT
USO / USE 3017		CAREA / LAND SIZE 27.30C

FECHAS / DATES	
FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2008	FECHA DE VENCIMIENTO / DUE DATE 01/07/2008
TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE / ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY	
TERRAS / LAND 628.535	EXONERACION / EXEMPTION 0
ESTRUCTURAS / STRUCTURES 3.097.673	VALOR NETO TRIBUTABLE / NET TAXABLE VALUE 4.410.916
MAGNARIA / MACHINERY 686.708	CONTRIBUCION / TAX AMOUNT 1er SEMESTRE 205.769.20
VALOR TOTAL / TOTAL VALUE 4.410.916	CONTRIBUCION / TAX AMOUNT 2do SEMESTRE 205.769.20
EXENCION / EXEMPTION 0	CONTRIBUCION ANUAL / ANNUAL TAX 411.538.40
VALOR TRIBUTABLE / TAXABLE VALUE 4.410.916	* SEE IMPORTANT INFORMATION ON THE BACK * VEA INFORMACION AL DORSO

NOMBRE / NAME: **CAGUAS CENTRUM LIMITED PARTNERSHIP S E**

LOCALIZACION / LOCATION ADDRESS: **LAS CATALINAS MALL
CARR 156 INT PR 82
CAGUAS**

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/07/2008	185.192.31
HASTA / BY 30/08/2008	195.480.77
HASTA / BY 29/09/2008	205.769.23

PRINCIPAL Y RECARGOS DEL AÑO CORRIENTE / CURRENT TAX AND SURCHARGE OUTSTANDING EXCLUYE INTERESES / EXCLUDES INTEREST	PRINCIPAL Y RECARGOS DE AÑOS ANTERIORES POR PAGOS DE IMPUESTO Y RECARGOS DE INTERESES / PRINCIPAL AND SURCHARGE OUTSTANDING FROM PREVIOUS YEARS TAX AND SURCHARGE OUTSTANDING (EXCLUDES INTEREST)
	0

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
 PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGAR POR CORREO, MANDAR A PAGAR DEL CRIM / FOR PAYMENT BY MAIL, MAKE REMITTANCE PAYABLE TO CRIM

DEVUELVAN ESTA PORCION CON SU PAGO / RETURN COUPON WITH YOUR PAYMENT

INCLUYA EL NUMERO DE CATASTRO EN SU CHEQUE O GIRO / INCLUDE PO# NUMBER ON YOUR CHECK

NUMERO DE CATASTRO / PO# NUMBER: **225-034-234-29-000**

REGULAR
2008-2009
MUNICIPIO / MUNICIPALITY: **46 CAGUAS**

PARA CAMBIO DE DIRECCION VEA EL DORSO / SEE REVERSE FOR PORCHANGE OF ADDRESS

CUPON DE PAGO

FECHA VENCIMIENTO / DUE DATE: **01/07/2008**
 AÑO FISCAL / BILL YEAR: **2008-2009 01**

FECHA / DATE	IMPORTE ADEUDADO / AMOUNT DUE	IMPORTE PAGADO / AMOUNT PAID
HASTA / BY 31/07/2008	185.192.31	
HASTA / BY 30/08/2008	195.480.77	
HASTA / BY 29/09/2008	205.769.23	

REC

LC-0470

AUTO-DIGIT 00726 T28 P1 10586
 CAGUAS CENTRUM LIMITED PARTNERSHIP S E
 PO BOX 362
 CAGUAS PR 00726-0362



MMP
PP
 7/14/08
APPROVED

22503423429000910 10-26-2010



**ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES**

Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
Notification and Demand for Payment of Real Property Tax

25579
LC10470

Regular 2007-2008		FECHAS / DATES	
NUMERO DE CATASTRO / PIN NUMBER 225-000-002-75-000		FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2007	FECHA DE VENCIMIENTO / DUE DATE 01/01/2008
AÑO FISCAL / BIL YEAR 2007-2008-75		29356211	
MUNICIPIO / MUNICIPALITY 46 CAGUAS		TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE / ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY	
TIPO SOCIA / SOCIAL STATUS / TAX RATE XXX-XX-2117		TERRAS / LAND 7,695	EXEMERACION / EXEMERATION
BANCO / BANK		ESTRUCTURAS / STRUCTURES	VALOR NETO TRIBUTABLE / NET TAXABLE VALUE 7,695
NUMERO DE PRESTAMO / LOAN NUMBER		MAGINARIA / MACHINERY	CONTRIBUCION / TAX AMOUNT (1 ^o SEMESTRE) 358.98
DIST. ESPECIAL / ESPECIAL DISTRICT		VALOR TOTAL / TOTAL VALUE 7,695	CONTRIBUCION / TAX AMOUNT (2 ^{do} SEMESTRE) 358.97
CATEG. / LAND USE 3000		EXEMPTION / EXEMPTION	CONT. ANUAL/ANNUAL TAX 717.95
CATEG. / LAND USE 1.71C		VALOR TRIBUTABLE / TAXABLE VALUE 7,695	* SEE IMPORTANT INFORMATION ON THE BACK * VEA INFORMACION AL DORSO

NOMBRE / NAME: **LONGO DE AGUDO BLANCA**

LOCALIZACION / LOCATION ADDRESS: **CARR 168 INT PR 52
BO PUEBLO
CAGUAS**

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.

MAP

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/01/2008	323.07
HASTA / BY 01/03/2008	341.02
HASTA / BY 31/03/2008	358.97

PRINCIPAL Y RECARGOS DEL AÑO CORRIENTE / CURRENT TAX AND SURCHARGE (CURRENT YEAR)
EXCLUYE INTERESES / EXCLUDE INTEREST

**EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.**

PARA PAGAR POR CORREO, MUEVA ESTE COUPON DEL CARRILLO PARA PAGO EN LA CAJA DE CORREOS. RETURN THIS COUPON WITH YOUR PAYMENT TO THE POST OFFICE.

INCLUYA EL NUMERO DE CATASTRO EN SU CHEQUE O BILLETE. INCLUDE PIN NUMBER ON YOUR CHECK.

NUMERO DE CATASTRO / PIN NUMBER: **225-000-002-75-000**

Regular
2007-2008
MUNICIPIO / MUNICIPALITY: **46 CAGUAS**

PLAZA CAMINO DE DIRECCION VEA EL DORSO / PLAZA / REVERSE SIDE FOR DIRECTION SEE THE BACK

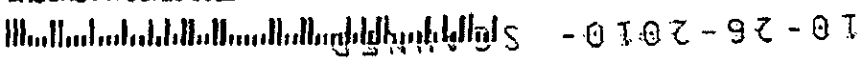
29356211 REC

CUPON DE PAGO

FECHA VENCIMIENTO / DUE DATE 01/07/2007	AÑO FISCAL / BIL YEAR 2007-2008-75	29356211
FECHA / DATE	IMPORTE ADEUDADA / AMOUNT DUE	IMPORTE PAGADO / AMOUNT PAID
HASTA / BY 31/01/2008	323.07	
HASTA / BY 01/03/2008	341.02	
HASTA / BY 31/03/2008	358.97	

CU # 123362

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LONGO DE AGUDO BLANCA
PO BOX 362
CAGUAS PR 00726-0362





ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES
 Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
 Notification and Demand for Payment of Real Property Tax

RÉGULAR 2008-2009		FECHAS / DATES	
NÚMERO DE CATASTRO / PDN NUMBER 225-000-002-75-000		FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2008	FECHA DE VENCIMIENTO / DUE DATE 01/07/2008
AÑO FISCAL / BILL YEAR 2008-2009 01		TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE / ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY	
MUNICIPIO / MUNICIPALITY 46 CAGUAS		TERRAS / LAND 7.695	EXONERACION / EXEMPTION 0
SEGURO SOCIAL / SOCIAL SECURITY XXX-XX-2117	BANCO / BANK	ESTRUCTURAS / STRUCTURES 0	VALOR NETO TRIBUTABLE / NET TAXABLE VALUE 7.695
NÚMERO DE PRESTAMO / LOAN NUMBER		MAQUINARIA / MACHINERY 0	CONTRIBUCION / TAX AMOUNT 1er SEMESTRE 358.97
TIPO / RATE 9.330	DIST. ESPECIAL / SPECIAL DISTRICT	VALOR TOTAL / TOTAL VALUE 7.695	CONTRIBUCION / TAX AMOUNT 2do SEMESTRE 358.97
USO / USE 3000	CASDA / LAND USE 1.71C	EXENCION / EXEMPTION 0	CONT. ANUAL / ANNUAL TAX 717.94
NOMBRE / NAME CAGUAS CENTRUM LIMITED PARTNERSHIP S E		VALOR TRIBUTABLE / TAXABLE VALUE 7.695	* SEE IMPORTANT INFORMATION ON THE BACK * VEA INFORMACION AL DORSO
LOCALIZACION / LOCATION ADDRESS BO PUEBLO CARR 156 INT PR 52 CAGUAS			

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/07/2008	323.07
HASTA / BY 30/08/2008	341.02
HASTA / BY 29/09/2008	358.97

PRINCIPAL Y RECAARGOS DEL AÑO CORRIENTE / CURRENT TAX AND SURCHARGE CURRENT YEAR EXCLUYE INTERESES / EXCLUDES INTEREST	0
PRINCIPAL Y RECAARGOS DE AÑOS ANTERIORES / PRIOR YEARS TAX AND SURCHARGE COUNTERPARTING EXCLUYE INTERESES / EXCLUDES INTEREST	0

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
 PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGOS POR CORREO, PAGAR A FAVOR DE C.R.I.M.
 FOR PAYMENT BY MAIL, MAKE PAYMENTS TO C.R.I.M.

DEVUELVA ESTA PORCION CON SU PAGO
 RETURN COUPON WITH YOUR PAYMENT

INCLUYA EL NUMERO DE CATASTRO EN SU CHEQUE O GIRO
 INCLUDE PDN NUMBER ON YOUR CHECK

NÚMERO DE CATASTRO / PDN NUMBER: 225-000-002-75-000

RÉGULAR
 2008-2009
 MUNICIPIO / MUNICIPALITY: 46 CAGUAS

PARA CAMBIO DE DIRECCION VEA EL CORSO
 SEE A REVERSE SIDE FOR CHANGE OF ADDRESS

CUPON DE PAGO

FECHA VENCIMIENTO / DUE DATE
01/07/2008

AÑO FISCAL / BILL YEAR
2008-2009 01

FECHA / DATE	IMPORTE ADEUDADA / AMOUNT DUE	IMPORTE PAGADO / AMOUNT PAID
HASTA / BY 31/07/2008	323.07	
HASTA / BY 30/08/2008	341.02	
HASTA / BY 29/09/2008	358.97	

REC

LC-0470

*****AUTO**5-DIGIT 00728 T28 P1 10586
 CAGUAS CENTRUM LIMITED PARTNERSHIP S E
 PO BOX 352
 CAGUAS PR 00728-0362



SCANNED

10-2010-0107-01

[Signature]
APPROVED



ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES
 Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
 Notification and Demand for Payment of Real Property Tax

25079 LC/0470

Regular 2007-2008		FECHAS / DATES		
NUMERO DE CATASTRO / PIN NUMBER 225-024-661-06-000		FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2007	FECHA DE VENCIMIENTO / DUE DATE 01/01/2008	29356214
AÑO FISCAL / FISCAL YEAR 2007-2008-75		TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE / ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY		
MUNICIPIO / MUNICIPALITY 46 CAGUAS		TIERRAS / LAND		
MUNICIPIO / MUNICIPALITY 46 CAGUAS		1,821		
EXEMPTION / EXEMPTION		VALOR NETO TRIBUTABLE / NET TAXABLE VALUE		
1,821		1,821		
ESTRUCTURAS / STRUCTURES		CONTRIBUCION / TAX AMOUNT		
1,821		84.97		
MAGNANIMA / MACHINERY		CONTRIBUCION / TAX AMOUNT		
1,821		84.94		
VALOR TOTAL / TOTAL VALUE		CONT. ANUAL/ANNUAL TAX		
1,821		169.91		
EXEMPTION / EXEMPTION		VALOR TRIBUTABLE / TAXABLE VALUE		
1,821		* SEE IMPORTANT INFORMATION ON THE BACK VEA INFORMACION AL DORSO		

NOMBRE: CAGUAS CENTRUM LIMITED PARTNERSHIP, SE

LOCALIZACION: AVE JOSE MERCADO
 LOCATION ADDRESS: BO PUEBLO
 CAGUAS

Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.

A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/01/2008	76.45
HASTA / BY 01/03/2008	80.69
HASTA / BY 31/03/2008	84.94

PRINCIPAL Y RECARGOS DEL AÑO CORRIENTE / PRINCIPAL * RECARGOS DE AÑOS ANTERIORES
 CURRENT TAX AND DISCOUNTS FOR CURRENT YEAR / FROM PREVIOUS YEARS TAX AND DISCOUNTS
 EXCLUDE INTERESTS / EXCLUDE INTERESTS

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
 PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGO POR CORREO, INCLUIR A FUERA DEL CUBO / FOR PAYMENT BY MAIL, MAKE RETURN ENVELOPE PAYABLE TO CALLA

DEVUELVAN ESTA PORCION CON SU PAGO / RETURN COUPON WITH YOUR PAYMENT

INCLUIVA EL NUMERO DE CATASTRO EN SU CHEQUE O GIRO / INCLUDE PIN NUMBER ON YOUR CHECK

NUMERO DE CATASTRO / PIN NUMBER: 225-024-661-06-000

Regular
 2007-2008
 MUNICIPIO / MUNICIPALITY: 46 CAGUAS

PARA CAMBIO DE DIRECCION VEA EL DORSO / SEE REVERSE SIDE FOR CHANGE OF ADDRESS

29356214 REC

CUPON DE PAGO

FECHA VENCIMIENTO / DUE DATE 01/07/2007	AÑO FISCAL / FISCAL YEAR 2007-2008-75	29356214
FECHA / DATE	IMPORTE ADEUDADA / AMOUNT DUE	IMPORTE PAGADO / AMOUNT PAID
HASTA / BY 31/01/2008	76.45	
HASTA / BY 01/03/2008	80.69	
HASTA / BY 31/03/2008	84.94	

Ch# 12336B

AUTO 5-DIGIT 00728 T49 P1 18620
 CAGUAS CENTRUM LIMITED PARTNERSHIP SE
 PO BOX 362
 CAGUAS PR 00728-0362





ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACION DE INGRESOS MUNICIPALES
 Notificación y Requerimiento De Pago De La Contribución Sobre La Propiedad Inmueble
 Notification and Demand for Payment of Real Property Tax

REGULAR 2008-2009		FECHAS / DATES	
NUMERO DE CATASTRO / PIN NUMBER 225-024-661-06-000		FECHA DE NOTIFICACION / NOTIFICATION DATE 01/07/2008	FECHA DE VENCIMIENTO / DUE DATE 01/07/2008
AÑO FISCAL / BIL. YEAR 2008-2009 01		TASACION Y CONTRIBUCION SOBRE LA PROPIEDAD INMUEBLE / ASSESSMENT AND TAX AMOUNT FOR REAL PROPERTY	
MUNICIPIO / MUNICIPALITY 46 CAGUAS		TIERRAS / LAND 1.821	EXONERACION / EXONERATION 0
SICURO SOCIAL / SOCIAL SECURITY XXX-XX-4697	BAJCO / BANC 	NUMERO DE PRESTAMO / LOAN NUMBER 	VALOR NETO TRIBUTABLE / NET TAXABLE VALUE 1.821
TIPO / RATE 9.330	DIST. ESPECIAL / SPECIAL DISTRICT 		CONTRIBUCION / TAX AMOUNT PER SEMESTRE 84.95
USO / USE 3000	CASIDA / LAND SIZE 1.021.90M		VALOR TOTAL / TOTAL VALUE 1.821
NOMBRE / NAME: CAGUAS CENTRUM LIMITED PARTNERSHIP S E		CONTRIBUCION / TAX AMOUNT POR SEMESTRE 84.95	
LOCALIZACION / LOCATION ADDRESS: BO PUEBLO AVE JOSE MERCADO CAGUAS	EXONCIÓN / EXEMPTION 0		CORT. ANUAL / ANNUAL TAX 169.90
Haga su pago al CRIM dentro de los 60 días a partir de la fecha de vencimiento para acogerse a los beneficios de descuento por ley. Incluya en el sobre predirigido el talonario de la notificación con su pago debidamente identificado.		VALOR TRIBUTABLE / TAXABLE VALUE 1.821	
A partir de 91 días después de la fecha de vencimiento se computarán intereses y después de 120 días de la fecha de vencimiento se computarán recargos. Contribución de años anteriores no aparece en esta factura.		* SEE IMPORTANT INFORMATION ON THE BACK * VEA INFORMACION AL DORSO	

CONTRIBUCION ADEUDADA / AÑO CORRIENTE / CURRENT TAX DUE	
FECHA / DATE	CANTIDAD ADEUDADA / AMOUNT DUE
HASTA / BY 31/07/2008	76.45
HASTA / BY 30/08/2008	80.70
HASTA / BY 29/09/2008	84.95

PRINCIPAL Y RECARGOS DEL AÑO CORRIENTE / CURRENT TAX AND SURCHARGES OUTSTANDING 0	PRINCIPAL Y RECARGOS DE AÑOS ANTERIORES / PRIOR YEARS TAX AND SURCHARGES OUTSTANDING 0
EXCLUYE INTERESES / EXCLUDE INTEREST	EXCLUYE INTERESES / EXCLUDE INTEREST

EL PAGO SE PUEDE HACER POR CORREO USANDO EL SOBRE ADJUNTO O EN CUALQUIER INSTITUCION FINANCIERA PARTICIPANTE.
PAYMENT CAN BE MADE BY MAIL USING THE ENCLOSED ENVELOPE OR AT SELECTED FINANCIAL INSTITUTIONS.

PARA PAGAR POR CORREO, HONDE A FAVOR DEL CRIM / FOR PAYMENT BY MAIL, MAKE PAYMENT PAYABLE TO CRIM

DEVUELVA ESTA PORCION CON SU PAGO / RETURN COUPON WITH YOUR PAYMENT

INCLUYA EL NUMERO DE CATASTRO EN SU CHEQUE O GIRO / INCLUDE PIN NUMBER ON YOUR CHECK

NUMERO DE CATASTRO / PIN NUMBER **225-024-661-06-000**

REGULAR
2008-2009
MUNICIPIO / MUNICIPALITY **46 CAGUAS**

PARA CAMBIO DE DIRECCION VEA EL DORSO / FOR CHANGE OF ADDRESS SEE REVERSE SIDE FOR CHANGE OF ADDRESS

CUPON DE PAGO

FECHA VENCIMIENTO / DUE DATE
01/07/2008

AÑO FISCAL / BIL. YEAR
2008-2009 01

FECHA / DATE	IMPORTE ADEUDADA / AMOUNT DUE
HASTA / BY 31/07/2008	76.45
HASTA / BY 30/08/2008	80.70
HASTA / BY 29/09/2008	84.95

IMPORTE PAGADO / AMOUNT PAID

REC

LC-0470

*****AUTO**5-DIGIT 00726 T29 P1 10590
 CAGUAS CENTRUM LIMITED PARTNERSHIP S E
 PO BOX 362
 CAGUAS PR 00726-0362



APPROVED
 7/14/08

2008 RECONCILIATION for Marianne & Marianne Plus

Las Catalinas Mall LC0078A

	REAL ESTATE TAX			COMMON AREA MAINTENANCE (CAM)		
	TAX EXPENSE	TAX GLA	TAX OCP	CAM EXPENSE	CAM GLA	CAM OCP
TOTAL EXPENSE	\$371,183.74	496,444	469,195	\$3,891,823.48	496,444	489,195
KMAR KMART	0.00	(122,577)	(122,577)	(181,973.38)	(122,577)	(122,577)
SEAR SEARS	0.00	(138,686)	(138,688)	(205,888.05)	(138,886)	(138,688)
AFFL AFFILIATED GROUP: VENATOR	0.00	0	0	0.00	0	0
NOF1 C & C PET SHOP	0.00	0	0	0.00	(1,107)	(1,107)
NOF2 COOPACA	0.00	0	0	0.00	(1,240)	(1,240)
NOF3 OPEN MOBILE	0.00	0	0	0.00	(1,400)	(1,400)
NOF4 VACANT - 0001B	0.00	0	0	0.00	(5,070)	0
NOF8 SALLY BEAUTY SUPPLY	0.00	0	0	0.00	(1,800)	(1,800)
NOF8 VACANT - 0122A	0.00	0	0	0.00	(4,500)	0
OUTP OUTPARCELS	0.00	0	0	0.00	(18,400)	(18,400)
STOR STORAGE	0.00	(820)	(820)	0.00	(820)	(820)
KIOS KIOSKS	0.00	0	0	0.00	0	0
TEMP TEMPORARY	0.00	0	0	0.00	0	0
	0.00	0	0	0.00	0	0
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VORNADO REALTY TRUST,
 210 ROUTE 4 EAST
 PARAMUS NJ 07652
 201-587-1000

05/10/10
 ACCT NO.: LC /0078A

MARIANNE & MARIANNE PLUS #139 RE: LAS CATALINAS - LC
 100 METRO WAY
 SECAUCUS, NJ 07094

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 01/10-05/10	TOTAL
-----	-----	-----	-----
2009 REAL ESTATE TAX REC DUE BY 05/10/10	1,421.99	0.00	1,421.99
2009 CAM RECONCILIATION	2,144.74CR	0.00	2,144.74CR
	-----	-----	-----
	722.75CR	0.00	722.75CR
	=====	=====	=====

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

Very truly yours,
 VORNADO REALTY TRUST,

by MARC SIRABELLA, LEASE ACCOUNTANT X2118

10-26-2010--SCANNED
 10-26-2010--SCANNED

MARIANNE & MARIANNE PLUS #139

ACCT NO.: LC /0078A

Detail for calculation of 2009 REAL ESTATE TAX REC
for the period 01/01/09 to 12/31/09.

REAL ESTATE TAXES	519,059.26
(PRO-RATED: 90/ 365 DAYS)	127,987.21
YOUR SHARE @ 3.4418% (6,727/195,452SF)	4,405.06
TOTAL CHARGE FOR 2009 REAL ESTATE TAX REC	4,405.06
LESS: AMOUNTS BILLED (01/09-12/09)	2,983.07

TOTAL SETTLE-UP DUE 05/10/10	1,421.99
	=====

10-26-2010 - 10-26-2010 - SCANNED

MARIANNE & MARIANNE PLUS #139

ACCT NO.: LC /0078A

Detail for calculation of 2009 CAM RECONCILIATION
for the period 01/01/09 to 12/31/09.

SWEeping/CLEAN-UP	133,475.76
LANDSCAPING	133,409.55
REPAIRS & MAINTENANCE	404,519.13
LIGHTING	423,306.05
INSURANCE	480,709.23
SECURITY/MISCELLANEOUS	671,340.77
ROOF/STRUCTURAL	10,590.00
TRASH REMOVAL	148,351.22
PARKING LOT REPAIRS	25,282.13
SPRINKLER REPAIRS	6,630.50
WATER & SEWER	164,474.81
MALL OFFICE EXPENSES	45,829.77
MAINTENANCE PAYROLL	198,870.24
CLEANING	473,620.57
MANAGEMENT FEES	513,866.00

SUBTOTAL:	3,834,275.73
LESS: MAJOR STORE CONTRIBUTION	611,954.15CR

TOTAL EXPENSES	3,222,321.58
(PRO-RATED: 90/ 365 DAYS)	794,545.04
YOUR SHARE @ 3.9223% (6,727/171,505SF)	31,164.44
PLUS: ADMINISTRATION FLAT FEE	4,674.58

SUBTOTAL:	35,839.02
TOTAL CHARGE FOR 2009 CAM RECONCILIATION	35,839.02
LESS: AMOUNTS BILLED (01/09-12/09)	37,983.76

TOTAL SETTLE-UP CREDIT	2,144.74CR
=====	

Vornado Realty Trust
 Las Catalinas Mall
 Marianne & Marianne Plus #139

Property #: LC
 Unit: 78A
 Square Footage: 6,727

Real Estate Taxes

The tenant is required to pay taxes based upon a prorata share of the leased area of the shopping center using a denominator as of the first day of each tax year. Excluded from the denominator shall be Major Stores (20,000 sf or more), separately owned or assessed parcels and mall storage areas. The tenant was billed a share of 2007 taxes using a denominator based on the weighted average area rather than as of the beginning of the tax year. In addition, mall storage areas were not excluded for the 2007 calculation. Therefore, the following adjustment is needed:

	2008	2007
Total Taxes	\$ 371,183.74	\$ 371,183.74
Admin Fee	0% \$ -	\$ -
Gross Allocable Taxes	\$ 371,183.74	\$ 371,183.74
Less:		
K-Mart (separately assessed)	N/A	N/A
Sears (separately assessed)	N/A	N/A
Allocable Taxes	<u>\$ 371,183.74</u>	<u>\$ 371,183.74</u>
Gross Leasable Area	496,444	495,620
Vacancy	27,249	18,197
Gross Rented Area	<u>469,195</u>	<u>477,423</u>
Less:		
K-Mart (separately assessed)	122,577	122,577
Sears (separately assessed)	138,686	138,686
American Lawn (storage)	567	567
Ranger American (storage)	253	253
Denominator for Allocation	<u>207,112</u>	<u>215,340</u>
Taxes Per SF	\$ 1.7922	\$ 1.7237
Tenant's Square Footage	6,727	6,727
Tenant's Share of Taxes	<u>12,056.05</u>	<u>11,595.40</u>
Period of Occupancy	366/366	365/365
Tenant's share on occupancy	\$ 12,056.05	\$ 11,595.40
Previously Billed	\$ 12,056.05	\$ 11,508.55
Additional Due:	<u>\$ -</u>	<u>\$ 86.85</u>
Total Additional Due:	<u>\$ 86.85</u>	

11-02-2010-SCANNED

11-02-2010-SCANNED

Vornado Realty Trust
 Las Catalinas Mall
 Marianne & Marianne Plus #139

Property #: LC
 Unit: 78A
 Square Footage: 6,727

Common Area Maintenance

The tenant is required to pay CAM based upon a prorata share of the leased area of the shopping center using a denominator as of the first day of each year, subject to a 80% minimum occupancy. Excluded from the denominator shall be Major Stores (20,000 sf or more), non-fronting tenants and mall storage areas. The tenant was billed a share of 2007 CAM using a denominator based on the weighted average area rather than as of the beginning of the year. In addition, storage spaces were not excluded for the 2007 calculation. Further, excluded area contributions were overstated for the 2007 calculation. Therefore, the following adjustment is needed:

	2008	2007
Sweeping/Cleaning	\$ 112,159.75	\$ 158,187.00
Landscaping	\$ 119,960.25	\$ 98,503.00
Repairs & Maintenance	\$ 293,066.79	\$ 192,632.20
Lighting	\$ 648,675.67	\$ 516,318.41
Insurance	\$ 469,881.00	\$ 259,462.33
Security/Miscellaneous	\$ 551,981.33	\$ 629,552.14
Roof/Structural	\$ 17,627.50	\$ 6,250.00
Trash Removal	\$ 191,012.27	\$ 135,298.97
Parking Lot Repairs	\$ 124,840.35	\$ 17,449.21
Sprinkler Repairs	\$ 9,665.00	\$ 11,835.00
Mall Office Expense	\$ 46,321.54	\$ 38,623.75
Maintenance Payroll	\$ 194,431.83	\$ 155,338.32
Cleaning	\$ 477,505.17	\$ 407,539.51
Water & Sewer	\$ 116,925.03	\$ 142,381.95
Management Fees	\$ 517,790.00	\$ 453,170.00
Total CAM expenses	\$ 3,891,823.48	\$ 3,222,521.79
Admin Fee	15%	
	\$ 583,773.52	\$ 483,378.27
Gross Allocable CAM	\$ 4,475,597.00	\$ 3,705,900.06
Less:		
K-Mart (separately assessed)	\$ 181,973.36	\$ 198,647.93
Sears (separately assessed)	\$ 205,888.05	\$ 227,558.32
American Lawn (storage)	\$ -	\$ -
Ranger American (storage)	\$ -	\$ -
Allocable CAM	\$ 4,087,735.59	\$ 3,279,693.81
Gross Leasable Area	496,444	495,620
Vacancy	17,679	13,697
Gross Rented Area	478,765	481,923
Less:		
K-Mart (separately assessed)	122,577	122,577
Sears (separately assessed)	138,686	138,686
Venator (> 15k sf)	-	-
Burger King (outparcel)	3,500	3,500
Church's Chicken (o/p)	2,800	2,800
Oriental Bank & Trust (o/p)	6,000	6,000
Doral Bank (o/p)	3,000	3,000
Ruby Tuesday (o/p)	3,100	3,100
C & C Pet Shop (nonfronting)	1,107	1,107
Coopaca (n/f)	1,240	1,240
Open Mobile (n/f)	1,400	1,400
Former \$1/\$2/\$3 (n/f)	5,070	5,070
Sally Beauty (n/f)	1,800	1,800
Vacant - 0122A (n/f)	4,500	4,500
Kiosks	N/A	N/A
American Lawn (storage)	567	567
Ranger American (storage)	253	253
Denominator for Allocation	183,165	186,323

11-02-2010 - SCANNED

11-02-2010 - SCANNED

Vornado Realty Trust
Las Catalinas Mall
Marianne & Marianne Plus #139

Property #: LC
Unit: 78A
Square Footage: 6,727

Common Area Maintenance

CAM Per SF	\$ 22.3172	\$ 17.6022
Tenant's Square Footage	6,727	6,727
Tenant's Share of CAM	150,128.01	118,409.97
Period of Occupancy	366/366	365/365
Tenant's share on occupancy	\$ 150,128.01	\$ 118,409.97
Previously Billed	\$ 150,126.18	\$ 110,247.17
Additional Due:	\$ 1.83	\$ 8,162.80
Total Additional Due:	\$ 8,164.63	

11-02-2010 - SCANNED

11-02-2010 - SCANNED

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