

UNITED STATES BANKRUPTCY COURT	District of Delaware	PROOF OF CLAIM
--------------------------------	----------------------	----------------

Name of Debtor: Large Apparel of New York, Inc.	Case Number: 10-13049
---	---------------------------------

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): Alexander's Kings Plaza, 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: _____	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">JAN 24 2011</p> <p style="margin: 0;">BMC GROUP</p> </div>

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.
---	---

1. Amount of Claim as of Date Case Filed: \$ <u>52,839.41</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)().
--	---

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: _____

*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 VP OF FINANCE & ADMINISTRATION & CFO	FOR COURT USE ONLY Urban Brands 00671
----------------------	--	---

In re UBI Liquidating Corp., et al.

Case No. 10-13005 KJC

Claim Summary

LANDLORD
TENANT
PREMISES

Alexander's Kings Plaza LLC
Large Apparel of New York, Inc.
KM/LC01C

LEASE DATE
LEASE EXPIRATION
REJECTION DATE
FILING DATE

February 6, 2007
July 31, 2017
None Yet
September 21, 2010

Pre-Petition Claim

Base rent 9/1/10-9/20/10	\$23,208.95
Real estate taxes 9/1/10-9/20/10	\$4,903.17
Common area maintenance 9/1/10-9/20/10	\$16,604.69
Advertising 9/1/10-9/20/10	\$844.17
Marketing 9/1/10-9/20/10	\$844.17
Electric - 8/10	\$2,309.08
Water - 8/10	\$27.32
HVAC 9/1/10-9/20/10	\$2,522.53
Electric - 9/1/10-9/20/10	\$1,561.19
Water - 9/10	\$14.13

Total:

\$52,839.41

01-06-2010- SCANNED

01-05-2010- SCANNED

12/14/09

LOCATION: ALEXANDER'S/KINGS PLAZA CENTER
ACCT NO.: KM /LC01C

ASHLEY STEWART #107
100 METRO WAY
SECAUCUS, NJ 07094

DEAR TENANT:

THIS IS TO ADVISE YOU THAT THE SEMI-ANNUAL INVOICE FOR
YOUR 1/1-6/30/10 RE TAXES CHARGES IS CALCULATED AS FOLLOWS:

FOR THE PERIOD 01/01/10 TO 06/30/10

REAL ESTATE TAXES:

REAL ESTATE TAXES	\$	5,339,025.00
LESS: MAJOR STORE CONTRIBUTION		3,785,476.78CR

TOTAL EXPENSES FOR: REAL ESTATE TAXES	\$	1,553,548.22
YOUR SHARE @ 2.8405% (6,563/231,053SF)		44,128.54
TOTAL CHARGE FOR 1/1-6/30/10 RE TAXES	\$	44,128.54
=====		
NEW AMOUNT TO BE BILLED	\$	7,354.76
=====		

COMMENCING WITH YOUR NEXT BILLING AND/OR UNTIL FURTHER NOTICE,
PLEASE ADJUST YOUR 1/1-6/30/10 RE TAXES CHARGES TO \$7,354.76.

VERY TRULY YOURS,
ELLEN D'ONOFRIO (EXT 2964)

12/15/09

LOCATION: ALEXANDER'S/KINGS PLAZA CENTER
 ACCT NO.: KM /LC01C

ASHLEY STEWART #107
 100 METRO WAY
 SECAUCUS, NJ 07094

DEAR TENANT:

THIS IS TO ADVISE YOU THAT THE ANNUAL INVOICE FOR
 YOUR 2010 CAM BUDGET CHARGES IS CALCULATED AS FOLLOWS:

FOR THE PERIOD 01/01/10 TO 12/31/10

CAM:

2010 CAM BUDGET		\$	12,033,000.00
LESS: MAJOR STORE CONTRIBUTION			3,203,385.72CR

TOTAL EXPENSES FOR: CAM		\$	8,829,614.28
YOUR SHARE @ 2.8105% (6,563/233,516SF)			248,156.31
PLUS ADMIN(15.00% * 12,033,000.00 * 2.8105%)			50,728.12

SUBTOTAL:			298,884.43
TOTAL CHARGE FOR 2010 CAM BUDGET		\$	298,884.43
=====			
NEW AMOUNT TO BE BILLED		\$	24,907.04
=====			

COMMENCING WITH YOUR NEXT BILLING AND/OR UNTIL FURTHER NOTICE,
 PLEASE ADJUST YOUR 2010 CAM BUDGET CHARGES TO \$24,907.04.

VERY TRULY YOURS,
 ELLEN D'ONOFRIO (EXT 2964)



September 3, 2010

Invoice Number:
EL.810.KMLC01C

Tenant Information
Ashley Stewart
KMLC01C
Store # 107
100 METRO WAY
SECAUCUS, NJ 07094

Account Summary
Service Period: July 30, 2010 to August 31, 2010 (32 Days)
Service Class: SC9R1
Consumption Details: 12,240.00 kWh at an Avg Cost of \$0.089465 = \$1,095.06
Demand Details: 27.6 kW at an Avg Cost of \$37.16623 = \$1,025.79

Monthly Monitoring

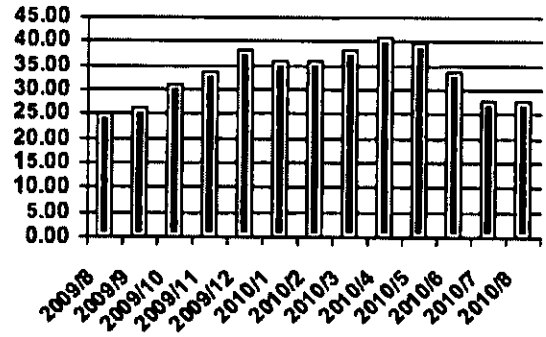
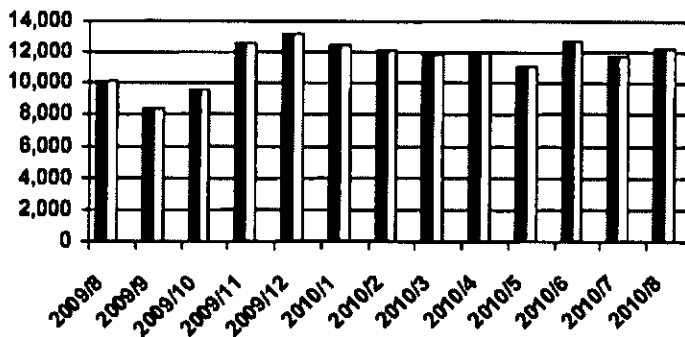
	Aug 2010
On-Peak Energy - kWh	12,240
Off-Peak Energy - kWh	0
Total Energy - kWh	12,240
kWh/Day	383
\$/Day	\$68.28

Make Check Payable To
Alexander's Kings Plaza LLC
c/o Vornado Realty Trust
PO Box 18369
Newark, NJ 07101

Customer Inquiries
Primary Contact: **Aabcey Abraham**
Contact Number: **212.612.7623**
Email: **vornado@s1inc.com**
Internet: **www.s1inc.com**

Billing Detail

Energy Charge:	\$2,120.85
0.00% Admin Fee:	\$0.00
Service Fee: 1 meter @ \$0.00/meter	\$0.00
Subtotal:	\$2,120.85
Sales Tax @ 8.875%	\$188.23
TOTAL AMOUNT DUE:	\$2,309.08
Total Amount Due Upon Receipt	



Kilowatt Hours

On Peak

Off Peak

kW

Meter Readings

Meter No.	Multi.	Previous	Current	On Peak	Off Peak	Total Usage	Demand KW
54780822	120.0	3,780	3,882	12,240	0	12,240	27.6
Totals				12,240	0	12,240	27.6

REMITTANCE PAYABLE TO:

ALEXANDER'S KINGS PLAZA, LLC
C/O VORNADO REALTY TRUST
PO BOX 18369
NEWARK, NJ 07101

TO: ASHLEY STEWART # 107
KMLC01C
100 METRO WAY
SECAUCUS, NJ 11234

DATE
9/13/2010

Water Consumption for the Month of AUGUST 2010

WATER \$ 27.32

Previous	Present	Consumption
576,200	577,700	1,500

PLEASE RETURN ONE COPY OF THIS INVOICE WITH YOUR PAYMENT

Invoice

BILL TO ASHLEY'S CAREER WEAR, LTD. 100 METRO WAY SECAUCUS, N.J. 07094 DBA: ASHLEY STEWART	Invoice #	KMLC01C 10 09
	Invoice Date	September 9, 2010
	Tenant ID	KMLC01C
Billing Period: 09/01/2010 to 09/30/2010		Tenant Sq Ft 6563
Description		Amount
Heating – HVAC Charges		184.86
Cooling - HVAC Charges		700.05
Standby – Central Air		0
Heating Adjustment Charge		283.52
Cooling Adjustment Charge		2615.36
Please return the portion below with your payment.		
Sales Tax		0
BALANCE DUE		\$3783.79

REMITTANCE SLIP

Invoice #	KMLC01C 10 09
Tenant ID/Name	KMLC01C; ASHLEY STEWART
Date	September 9, 2010
Amount Due	\$ 3783.79

Please send remittance payable to: Alexander's Kings Plaza, llc
C/o Vornado Realty Trust
PO Box 18369
Newark, NJ 07101



October 5, 2010

Invoice Number:
EL.910.KMLC01C

Tenant Information

Ashley Stewart
KMLC01C
Store # 107
100 METRO WAY
SECAUCUS, NJ 07094

Account Summary

Service Period: August 31, 2010 to September 30, 2010 (30 Days)
Service Class: SC9R1
Consumption Details: 11,520.00 kWh at an Avg Cost of \$0.099811 = \$1,147.52
Demand Details: 28.8 kW at an Avg Cost of \$34.83957 = \$1,003.38

Monthly Monitoring

	Sep 2010
On-Peak Energy - kWh	11,520
Off-Peak Energy - kWh	0
Total Energy - kWh	11,520
kWh/Day	384
\$/Day	\$71.70

Make Check Payable To

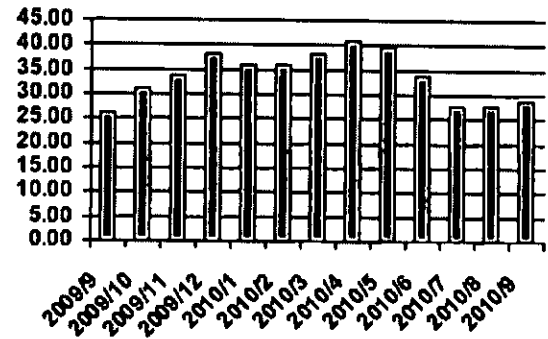
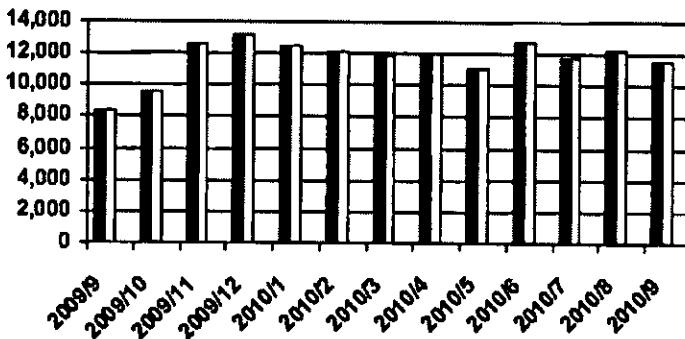
Alexander's Kings Plaza LLC
c/o Vornado Realty Trust
PO Box 18369
Newark, NJ 07101

Customer Inquiries

Primary Contact: **Aabcey Abraham**
Contact Number: **212.612.7623**
Email: **vornado@s1inc.com**
Internet: **www.s1inc.com**

Billing Detail

Energy Charge:	\$2,150.90
0.00% Admin Fee:	\$0.00
Service Fee: 1 meter @ \$0.00/meter	\$0.00
Subtotal:	\$2,150.90
Sales Tax @ 8.875%	\$190.89
TOTAL AMOUNT DUE:	\$2,341.79
Total Amount Due Upon Receipt	



Kilowatt Hours

On Peak

Off Peak

kW

Meter Readings

Meter No.	Mult.	Previous	Current	On Peak	Off Peak	Total Usage	Demand KW
54780822	120.0	3,882	3,978	11,520	0	11,520	28.8
Totals				11,520	0	11,520	28.8

REMITTANCE PAYABLE TO:

**ALEXANDER'S KINGS PLAZA, LLC
C/O VORNADO REALTY TRUST
PO BOX 18369
NEWARK, NJ 07101**

**TO: ASHLEY STEWART # 107
KMLC01C
100 METRO WAY
SECAUCUS, NJ 11234**

**DATE
10/15/2010**

Water Consumption for the Month of SEPTEMBER 2010

WATER \$ 21.19

Previous	Present	Consumption
577,700	578,600	900

PLEASE RETURN ONE COPY OF THIS INVOICE WITH YOUR PAYMENT

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