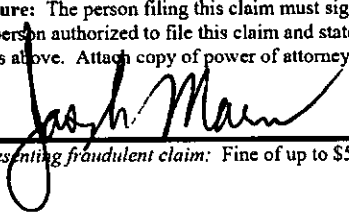



UNITED STATES BANKRUPTCY COURT District of Delaware		PROOF OF CLAIM
Name of Debtor: Large Apparel of New Jersey, Inc.		Case Number: 10-13041
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative 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): Union VF, LLC		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: c/o Vornado Realty Trust 210 Route 4 East Paramus, NJ 07652 Telephone number:		Court Claim Number: _____ (If known) Filed on: _____
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>10,366.12</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.
2. Basis for Claim: <u>Lease Obligations</u> (See instruction #2 on reverse side.)		<input type="checkbox"/> 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: _____ (See instruction #3a on reverse side.)		<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).
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: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> 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: \$ _____		<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).
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:		<input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. §507 (a)(). Amount entitled to priority: \$ _____
Date: <u>1/24/11</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. 		FOR COURT USE ONLY Urban Brands  00672

In re UBI Liquidating Corp., et al.

Case No. 10-13005 KJC

Claim Summary

LANDLORD
TENANT
PREMISES

Union VF LLC
Large Apparel of New Jersey, Inc.
UN/204A

LEASE DATE
LEASE EXPIRATION
REJECTION DATE
FILING DATE

October 6, 1992
January 31, 2014
None Yet
September 21, 2010

Pre-Petition Claim

Base rent 9/1/10-9/20/10	\$8,238.11
Real estate taxes 9/1/10-9/20/10	\$1,089.32
Common area maintenance 9/1/10-9/20/10	\$429.07
09 fixed asset 9/1/10-9/20/10	\$30.31
08 fixed asset 9/1/10-9/20/10	\$60.31
Water 9/1/10-9/20/10	\$21.91
2010 taxes reconciliation	\$497.09

Total: \$10,366.12

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

03/17/10

LOCATION: UNION
ACCT NO.: UN /204A

ASHLEY STEWART #111
Reggie X2317
100 METRO WAY
SECAUCUS, NJ 07094

DEAR TENANT:

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

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

NO ROOF:

SWEEPING/CLEAN-UP	\$	42,192.60
SNOW REMOVAL		56,710.37
LANDSCAPING		33,897.35
REPAIR & MAINTENANCE		40,090.57
LIGHTING		15,195.35
INSURANCE		48,270.51
SECURITY/MISCELLANEOUS		85,735.51
PARKING LOT REPAIRS		11,818.04
WATER & SEWER		11,416.61
MAINTENANCE PAYROLL		21,748.00
RESERVE FOR CENTER UPGRADE		8,292.00

TOTAL EXPENSES FOR: NO ROOF	\$	375,366.91
YOUR SHARE @ 1.4077% (3,891/276,404SF)		5,284.04
PLUS ADMIN(20.00% * 375,366.91 * 1.4077%)		1,056.81

SUBTOTAL:		6,340.85

ROOF:

ROOF REPAIRS	\$	10,858.67
YOUR SHARE @ 3.4407% (3,891/113,089SF)		373.61
PLUS ADMIN(20.00% * 10,858.67 * 3.4407%)		74.72

SUBTOTAL:		448.33

03-13-2010-SCANNED

03/17/2010
 ASHLEY STEWART #111
 (PAGE 2)

ALL RISK INSURANCE:

ALL RISK INSURANCE		\$	11,639.21
ALARM SERVICE - FIRE			10,986.62
<hr/>			
TOTAL EXPENSES FOR: ALL RISK INSURANCE		\$	22,625.83
YOUR SHARE @ 3.4407% (3,891/113,089SF)			778.49
PLUS ADMIN(20.00% * 22,625.83 * 3.4407%)			155.70
<hr/>			
SUBTOTAL:			934.19
TOTAL CHARGE FOR 2009 CAM SETTLE UP		\$	7,723.37
LESS: AMOUNTS BILLED (01/09-12/09)			7,064.88
<hr/>			
TOTAL SETTLE-UP DUE 04/16/10		\$	658.49
<hr/>			

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

NO ROOF:

TOTAL EXPENSES		\$	375,366.91
YOUR SHARE AT 1.4077%			5,284.04
PLUS ADMIN(20.00% * 375,366.91 * 1.4077%)			1,056.81
<hr/>			
SUBTOTAL:			6,340.85

ROOF:

TOTAL EXPENSES		\$	10,858.67
YOUR SHARE AT 3.4407%			373.61
PLUS ADMIN(20.00% * 10,858.67 * 3.4407%)			74.72
<hr/>			
SUBTOTAL:			448.33

ALL RISK INSURANCE:

TOTAL EXPENSES		\$	22,625.83
YOUR SHARE AT 3.4407%			778.49
PLUS ADMIN(20.00% * 22,625.83 * 3.4407%)			155.70
<hr/>			
SUBTOTAL:			934.19
TOTAL ANNUAL ESTIMATED AMOUNT			7,723.37
DIVIDED BY 12 EQUALS		\$	643.61
<hr/>			

03-18-2010- SCANNED

03/17/2010
ASHLEY STEWART #111
(PAGE 3)

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/10	643.61
TIMES 03	1,930.83
PREVIOUS ESTIMATED BILLING AMOUNT	1,766.22

DIFFERENCE NOT BILLED	164.61
	=====

SUMMARY OF CHARGES DUE:

TOTAL SETTLE-UP	658.49
BACKBILL FOR CURRENT YEAR	164.61

TOTAL AMOUNT DUE BY 04/16/10	\$ 823.10
	=====

PLEASE REMIT THE TOTAL AMOUNT DUE OF \$823.10 AND COMMENCING WITH
YOUR NEXT BILLING AND/OR UNTIL FURTHER NOTICE, PLEASE ADJUST YOUR
2009 CAM SETTLE UP CHARGES TO \$643.61.

VERY TRULY YOURS,
BRUCE DUBOWSKY

03-18-2010- SCANNED

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



March 10, 2010

Ashley Stewart
100 Metro Way
Secaucus, NJ 07094

Re: Ashley Stewart
2008 Roof
Union, NJ

Tenant ID: UN/204A

Dear Tenant:

Enclosed please find an updated amortization schedule. We have calculated the 2009 interest adjustment.

2009 Interest Adjustment	\$ 238.51
1/10-3/10 Adjustment	47.91
TOTAL DUE	\$ 286.42

Beginning April 1, 2010 please remit payment in the amount of \$90.46 monthly. Please adjust your records accordingly.

If you have any questions please call.

Sincerely,

Bruce Dubowsky
Lease Accountant

04-02-2010 - SCANNED

07-11-1010 - SCANNED

房屋 - 總覽 - 2008 年 - 2008 年 12 月 31 日

2008 Fixed Asset Amortization for Roof Maintenance
UN/204A Ashley Stewart
Union

Total Fixed Asset Expense: \$186,599.75
 Less Reserves Deducted: \$54,903.04
 Fixed Asset Expense Subtotal: \$131,696.71
 Prorata Share %: 3.4407%
 Administrative Fee: 20%
 Billable Fixed Asset Expense: \$5,437.55
 Interest Rate per lease: Prime + 2.0%
 Amortization Period: 73 Months

for years

2003-2008

LEASE ENDS 1/31/14

YEAR	Unamortized Principal	Amortization	Interest Rate	Interest Amount	Annual Amount Due	Less Estimates Billed	TOTAL Due
2008	\$5,437.55	\$893.84	0.00%	\$0.00	\$893.84	\$893.84	\$0.00
2009	\$4,543.71	\$893.84	5.25%	\$238.54	\$1,132.39	\$893.88	\$238.51
2010	\$3,649.86	\$893.84	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,756.02	\$893.84	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,862.17	\$893.84	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$968.33	\$893.84	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$74.49	\$74.49	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
							2,026.23
							1,787.72
							238.51

\$5,437.55

Monthly Estimates for 2010 multiplied by 3 months = \$90.46
 Less Billed \$271.38
 Subtotal \$223.47
 plus prior annual amounts due \$47.91
 Total Amount Now Due: \$238.51

\$286.42

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



March 17, 2010

Ashley Stewart
100 Metro Way
Secaucus, NJ 07094

Re: Ashley Stewart
2009 Roof
Union, NJ

Tenant ID: UN/204A

Dear Tenant:

With respect to the above referenced location, enclosed please find copies of the 2009 Roof invoices for this center. Your calculation is broken down as follows:

2009 Roof Invoices	\$ 66,835.98
Less Reserves 2009	<u>(3,392.52)</u>
Subtotal	63,443.46
Pro-rata Share	<u>3.4407%</u>
Subtotal	\$ 2,182.90
20% Administrative Fee	<u>436.58</u>
TOTAL DUE	\$ 2,619.48

These costs are being amortized over a five year period at an interest rate of Prime Plus 2%. Please remit payment in the amount of \$566.98 for the following:

2009 Amortization	\$ 430.60
Jan - March 2010 Estimates	136.38
TOTAL	\$ 566.98

Commencing April 1, 2010 please remit payment in the amount of \$45.46 each month in addition to your usual monthly charges. Interest will be adjusted annually.

If you have any questions or concerns, please contact me at (201) 587-1000.

Sincerely,

Bruce Dubowsky
Lease Accountant

03-18-2010 - 10-10

03-18-2010 - SCANNED

03-18-2010- SCANNED

2009 Fixed Asset Amortization for Roof Maintenance
 UN/204A Ashley Stewart
 Union

Total Fixed Asset Expense: \$66,835.98 for years 2009
 Less Reserves Deducted: \$3,392.52
 Fixed Asset Expense Subtotal: \$63,443.46
 Prorata Share %: 3.4407% Shorter of balance of the term or useful life,
 but in no event shall be less than 3 years.
 Administrative Fee: \$2,619.48 Lease expires 1/31/14
 Billable Fixed Asset Expense: Prime + 2.0%
 Interest Rate per lease: 5 Years
 Amortization Period:

YEAR	Unamortized Principal	Amortization	Interest Rate	Interest Amount	Annual Amount Due	Less Estimates Billed	TOTAL Due
2009	\$2,619.48	\$430.60	5.25%	\$0.00	\$430.60	\$0.00	\$430.60
2010	\$2,188.88	\$430.60	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$1,758.28	\$430.60	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,327.68	\$430.60	2.00%	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$897.08	\$430.60	2.00%	\$0.00	\$0.00	\$0.00	\$0.00

\$2,153.00

Monthly Estimates for 2010 \$45.46
 multiplied by 3 months = \$136.38
 Less Billed \$0.00
 Subtotal \$136.38
 plus prior annual amounts due \$430.60
 Total Amount Now Due: \$566.98

Expense \$66,835.98
 Roof Pro-rata share 3.4407%
 Subtotal 2,299.63
 Admin Fee 120%
 Total Billable 2,759.55
 Less Reserves Billed 140.08 (Based on CAM pro-rata share)
 Total Due 2,619.47

116.73 (Actual Billed)
 3.4407% (divided by roof pro-rata share)
 3,392.62 Reserve adjusted for roof pro-rata share

Actual amount billed 116.73
 Plus 20% Admin Fee 140.08

04 - 11 - 2009 - 10 JAN 20

05/19/10 - 2010 - SECAUCUS

VORNADO REALTY TRUST,
210 ROUTE 4 EAST
PARAMUS NJ 07652

05/19/10

LOCATION: UNION
ACCT NO.: UN - 204A

ASHLEY STEWART #111
Reggie X2317
100 METRO WAY
SECAUCUS, NJ 07094

DEAR TENANT:

UNDER THE TERMS OF YOUR LEASE, YOU ARE TO PAY YOUR
PROPORTIONATE SHARE OF THE 2009 WATER AT
THE ABOVE REFERENCED CENTER. DETAILS OF THE CALCULATIONS
ARE SHOWN BELOW.

A. YEAR END AMT. DUE

1/01/09-12/31/09	
2009 WATER	\$ 18,434.87

YOUR SHARE	394.35
LESS AMTS BILLED	197.76

AMOUNT DUE 05/19/10	\$ 196.59
	=====

B. NEW MONTHLY AMT.

YEARLY PROJECTED SHARE	394.35
NEW AMT TO BE PAID WITH MONTHLY RENT	
(\$ 394.35/12 MO)	\$ 32.86
	=====

ASHLEY STEWART #111
05/19/10
PAGE 2

C. BACKBILL

FOR THE PERIOD: 1/01/10- 5/31/10
NEW MONTHLY AMOUNT \$ 32.86
LESS OLD MONTHLY AMOUNT 16.48

DIFFERENCE 16.38
TIMES: MONTHS ALREADY BILLED 5

EQUALS: AMOUNT DUE 05/19/10 \$ 81.90
=====

YOUR PROMPT AND COURTEOUS ATTENTION TO THIS MATTER
IS GREATLY APPRECIATED. IF YOU HAVE ANY QUESTIONS,
PLEASE CALL (201)-587-1000.

VERY TRULY YOURS,

BRUCE DUBOWSKY
LEASE ACCOUNTANT

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

12/21/10

LOCATION: UNION
ACCT NO.: UN /204A

ASHLEY STEWART #111
Reggie X2317
100 METRO WAY
SECAUCUS, NJ 07094

DEAR TENANT:

THIS IS TO ADVISE YOU THAT THE ANNUAL RECONCILIATION FOR
YOUR 2010 TAX REC CHARGES IS CALCULATED AS FOLLOWS:

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

REAL ESTATE TAXES:

TOTAL COSTS \$ 1,441,904.12
YOUR SHARE @ 1.4077% (3,891/276,404SF) 20,297.68

TOTAL CHARGE FOR 2010 TAX REC \$ 20,297.68
=====

CALCULATION OF NEW BILLING ESTIMATE

REAL ESTATE TAXES:

TOTAL EXPENSES \$ 1,441,904.12
YOUR SHARE AT 1.4077% 20,297.68

TOTAL ANNUAL ESTIMATED AMOUNT 20,297.68
DIVIDED BY 12 EQUALS \$ 1,691.47
=====

RETRO CALCULATION

NEW ESTIMATED AMOUNT AS OF 01/01/10 1,691.47

TIMES 12 20,297.64
PREVIOUS ESTIMATED BILLING AMOUNT 19,607.76

DIFFERENCE NOT BILLED 689.88
=====

TOTAL AMOUNT DUE BY 12/21/10 \$ 689.88
=====

12/21/2010
ASHLEY STEWART #111
(PAGE 02)

PLEASE REMIT THE TOTAL AMOUNT DUE OF \$689.88 AND COMMENCING WITH
YOUR NEXT BILLING AND/OR UNTIL FURTHER NOTICE, PLEASE ADJUST YOUR
2010 TAX REC CHARGES TO \$1,691.47.

VERY TRULY YOURS,
MARC SIRABELLA

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