



COURT FILE NUMBER 1201-05843  
COURT COURT OF KING'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY  
DOCUMENT IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c-36, AS AMENDED AND IN THE MATTER OF UBG BUILDERS INC., ALBERTA BUILDERS CAPITAL INC., ALPINE HOMES (2006) INC., AMERICAN BUILDERS CAPITAL (US) INC., EDGEWATER AT GRIESBACH INC., ELITE HOMES (2006) LTD., EVOLUTION BY GREENBORO INC., GREENBORO COMMUNITIES (2006) INC., GREENBORO ESTATE HOMES (2006) LTD., GREENBORO HOMES (2006) LTD., GREENBORO LUXURY HOMES INC., HIGH POINTE INC., MOUNTAINEERS VILLAGE (2006) INC., MOUNTAINEERS VILLAGE II INC., ORIGINS AT CRANSTON INC., SOUTH TERWILLEGAR VILLAGE INC., THE BRIDGES MANAGEMENT INC., THE LEDGES INC., TIMBERLINE LODGES (2006) INC., TODAY'S COMMUNITIES (2006) INC., TODAY'S HOMES (2006) INC., TUSCANY DEVELOPMENTS (2006) INC., UBG ALBERTA BUILDERS (2006) INC., UBG ALPINE HOMES (2006) LTD., UBG BRIDGES INC., UBG BUILDERS (USA) INC., UBG COMMERCIAL INC., UBG LAND INC., UBG LOT DEPOSIT CORP., UBG 4500 CALGARY INC., UBG 75 CANMORE INC., UBG 808 CALGARY INC., UNITY INVESTMENTS (2012) INC., VALMONT AT ASPEN STONE INC., VALOUR PARK AT CURRIE INC., VILLAGE AT THE HAMPTONS INC., VILLAGE ON THE PARK INC., WILDERNESS HOMES BY RIVERDALE INC., WILDERNESS RIDGE AT STEWART CREEK INC. (COLLECTIVELY, THE "**UBG GROUP OF COMPANIES**")

**FIFTH REPORT OF THE RECEIVER**

**DATED MARCH 11, 2024**

ADDRESS FOR  
SERVICE AND  
CONTACT  
INFORMATION OF  
PARTY FILING THIS  
DOCUMENT

Counsel

Bennett Jones LLP  
4500, 855 - 2<sup>nd</sup> Street SW  
Calgary, AB T2P 4K7

Attention: Kelsey Meyer / Luc Rollingson

Telephone/Facsimile: 403-298-3323/ 403-265-7219

Email: [meyerk@bennettjones.com](mailto:meyerk@bennettjones.com) / [rollingsonl@bennettjones.com](mailto:rollingsonl@bennettjones.com)

Receiver

Deloitte Restructuring Inc.  
700, 850 - 2<sup>nd</sup> Street SW  
Calgary, AB T2P 0R8

Attention: Cassie Poon / Naomi McGregor

Telephone/Facsimile: 403-503-1423 / 403-718-3681

Email: [caspoon@deloitte.ca](mailto:caspoon@deloitte.ca) / [naomcgregor@deloitte.ca](mailto:naomcgregor@deloitte.ca)

## Table of Contents

Introduction and Background	1
Purpose	2
Terms of reference	3
Receiver’s Activities since the Fourth Report	3
Mountaineers Village II	3
UBG Land	4
UBG Builders Inc.	5
Greenboro Luxury Homes	6
Origins at Cranston Inc.	6
Tuscany	6
Wilderness Homes by Riverdale Inc.	6
Fees and Disbursements of the Receiver	7
Fees and Disbursements of Legal Counsel	7
Interim Statement of Receipts and Disbursements	7
Conclusions and Recommendations	7

## Appendices

Appendix "A"	Order pronounced February 6, 2023
Appendix "B"	Interim Consolidated Statement of Receipts and Disbursements for the period from December 12, 2017, to March 4, 2024
Appendix "C"	UBG Land Proposed Interim Distribution
Appendix "D"	UBG Builders Inc. Proposed Interim Distribution
Appendix "E"	Ulsifer Claim Dispute
Appendix "F"	Summary of Receiver's Fees
Appendix "G"	Summary of Receiver's Legal Fees

## Introduction and Background

1. On May 9, 2012, the Court of Queen's Bench of Alberta ("**Court**") issued an order ("**Initial Order**") granting the UBG Group of Companies ("**UBG**" or the "**Company**") protection pursuant to the *Companies' Creditors Arrangement Act* ("**CCAA**", the "**CCAA Proceedings**"). Ernst & Young Inc. ("**EY**") was appointed monitor ("**Monitor**") under the Initial Order.
2. On August 10, 2016, the Court issued an Order substituting Deloitte Restructuring Inc. ("**Deloitte**") as Monitor in place of EY in connection with the move of Robert J. Taylor from EY to Deloitte.
3. Since the date of the Initial Order, the Monitor has filed 35 reports plus 15 project-specific reports in these CCAA Proceedings in connection with various Court applications made by UBG and other parties, including obtaining approval for various protocols for interim financing with several of the Company's lenders.
4. Pursuant to a Court Order made on October 18, 2017, the stay of proceedings under the Initial Order was extended from August 31, 2017 to February 28, 2018. The stay of proceedings expired on February 28, 2018.
5. Pursuant to an Order (the "**Receivership Order**") of the Court dated December 12, 2017, Deloitte was appointed as receiver and manager (the "**Receiver**") of certain of the UBG entities. The Receivership Order was granted pursuant to section 243(1) of the *Bankruptcy and Insolvency Act* (Canada) (the "**BIA**") appointing Deloitte as Receiver without security, of all of the current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated, including all proceeds thereof (the "**Property**").
6. The Receivership Order was granted pursuant to an application by the Monitor. None of the UBG entities placed into receivership had any ability to advance a plan of arrangement for the benefit of creditors. The intent of the receivership is to facilitate the conclusion of the remaining administrative matters.
7. Following the granting of the Receivership Order, the Receiver issued the statutory Notice and Statement of the Receiver (the "**Notice to Creditors**") on December 21, 2017, pursuant to subsections 245(1) and 246(1) of the BIA.
8. On March 5, 2018, the thirty-second report of the Monitor and first report of the Receiver (the "**First Report**") was filed in support of the Order pronounced on March 21, 2018 approving the sale of the remaining asset of Alberta Builder's Capital Inc. ("**ABC**") and the Receiver's activities.
9. On December 3, 2018, the thirty-third report of the Monitor and second report of the Receiver (the "**Second Report**") was filed in support of the Order pronounced on December 13, 2018 (the "**December 13 Order**") approving distributions to creditors of the UBG Land Limited Partnership, Today's Homes (2006) Inc., and Greenboro Luxury Homes (Currie Barracks 1A) Limited Partnership, the disallowance of certain claims, and the Receiver's activities.
10. On August 9, 2022, the thirty-fourth report of the Monitor and third report of the Receiver (the "**Third Report**") was filed in support of the Order pronounced on August 17, 2022 (the "**August 17 Order**") approving, amongst other things, the following:
  - a) distributions to creditors of UBG Land Inc. and UBG Land Limited Partnership (collectively "**UBG Land**"), UBG Commercial Inc. and UBG Commercial Limited Partnership, UBG 808 Inc. and UBG 808 Limited Partnership, UBG 4500 Calgary Inc. and UBG 4500 Calgary Limited Partnership (collectively "**UBG 4500**"), Today's Homes (2006) Inc., and Valmont at Aspen Stone Inc.;
  - b) the disallowance of certain claims;
  - c) the Receiver's activities; and

- d) the discharge of the Monitor and termination of the CCAA Proceedings. As is customary in such situations, the August 17 Order authorized Deloitte to continue to perform, as Monitor, all incidental duties required to complete the administration of the CCAA Proceedings.
11. On February 1, 2023, the thirty-fifth report of the Monitor and fourth report of the Receiver (the "**Fourth Report**") was filed in support of the February 6, 2023 application seeking:
- a) Approval of the activities, fees, and disbursements of the Receiver as described in the Fourth Report, including, without limitation, the steps taken by the Receiver pursuant to the Receivership Order, and the fees of the Receiver's legal counsel;
  - b) Approval of the Receiver's interim consolidated Statement of Receipts and Disbursements for the period from December 12, 2017, to January 25, 2023;
  - c) Approval of the full disallowances issued by the Monitor for the claims made against UBG Builders Inc. ("**UBG Inc.**") as outlined in paragraph 32 of the Fourth Report; and
  - d) Approval of the interim distribution of funds in respect of UBG Land and UBG Inc. as outlined in the Fourth Report.
12. The portions of the Receiver's February 6, 2023 application seeking approval of its accounts for fees and disbursements, the accounts of the Receiver's independent legal counsel Bennett Jones LLP ("**Bennett Jones**") for their fees and disbursements, the Receiver's activities as set out in the Fourth Report, and the Statement of Receipts and Disbursements as attached to the Fourth Report (including the proposed interim distribution to the creditors of UBG Inc.), was adjourned *sine die* to permit a further review of the UBG Inc. claims and the corresponding proposed distribution.
13. On February 6, 2023, the Honourable Court pronounced an Order (the "**February 2023 Order**") approving, amongst other things, the interim distribution to creditors of UBG Land, and the disallowance of certain claims made against UBG Inc. A copy of the February 2023 Order is attached hereto as **Appendix "A"**.
14. The Receivership Order, the Notice to Creditors, the First Report, the Second Report, the Third Report, the Fourth Report, and this fifth report of the Receiver (the "**Fifth Report**") can be accessed on Deloitte's website at <http://www.insolvencies.deloitte.ca/en-ca/Pages/Unity-Builders-Group-of-Companies.aspx>.
15. Unless otherwise provided, all other capitalized terms not defined in this Fifth Report are as defined in all reports and orders previously issued in respect of the CCAA Proceedings (including the Listing Order), the Receivership Order, and the First, Second, Third, and Fourth Reports. This Fifth Report is being written in both of Deloitte's capacities as Monitor and Receiver, but Deloitte will be generally referred to hereinafter as the "Receiver", except where it is appropriate to refer to it as the "Monitor".

## Purpose

16. The purpose of this Fifth Report is to:
- a) Provide the Court with an update of the Receiver's activities since the date of the Fourth Report; and
  - b) Respectfully recommend that this Honourable Court make orders:
    - i. Approving the activities, fees, and disbursements of the Receiver as described in the Fourth Report and this Fifth Report, including, without limitation, the steps taken by the Receiver pursuant to the Receivership Order, and the fees of the Receiver's legal counsel;
    - ii. Approving the Receiver's Interim Consolidated Statement of Receipts and Disbursements for the period from December 12, 2017, to March 4, 2024 attached hereto as **Appendix "B"**;

- iii. Approving the full disallowance issued by the Monitor for the claim made against UBG Inc. as described in paragraph 32(b) of this Fifth Report;
- iv. Approving the interim distribution of funds in respect of UBG Land and UBG Inc. as described later in this Fifth Report and as outlined in **Appendices "C" and "D"** attached hereto; and
- v. Providing such further or other relief that the Court considers just and warranted in the circumstances.

## Terms of reference

17. In developing this Fifth Report, the Receiver has relied upon unaudited financial information prepared by the Company's management, the Company's books and records and on discussions with its management. The Receiver has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the Chartered Professional Accountants Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the information.
18. All dollar amounts in this Fifth Report are in Canadian dollars, unless otherwise indicated.

## Receiver's Activities since the Fourth Report

19. The Receiver has undertaken and performed the following activities since the Fourth Report:
  - a) Corresponded with various creditors, employees and other interested parties with respect to the receivership proceedings;
  - b) Addressed post-receivership Goods and Services Tax ("**GST**") filings;
  - c) Corresponded with various joint venture partners as further discussed later in this Fifth Report;
  - d) Completed a detailed review of claims filed against UBG Inc. and issued Notices of Revision or Disallowance ("**NORs**") as further discussed later in this Fifth Report;
  - e) Reviewed claims filed against Tuscany Development (2006) Inc. and Tuscany Development LP (collectively "**Tuscany**") as further discussed later in this Fifth Report;
  - f) Corresponded with Bennett Jones on various legal matters relating to the receivership;
  - g) Responded to various inquiries from creditors and other stakeholders as appropriate;
  - h) Attended to matters of both general and specific nature required over the course of the receivership proceedings not referred to above; and
  - i) Prepared, reviewed and finalized this Fifth Report.

## Mountaineers Village II

20. Mountaineers Village II comprises three acres of raw land located in the Three Sisters area in Canmore, Alberta (the "**Lands**"). Unity Investments holds security over this project and is owed approximately \$2.9 million. Based on information available to the Receiver, it appears that there are no other creditors of Mountaineers Village II.

21. During the CCAA Proceedings, this Honourable Court approved listing the Lands for sale in January 2013 at a listing price of \$1.6 million. There were no formal offers received for the Lands and the listing agreement was allowed to expire.
22. Two orders have been obtained by UBG, on June 30, 2015, and June 27, 2016, approving interim financing for the purpose of paying the property taxes accruing against the Lands. Since the receivership commenced, property taxes have been paid by way of Receiver’s certificates approved by members of the Mountaineers Investors group (as defined below).
23. The investors who invested in Mountaineers Village II through Unity Investments (the “**Mountaineers Investors**”) wish to have the Lands conveyed to them through the establishment of a holding company. The Receiver understands that the process of establishing the holding company and a mechanism to address outstanding property taxes has been underway for an extended period. UBG was advised that the trustee under the trust indenture resigned, and a plan is underway to replace the trustee and trust indenture with a new structure in the form of a syndicated mortgage. The Receiver understands that Blue Rock Law LLP and UBG are working with the Mountaineers Investors to finalize the Lands conveyance through a credit bid process and the Receiver expects it will make a Court application in the second quarter of 2024 seeking approval of the property conveyance to the Mountaineers Investors. The timing of the application is dependent on the progress made by Blue Rock Law LLP, UBG and the Mountaineers Investors.

## UBG Land

24. UBG Land’s purpose was to enter into joint venture agreements (“**JVAs**”) with certain third parties to acquire and build land inventories, and to subdivide, service and sell those lands as single and multi-family development properties. The JVAs allowed UBG to participate in a broader range of products with a lower up front capital cost. The time horizon for development was long term.
25. UBG’s legal counsel and the Monitor commenced a review of the JVAs to confirm UBG’s ownership percentage, the status of each joint venture and whether the JVAs were in good standing at the onset of the CCAA Proceedings. The value of the JVAs depends on the future development of the lands by other parties.
26. A summary of the JVAs as at the date of this Fifth Report is as follows:

Participants	Strata Laurel Lands Joint Venture	Terwilligar Heights Joint Venture	Keswick Developments Joint Venture
UBG Land LP	66%	60%	100%
Sub-participants	34%	40%	

- a) Strata Laurel Lands Joint Venture (the “**Strata JV**”) was concluded and dissolved effective March 15, 2021. The Receiver understands that Strata JV assigned the final over expenditures (“**OE**”) distributions to Strata Development Corp for future distribution to shareholders. The future OE distribution for UBG Land is estimated at \$4,100, less any professional fees. The timing of such payment is dependent on development schedules of other parties and is unknown at the time of this Fifth Report.
- b) MLC Land Company Inc. holds an interest in the Terwilligar Heights Joint Venture (“**Terwilligar JV**”) in trust for UBG Land. The Receiver understands that the Terwilligar JV is effectively completed but not yet dissolved. The final distribution to UBG Land is estimated at \$6,500, net of professional fees. The timing of such payment is anticipated to be in 2025.
- c) Keswick Developments Ltd. Joint Venture (“**Keswick JV**”) remains in progress. The Receiver received the most recent project update dated October 1, 2021, which indicated the project will continue through to the end of 2026.

27. In addition to the JVAs, UBG Land owned 21 lots located near Strathmore, Alberta. ABC financed those lots. All lots were sold, and the net proceeds were distributed to the ABC investors. The ABC investors experienced a substantial shortfall on the lot financing in excess of \$2.0 million.
28. As at the date of this Fifth Report, the Receiver holds approximately \$1.1 million for distribution to the UBG Land creditors. The Receiver proposes to hold back approximately \$100,000 from the distribution on account of various expenses that will be incurred in connection with the interim distribution and continuing the administration of the UBG Land receivership, including professional fees and costs.
29. Accordingly, the Receiver respectfully recommends that this Honourable Court make an Order approving the distribution of funds as set out in **Appendix "C"** of this Fifth Report.
30. As outlined in **Appendix "C"**, there is a substantial inter-company claim owing by UBG Land to UBG Inc. in the amount of \$13.5 million. Based on the quantum of funds available for distribution, approximately \$899,000 will be distributed to UBG Inc. The amount that is proposed to be distributed from UBG Land to UBG Inc. will be included in the funds to be distributed by UBG Inc.

## UBG Builders Inc.

31. UBG Inc. acted as head office to UBG but had no construction development or financing operations. With a few exceptions, UBG Inc. directly or indirectly owned all other UBG entities.
32. The Receiver completed its review of the 52 claims filed against UBG Inc. totalling approximately \$403 million, of which 26 claims totalling approximately \$396 million were disallowed. The reasons for disallowance are as follows:
  - a) Six (6) claims totalling approximately \$342 million were filed against multiple UBG entities and were previously disallowed in 2015 and 2022 through the claims processes of the other UBG entities. These disallowances were approved by this Honourable Court on August 17, 2022 and February 10, 2023, respectively.
  - b) On May 29, 2023, the Receiver/Monitor issued 20 additional disallowances for claims totalling approximately \$54 million and received only one (1) dispute notice from Steven Ulsifer within the NOR dispute period. Based on the Receiver/Monitor's review of the dispute notice, the disputed claim should remain disallowed. Mr. Ulsifer, a former employee of UBG, filed an unsecured claim totalling \$71,942 against UBG Inc. for unpaid termination pay. The claim was disallowed in full due to insufficient information to verify the amount of the claim. Based on the Receiver/Monitor's review of the information included in the Dispute Notice, Mr. Ulsifer's claim should remain disallowed as there continues to be no supporting documentation to verify the amount claimed. A copy of the Proof of Claim, Notice of Disallowance and the Dispute Notice is attached hereto as **Appendix "E"**.
33. Subject to this Honourable Court granting the relief sought in this Fifth Report, the Receiver will hold approximately \$4.6 million for distribution to the proven creditors of UBG Inc. The Receiver proposes to hold back approximately \$300,000 from the distribution on account of various expenses that will be incurred in connection with the interim distribution and continuing the administration of the UBG Inc. receivership estate, including professional fees and costs.
34. Accordingly, the Receiver respectfully recommends that this Honourable Court make Orders approving:
  - a) the disallowance of Steven Ulsifer's claim; and
  - b) the interim distribution of funds as set out in **Appendix "D"** of this Fifth Report.

## Greenboro Luxury Homes

35. All matters with respect to Greenboro Luxury Homes (“**GLH**”) have been substantially completed as at the date of this Fifth Report.
36. The December 13 Order approved the final GLH statement of receipts and disbursements which included hold backs totalling \$82,000 for anticipated expenses to be incurred in connection with the distribution to creditors and concluding the GLH receivership administration.
37. As at the date of this Fifth Report, the Receiver holds approximately \$98,000 as fewer expenses were incurred to complete the GLH receivership proceedings than previously estimated.
38. As previously outlined in paragraph 29(a) of the Fourth Report, ANHWP advised the Receiver that it holds cash reserves with respect to GLH totalling \$25,000.
39. There will be a final distribution to the GLH creditors; however, the timing of the final distribution is subject to the receipt of the excess ANHWP reserves.

## Origins at Cranston Inc.

40. All matters with respect to Origins at Cranston Inc. (“**Origins**”) have been substantially completed as at the date of this Fifth Report.
41. As previously outlined in paragraph 29(a) of the Fourth Report, ANHWP advised the Receiver that it holds cash reserves with respect to Origins of approximately \$23,000.
42. There will be a final distribution to the Origins creditors; however, the timing of the final distribution is subject to the receipt of the excess ANHWP reserves.

## Tuscany

43. All matters with respect to Tuscany have been substantially completed as at the date of this Fifth Report.
44. As previously outlined in paragraph 29(a) of the Fourth Report, ANHWP advised the Receiver that it holds cash reserves with respect to Tuscany of approximately \$25,000.
45. The Receiver has commenced its review of the claims filed against Tuscany. The timing of a distribution to creditors is subject to a review of creditor claims and receipt of the excess ANHWP reserves.

## Wilderness Homes by Riverdale Inc.

46. All matters with respect to Wilderness Homes have been substantially completed as at the date of this Fifth Report.
47. As previously outlined in paragraph 29(a) of the Fourth Report, ANHWP advised the Receiver that it holds cash reserves with respect to Wilderness Homes of approximately \$14,000.
48. There will be a final distribution to the Wilderness Homes creditors, however; the timing of the final distribution is subject to the receipt of the excess ANHWP reserves.

## Fees and Disbursements of the Receiver

49. The Receiver's professional fees are calculated based on hours spent at rates established by each professional based on their qualifications and experience.
50. The Receiver's fees and disbursements in relation to the administration of the Receivership up to and including March 4, 2024, total approximately \$607,600 (excluding GST). This total comprises 80 interim invoices for Receiver's fees and disbursements from December 12, 2017 to February 26, 2024, totalling approximately \$605,100, and unbilled work-in-progress to March 4, 2024, of approximately \$2,500.
51. In the Receiver's opinion, the services rendered in respect of these fees and disbursements have been duly rendered in response to required and necessary duties of the Receiver hereunder and are reasonable in the circumstances. A summary of the invoices is attached hereto as **Appendix "F"**. Detailed time records supporting the invoices are available in the office of the Receiver.

## Fees and Disbursements of Legal Counsel

52. The cumulative fees and disbursements of the Receiver's legal counsel, Bennett Jones, on this matter total approximately \$133,000 (excluding GST) to March 1, 2024. The accounts of the Receiver's legal counsel are calculated based on hours spent at rates established by each professional based on their qualifications and experience. The Receiver is of the opinion that legal counsel's fees are reasonable and appropriate in the circumstances. A summary of the invoices is attached as **Appendix "G"**. Detailed time records supporting the invoices are available in Bennett Jones' offices.

## Interim Statement of Receipts and Disbursements

53. The interim Consolidated Statement of Receipts and Disbursements reflecting the administration of the receivership for the period December 12, 2017, to March 4, 2024, is attached hereto as **Appendix "B"**.

## Conclusions and Recommendations

54. Based on the foregoing, the Receiver respectfully recommends that this Honourable Court grant the relief detailed in Section 16 b) of this Fifth Report and such further and other relief, as this Honourable Court deems appropriate in the circumstances.

\* \* \*

All of which is respectfully submitted at Calgary, Alberta this 11<sup>th</sup> day of March 2024.

**DELOITTE RESTRUCTURING INC.,**  
solely in its capacity as  
Court-appointed Receiver and Manager  
of the Property (as defined herein)  
and not in its personal or corporate capacity

Per:

  
\_\_\_\_\_  
Cassie Poon, CIRP, LIT  
Senior Vice-President

# APPENDIX "A"

CERTIFIED *E. Wheaton*  
by the Court Clerk as a true copy of the  
document digitally filed on Feb 10, 2023

Clerk's Stamp:



COURT FILE NUMBER 1201-05843  
COURT COURT OF KINGS'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT  
ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF UBG BUILDERS INC., ALBERTA BUILDERS  
CAPITAL INC., ALPINE HOMES (2006) INC., AMERICAN BUILDERS  
CAPITAL (US) INC., EDGEWATER AT GRIESBACH INC., ELITE HOMES  
(2006) LTD., EVOLUTION BY GREENBORO INC., GREENBORO  
COMMUNITIES (2006) INC., GREENBORO ESTATE HOMES (2006) LTD.,  
GREENBORO HOMES (2006) LTD., GREENBORO LUXURY HOMES  
INC., HIGH POINTE INC., MOUNTAINEERS VILLAGE (2006) INC.,  
MOUNTAINEERS VILLAGE II INC., ORIGINS AT CRANSTON INC.,  
SOUTH TERWILLEGAR VILLAGE INC., THE BRIDGES MANAGEMENT  
INC., THE LEDGES INC., TIMBERLINE LODGES (2006) INC., TODAY'S  
COMMUNITIES (2006) INC., TODAY'S HOMES (2006) INC., TUSCANY  
DEVELOPMENTS (2006) INC., UBG ALBERTA BUILDERS (2006) INC.,  
UBG ALPINE HOMES (2006) LTD., UBG BRIDGES INC., UBG BUILDERS  
(USA) INC., UBG COMMERCIAL INC., UBG LAND INC., UBG LOT  
DEPOSIT CORP., UBG 4500 CALGARY INC., UBG 75 CANMORE INC.,  
UBG 808 CALGARY INC., UNITY INVESTMENTS (2012) INC.,  
VALMONT AT ASPEN STONE INC., VALOUR PARK AT CURRIE INC.,  
VILLAGE AT THE HAMPTONS INC., VILLAGE ON THE PARK INC.,  
WILDERNESS HOMES BY RIVERDALE INC., WILDERNESS RIDGE AT  
STEWART CREEK INC. (COLLECTIVELY, THE "UBG GROUP OF  
COMPANIES")

DOCUMENT:

**ORDER FOR INTERIM DISTRIBUTION AND  
APPROVAL OF DISALLOWANCES**

ADDRESS FOR SERVICE  
AND CONTACT  
INFORMATION OF  
PARTY FILING THIS  
DOCUMENT:

**BENNETT JONES LLP**  
Barristers and Solicitors  
4500, 855 – 2<sup>nd</sup> Street S.W.  
Calgary, Alberta T2P 4K7  
Attention: Chris Simard  
Telephone No.: (403) 298-4485  
Facsimile No.: (403) 265-7219  
Our File: 76797.1

**DATE ON WHICH ORDER WAS PRONOUNCED:** February 6, 2023  
**LOCATION OF HEARING:** Calgary, Alberta  
**NAME OF JUDGE WHO MADE THIS ORDER:** Justice K. M. Horner

**UPON THE APPLICATION** of Deloitte Restructuring Inc., the Court-appointed Monitor of the UBG Group of Companies (in that capacity, the "**Monitor**") and the Receiver of certain of the UBG Group of Companies (in that capacity, the "**Receiver**"); **AND UPON** reviewing the Application of the Receiver, the Thirty-Fourth Report of the Monitor and Third Report of the Receiver dated August 9, 2022 (the "**Third Report**") and the Fourth Report of the Receiver dated January 30, 2023 (the "**Fourth Report**"); **AND UPON** hearing the submissions of counsel for Deloitte and counsel for The Toronto-Dominion Bank; **AND UPON** being satisfied that it is appropriate to do so:

**IT IS HEREBY ORDERED AND DECLARED THAT:**

**SERVICE AND DEFINITIONS**

1. Service of notice of the Application for this Order and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.
2. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Fourth Report.

**INTERIM DISTRIBUTION OF PROCEEDS**

3. The Receiver is hereby authorized and directed to make the following distribution, subject to the holdback identified in the Fourth Report (the "**Holdback**"):
  - (a) to the creditors of UBG Land Limited Partnership, the proceeds held by the Receiver, in accordance with the distribution schedule attached as Appendix "C" to the Fourth Report.

4. Any portions of the Holdback that is not required to pay the professional fees and disbursements or estate expenses incurred after the date hereof, shall be distributed to the creditors of UBG Land Limited Partnership.

#### **DISALLOWANCES OF CLAIMS**

5. The following disallowance of claims issued by the Monitor are hereby approved:
  - (a) the Monitor's disallowance of the claim of Alberta New Home Warranty Program against UBG Builders Inc.;
  - (b) the Monitor's disallowance of the claim of the Town of Canmore against UBG Builders Inc.; and
  - (c) the Monitor's disallowance of the claim of Robert Friesen Investments Inc. against UBG Builders Inc.

#### **MISCELLANEOUS**

6. Notwithstanding the discharge of the Receiver, the Receiver is at liberty to apply for further advice, assistance and direction as may be necessary to give full force and effect to, and in carrying out the terms of, this Order and/or the Settlement Agreement.
7. This Order must be served only upon those interested parties attending or represented at the within Application and service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.
8. Service of this Order on any party not attending this Application is hereby dispensed with.



---

J.C.K.B.A.

# APPENDIX "B"

**IN THE MATTER OF THE RECEIVERSHIP OF THE UBG GROUP OF COMPANIES  
COMBINED INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS  
FOR THE PERIOD DECEMBER 12, 2017 TO MARCH 1, 2024**

	UBG Builders Inc.	Tuscany	Origins at Cranston Limited Partnership	Wilderness Homes by Riverdale LP & Ridge at Stewart	Valmont at Aspen Stone Inc.	UBG 808 Calgary Inc.	UBG Commercial	UBG 4500	UBG Land Inc.	Alberta Builder's Capital Inc.	Today's Homes (2006) Inc.	Greenboro Luxury Homes Inc.	Mountaineer's Village II Inc.	Total
<b>Receipts</b>														
Transfer from (to) other receivership estates	(85,356)							3,820	70	58,855	70	7,796	14,746	(0)
Transfer from (to) CCAA estates:														
Greenboro Luxury Homes LP												269,379		269,379
Greenboro Estate Homes LP	39,388													39,388
Valmont at Aspen Stone LP					17,279									17,279
American Builders Capital (US) Inc.	10,089													10,089
Greenboro Homes LP	15,815													15,815
High Pointe LP	1,336													1,336
Origins at Cranston LP	10,097													10,097
South Terwillegar Village LP	80,415													80,415
UBG Alberta Builders LP	4,777													4,777
Village on the Park LP	52,556													52,556
Wilderness Homes by Riverdale LP	2,869													2,869
Wilderness Ridge at Stewart Creek Inc.	390													390
Payment for CCAA Invoice														-
Retainer								11,133						11,133
Interest	208,476				305	73	219	602	78,222	4,870	3,865	8,127	3	304,761
Intercompany dividend														
Today's Homes (2006) Inc.	2,354									13,898	(16,252)			-
UBG Land Inc.	3,526,625								(4,097,828)	571,204				-
Greenboro Luxury Homes Inc.	8,056											(8,056)		-
UBG 4500 Calgary Inc.							238,426	(238,426)						-
UBG Commercial Inc.	48,294					7,633	(55,926)							-
Joint Venture income									5,529,118					5,529,118
Advance from Monitor	70													70
Sale of assets								241,345						241,345
Security Deposit	6,381													6,381
Other/trust funds	242,264													242,264
Miscellaneous other receipts											10,000			10,000
Rental income													7,100	7,100
GST Refund											8,256			8,256
Settlement											763,696			763,696
<b>Total receipts</b>	<b>4,174,892</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,584</b>	<b>7,706</b>	<b>182,719</b>	<b>18,473</b>	<b>1,509,581</b>	<b>648,827</b>	<b>769,635</b>	<b>277,246</b>	<b>21,849</b>	<b>7,628,512</b>
<b>Disbursements</b>														
Dividend payments						5,133			232,961	585,095	715,372	146,312		1,684,874
Payments to secured creditors							180,000							180,000
Receiver's fees	317,828					2,450	2,589	10,452	114,776	60,369	40,994	29,409	19,908	598,775
Legal Fees	110,996							7,142	11,318		1,545	1,545	838	133,383
GST paid	21,751					123	129	880	6,304	3,018	2,126	1,547	1,033	36,910
Operating expenses	70								-	-	5,939			6,010
Appraisal fees	7,341													7,341
Bank charges										15				
Filing fees paid to Official Receiver	70								70	70	70	70	70	420
<b>Total disbursements</b>	<b>458,056</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,706</b>	<b>182,719</b>	<b>18,473</b>	<b>365,428</b>	<b>648,568</b>	<b>766,047</b>	<b>178,883</b>	<b>21,849</b>	<b>2,647,713</b>
<b>Estate balance at March 1, 2024</b>	<b>3,716,836</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,584</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,144,153</b>	<b>259</b>	<b>3,588</b>	<b>98,363</b>	<b>(0)</b>	<b>4,980,800</b>
<b>Proposed transactions</b>														
Miscellaneous receipts - ANHWP Reserves		25,000	23,027	13,887								25,000		86,914
Intercompany dividends	898,607								(898,607)					-
Distribution to creditors	(4,315,443)	(20,800)	(21,977)	(9,687)	(17,584)				(145,546)	145,546		(57,949)		(4,443,440)
Distribution to Joint Venture Sub Participants														-
<b>Estimated Holdback for Continuing Administration</b>	<b>300,000</b>	<b>4,200</b>	<b>1,050</b>	<b>4,200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>145,806</b>	<b>3,588</b>	<b>65,415</b>	<b>(0)</b>	<b>624,259</b>

# APPENDIX "C"

**In the Matter of the Receivership of  
UBG LAND INC.  
Statement of Receipts and Disbursements  
for the period from December 12, 2017 to March 1, 2024  
\$CDN**

---

**Receipts**

Joint Venture Distribution	5,529,118
Interest	78,222
Transfer from other estates	70
<b>Total Receipts</b>	<b><u>5,607,410</u></b>

**Disbursements**

OR Fees	70
Receiver's Fees	114,776
Legal Fees	11,318
GST on disbursements	6,304
Distribution to Creditors	4,159,544
Distribution to Joint Venture sub participants	171,246
<b>Total Disbursements</b>	<b><u>4,463,257</u></b>

**Estate balance as at March 1, 2024** **1,144,153**

**Accrual**

Hold back for continuing receivership administration	(100,000)
<b>Estimated distribution to creditors</b>	<b><u>Schedule 1</u></b>
	<b><u>1,044,153</u></b>

-

**In the Matter of the Receivership of  
UBG LAND INC.  
Dividend Sheet  
\$CDN**

**Schedule 1**

	<b>Admitted for Dividend</b>	<b>Dividend Payment</b>	<b>Remaining Claim amount</b>	<b>Proposed Distribution</b>
<b>Secured Claims</b>				
Burnco Rock Products Ltd.	11,120	11,120	-	-
The Residential Electrical Contract Corporation o/a Trecc Electric	50,595	50,595	-	-
	<b>61,715</b>	<b>61,715</b>	<b>-</b>	<b>-</b>
<b>Unsecured Claims</b>				
ABC Investors	2,189,568	571,204	1,618,364	145,546
MT Land Inc. (claim withdrawn)	-	-	-	-
UBG Builders Inc. <sup>1</sup>	13,518,440	3,526,625	9,991,815	898,607
	<b>15,708,008</b>	<b>4,097,828</b>	<b>11,610,180</b>	<b>1,044,153</b>
<b>Total Claims</b>	<b>15,769,723</b>	<b>4,159,544</b>	<b>11,610,180</b>	<b>1,044,153</b>

<sup>1</sup> Denotes intercompany claim

# APPENDIX "D"

**In the Matter of the Receivership of  
UBG INC.  
Statement of Receipts and Disbursements  
for the period from December 12, 2017 to March 1, 2024  
\$CDN**

---

**Receipts**

Intercompany dividend	3,585,328
Other/trust funds	242,264
Transfer from (to) CCAA estates:	217,731
Interest	208,476
Security Deposit	6,381
Advance from Monitor	70
Transfer from (to) other receivership estates	(85,356)

**Total Receipts**

4,174,892

**Disbursements**

Receiver's Fees	317,828
Legal Fees	110,996
GST on disbursements	21,751
Appraisal fees	7,341
Operating expenses	70
OR Fees	70

**Total Disbursements**

458,056

**Estate balance as at March 1, 2024**

**3,716,836**

**Accrual**

Dividend from UBG Land Inc.	898,607
Hold back for continuing receivership administration	(300,000)

**Estimated distribution to creditors**

*Schedule 1*

4,315,443

**In the Matter of the Receivership of  
UBG INC.  
Dividend Sheet  
\$CDN**

**Schedule 1**

	Claims Filed	Disallowed Claims	Admitted for dividend	Proposed Distribution
<b>Secured Claims</b>				
Robert Friesen Investments Inc.	32,731,000	32,731,000	-	-
The Alberta New Home Warranty Program	284,024,533	284,024,533	-	-
The Toronto-Dominion Bank	1,676,000	1,676,000	-	-
The Town of Canmore	1,079,180	1,079,180	-	-
	<b>319,510,713</b>	<b>319,510,713</b>	-	-
<b>Unsecured Claims</b>				
Canada Revenue Agency (CRA Corp Tax)	3,861,065	-	3,861,065	1,928,784
Alberta Finance	1,678,057	-	1,678,057	838,269
The Toronto-Dominion Bank	-	-	1,676,000	837,241
Chisholm, Thomas	800,000	-	800,000	399,638
Xerox Canada Ltd	218,151	-	218,151	108,977
Deloitte & Touche LLP	182,426	-	182,426	91,130
OnX Enterprise Solutions Ltd.	165,252	-	165,252	82,551
Worker's Compensation Board	14,136	-	14,136	7,062
McLeod Law LLP	11,043	-	11,043	5,517
Gowling Lafleur Henderson LLP	10,429	-	10,429	5,210
Ronmor Holdings Inc.	4,573	-	4,573	2,284
Jobst, Rob	2,962	-	2,962	1,479
Jason P. Schlotter PC	2,394	-	2,394	1,196
Iron Mountain Canada Corp	1,788	-	1,788	893
Urban Impact	1,643	-	1,643	821
Rocky Mountain Computer Products Ltd.	1,583	-	1,583	791
ENMAX Envision Inc.	1,519	-	1,519	759
CHBA - Calgary Region	1,469	-	1,469	734
Long View Systems Corporation	1,386	-	1,386	692
Apache Superior Printing Ltd.	651	-	651	325
Rhino Print Solutions	520	-	520	260
15 Kilo Coffee Roasters	500	-	500	250
Anvy Digital Imaging Inc.	452	-	452	226
PrinterWorks West Inc.	347	-	347	173
Van Houtte Coffee Services Inc.	283	-	283	142
Avera Systems Inc.	79	-	79	39
698828 Alberta Ltd.	3,967,597	3,967,597	-	-
950053 Alberta Ltd.	17,000,000	17,000,000	-	-
Alpine Land Surveys Limited	2,470	2,470	-	-
Condominium Corporation No 0729676	1,989,658	1,989,658	-	-
E.F. Gooch Architects Inc.	103,280	103,280	-	-
Gallant Developments Corp	17,000,000	17,000,000	-	-
Highfield Stock Farm	5,178,623	5,178,623	-	-
Knudtsen, Jason & Elizabeth	150,000	150,000	-	-
Lear Construction Management Ltd.	23,742,526	23,742,526	-	-
McCarthy Tetrault LLP	227,463	227,463	-	-
MMP Structural Engineering Ltd.	10,444	10,444	-	-
Parlee McLaws LLP	39,452	39,452	-	-
Pinnacle Travel Ltd.	405,130	405,130	-	-
PNC Bank, NA	2,950,302	2,950,302	-	-
Pro Bond Systems Inc.	47,705	47,705	-	-

**In the Matter of the Receivership of  
UBG INC.  
Dividend Sheet  
\$CDN**

**Schedule 1**

	<b>Claims Filed</b>	<b>Disallowed Claims</b>	<b>Admitted for dividend</b>	<b>Proposed Distribution</b>
Sage, Ashley	140,036	140,036	-	-
Scammell, Lawrence	33,955	33,955	-	-
Schaan, Todd	16,250	16,250	-	-
Skeich, Jean	40,000	40,000	-	-
Starlight Lighting Centre	11,167	11,167	-	-
The Elite Fleet Courier Ltd.	998	998	-	-
Ulsifer, Steve	71,942	71,942	-	-
Western Shelter & Charitable Foundation	3,435,000	3,435,000	-	-
	<b>83,526,708</b>	<b>76,563,999</b>	<b>8,638,709</b>	<b>4,315,443</b>
<b>Total Claims</b>	<b>403,037,421</b>	<b>396,074,712</b>	<b>8,638,709</b>	<b>4,315,443</b>

# APPENDIX "E"

POSTED  
July 26/12

Proof of Claim

For Claims Arising Before May 9, 2012

(See Attached for Instructions)

Regarding the claim of Steve Ulsifer (referred to in this form as "the creditor").  
(name of creditor)

All notices or correspondence regarding this claim to be forwarded to the creditor at the following address:

127 Bridlecrest St. SW

Calgary, AB T2Y 4Y8

Telephone: 403-698-3670 Fax: 403-614-1770 per attached

I, Steve Ulsifer Residing in the city  
(name of person signing claim) (city, town, etc.)

of Calgary In the province of Alberta  
(name of city, town, etc.)

Do hereby certify that:

1. I am the creditor

or

I am \_\_\_\_\_ of the creditor.  
(if an officer or employee of the company, state position or title)

2. I have knowledge of all the circumstances connected with the claim referred to in this form.

3. Check box of appropriate CCAA debtor that your claim is against:

- Alpine Homes (2006) Inc.
- Edgewater at Griesbach Inc.
- Elite Homes (2006) Ltd.
- Evolution By Greenboro Inc.
- Greenboro Communities (2006) Inc.
- Greenboro Estate Homes (2006) Ltd.
- Greenboro Homes (2006) Ltd.
- Greenboro Luxury Homes Inc.
- High Pointe Inc.

- Alpine Homes Limited Partnership
- Edgewater at Griesbach Limited Partnership
- Elite Homes Limited Partnership
- Evolution by Greenboro Limited Partnership
- Greenboro Communities Limited Partnership.
- Greenboro Estate Homes Limited Partnership
- Greenboro Homes Limited Partnership
- Greenboro Luxury Homes (Currie Barracks 1A) Limited Partnership
- High Pointe Limited Partnership

<input type="checkbox"/>	Mountaineers Village (2006) Inc.	<input type="checkbox"/>	Mountaineers Village Limited Partnership
<input type="checkbox"/>	Mountaineers Village II Inc.	<input type="checkbox"/>	Mountaineers Village II Limited Partnership
<input type="checkbox"/>	Origins at Cranston Inc.	<input type="checkbox"/>	Origins at Cranston Limited Partnership
<input type="checkbox"/>	South Terwillegar Village Inc.	<input type="checkbox"/>	South Terwillegar Village Limited Partnership
<input type="checkbox"/>	The Bridges Management Inc.	<input type="checkbox"/>	The Bridges Limited Partnership
<input type="checkbox"/>	The Ledges Inc.	<input type="checkbox"/>	The Ledges Limited Partnership
<input type="checkbox"/>	Timberline Lodges (2006) Inc.	<input type="checkbox"/>	Timberline Lodges Limited Partnership
<input type="checkbox"/>	Today's Communities (2006) Inc.	<input type="checkbox"/>	Today's Communities Limited Partnership
<input type="checkbox"/>	Today's Homes (2006) Inc.	<input type="checkbox"/>	Today's Homes Limited Partnership
<input type="checkbox"/>	Tuscany Developments (2006) Inc.	<input type="checkbox"/>	Tuscany Developments Limited Partnership
<input type="checkbox"/>	UBG Alberta Builders (2006) Inc.	<input type="checkbox"/>	UBG Alberta Builders Limited Partnership
<input type="checkbox"/>	UBG Alpine Homes (2006) Ltd.	<input type="checkbox"/>	UBG Alpine Homes Limited Partnership
<input type="checkbox"/>	UBG Bridges Inc.	<input type="checkbox"/>	UBG Bridges Limited Partnership
<input type="checkbox"/>	UBG Commercial Inc.	<input type="checkbox"/>	UBG Commercial Limited Partnership
<input type="checkbox"/>	UBG Land Inc.	<input type="checkbox"/>	UBG Land Limited Partnership
<input type="checkbox"/>	UBG 4500 Calgary Inc.	<input type="checkbox"/>	UBG 4500 Calgary Limited Partnership
<input type="checkbox"/>	UBG 75 Canmore Inc.	<input type="checkbox"/>	UBG 75 Canmore Limited Partnership
<input type="checkbox"/>	UBG 808 Calgary Inc.	<input type="checkbox"/>	UBG 808 Calgary Limited Partnership
<input type="checkbox"/>	Valmont at Aspen Stone Inc.	<input type="checkbox"/>	Valmont at Aspen Stone Limited Partnership
<input type="checkbox"/>	Valour Park at Currie Inc.	<input type="checkbox"/>	Valour Park at Currie Limited Partnership
<input type="checkbox"/>	Village at the Hamptons Inc.	<input type="checkbox"/>	Village at the Hamptons Limited Partnership.
<input type="checkbox"/>	Village on the Park Inc.	<input type="checkbox"/>	Village on the Park Limited Partnership.
<input type="checkbox"/>	Wilderness Homes By Riverdale Inc.	<input type="checkbox"/>	Wilderness Homes by Riverdale Limited Partnership
<input type="checkbox"/>	Wilderness Ridge at Stewart Creek Inc.	<input type="checkbox"/>	Wilderness Ridge at Stewart Creek Limited Partnership
<input checked="" type="checkbox"/>	UBG Builders Inc.	<input type="checkbox"/>	UBG Builders (USA) Inc.
<input type="checkbox"/>	UBG Lot Deposit Corp.	<input type="checkbox"/>	Unity Investments (2012) Inc.

The CCAA Debtor (check appropriate box above) was, as at May 9, 2012, and still is indebted to the creditor in the sum of \$ 71,942.31 CDN as shown by the statement of account attached hereto and marked "Schedule A". Claims should **not** include the value of goods and/or services supplied after May 9, 2012. If a creditor's claim is to be reduced by deducting any counter claims to which the CCAA Debtor is entitled and/or amounts associated with the return of equipment and/or assets by the CCAA Debtor, please specify.

The statement of account must specify the vouchers or other evidence in support of the claim including the date and location of the delivery of all services and materials. Any claim for interest must be supported by contractual documentation evidencing the entitlement to interest.

4.  A. **Unsecured claim.** \$ 71,942.31. In respect to the said debt, the creditor does not and has not held any assets as security.
- B. **Secured claim.** \$ \_\_\_\_\_ . In respect of the said debt, the creditor holds assets valued at \$ \_\_\_\_\_ as security:

Provide full particulars of the security, including the date on which the security was given and the value at which the creditor assesses the security together with the basis of valuation, and attach a copy of the security documents as Schedule "B".

Dated at Calgary, this 25 day of July, 2012.  
Insert city and date of signature

B. Whisler  
Witness

[Signature]  
(signature of individual completing the form)

Must be signed and witnessed

## Schedule "A"

### Statement of Account:

I was laid off on May 25, 2012

- There was no just cause for my termination, I have remained in good standing, and was one of the last employees to be released.
- I was a key employees in the IT department, ensuring that the systems and databases were functioning properly (many times my hours of work extended beyond regular work hours to ensure system operation).
- I was instrumental in many key projects allowing the company to continue to function properly
  - one specific example was the outsourcing of the re-implementation of the Newstar databases in 2008-2009, where the database would have been non-functional after funding had been pulled for Kathy Mortensen's team. Since the database was left in an inconsistent state, Janice Bridle and I spent our Christmas holidays rebuilding the database so that the company could begin operating on January 5, 2009 using the new system. The company had spent a significant amount of money on this project and had been rebuilding processes and preparing for over a year, but would not have been able to use it, had we not taken over that project and made it a success.
- I have been a loyal employee, and have passed up several other opportunities. I chose to remain with this company in order to work on a wide range of initiatives I wanted to see through to completion for the benefit of the company.

Alberta Employment Standards states that based on over 9 years of service, as a minimum I should be entitled to 6 weeks of working notice (not including any severance pay).

Based on my research, a reasonable severance package is 4 weeks of severance pay per year of service, so based on 9.2 years of service, the number I reach is 37 weeks.

My final salary at my time of departure was \$87,000, so I am asking for the following:

Working Notice Pay:  $\$87,000 * 6 \text{ wks} / 52 \text{ wks/yr} = \$10,038.46$

Severance Pay:  $\$87,000 * 37 \text{ wks} / 52 \text{ wks/yr} = \$61,903.85$

**Total: \$71,942.31**

127 Bridlecrest St SW,  
AB, Calgary T2Y 4Y8

July 25, 2012

To	From
<b>Ernst &amp; Young Inc., the Court-appointed Monitor of the Unity Builders Group</b> <b>ATTENTION: Mr. Robert Taylor/Ms. Lynda Huber</b> Fax: 403.290.4265 Tel.: 403.233.7091	Steve Ulsifer  Tel.: 403.698.3670 E-Mail: <a href="mailto:sulsifer@gmail.com">sulsifer@gmail.com</a>
This fax consists of 5 pages. Please inform me if transmission errors occur.	

May 29, 2023

## To The Creditors

### **Subject: UBG Builders Inc. - Receivership Notice of Revision or Disallowance of Claims**

On December 12, 2017, Deloitte Restructuring Inc. ("**Deloitte**") was appointed by the Court of Queen's Bench of Alberta (the "**Court**") as the receiver and manager (the "**Receiver**"), without security, of all of the current and future assets undertakings and properties of every nature and kind whatsoever, and wherever situated, including all proceeds thereof (the "**Property**"), of UBG Builders Inc. (the "**Debtor**" or "**UBG Inc.**").

Deloitte was discharged as the Monitor of the Unity Builders Group of Companies pursuant to the *Companies' Creditors Arrangement Act* (the "**CCAA Proceedings**") by an order of the Court dated August 17, 2022. Although the Court order also stated that "*Deloitte shall remain the Monitor for the performance of such incidental duties as may be required to complete the administration of the receivership herein.*"

To efficiently conclude the claims procedure for UBG Inc., Deloitte, in its capacity as both Receiver and Monitor, is now addressing all outstanding claim matters pursuant to the Claims Procedure Order dated June 15, 2012 in the CCAA proceedings.

Accordingly, Deloitte has issued the enclosed Notice of Revision or Disallowance with respect to your claim filed against UBG Inc.

Should you have any questions, please contact the undersigned.

Yours sincerely,

#### **DELOITTE RESTRUCTURING INC.**

In its capacity as Receiver and Manager  
of UBG Builders Inc. and in its capacity as  
Monitor of the Unity Builders Group of Companies,  
and not in its personal capacity.



Ryan Adlington, CPA, CA, CIRP, LIT  
Senior Vice-President

Enclosure(s)

**SCHEDULE "D"**

COURT FILE NUMBER 1201-05843

COURT OF QUEEN'S BENCH OF  
ALBERTA

JUDICIAL CENTRE CALGARY

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,  
RSC 1985, c C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT  
OF UBG BUILDERS INC., ALBERTA BUILDERS CAPITAL INC., ALPINE  
HOMES (2006) INC., AMERICAN BUILDERS CAPITAL (US) INC.,  
EDGEWATER AT GRIESBACH INC., ELITE HOMES (2006) LTD., EVOLUTION  
BY GREENBORO INC., GREENBORO COMMUNITIES (2006) INC.,  
GREENBORO ESTATE HOMES (2006) LTD., GREENBORO HOMES (2006)  
LTD., GREENBORO LUXURY HOMES INC., HIGH POINTE INC.,  
MOUNTAINEERS VILLAGE (2006) INC., MOUNTAINEERS VILLAGE II INC.,  
ORIGINS AT CRANSTON INC., SOUTH TERWILLEGAR VILLAGE INC., THE  
BRIDGES MANAGEMENT INC., THE LEDGES INC., TIMBERLINE LODGES  
(2006) INC., TODAY'S COMMUNITIES (2006) INC., TODAY'S HOMESS  
(2006) INC., TUSCANY DEVELOPMENTS (2006) INC., UBG ALBERTA  
BUILDERS (2006) INC., UBG ALPINE HOMES (2006) LTD., UBG BRIDGES  
INC., UBG BUILDERS (USA) INC., UBG COMMERCIAL INC., UBG LAND  
INC., UBG LOT DEPOSIT CORP., UBG 4500 CALGARY INC., UBG 75  
CANMORE INC., UBG 808 CALGARY INC., UNITY INVESTMENTS (2012)  
INC., VALMONT AT ASPEN STONE INC., VALOUR PARK AT CURRIE INC.,  
VILLAGE AT THE HAMPTONS INC., VILLAGE ON THE PARK INC.,  
WILDERNESS HOMES BY RIVERDALE INC., WILDERNESS RIDGE AT  
STEWART CREEK INC.**

**(COLLECTIVELY, THE "APPLICANTS")**

DOCUMENT **NOTICE OF REVISION OR DISALLOWANCE FOR VOTING AND/OR  
DISTRIBUTION PURPOSES**  
(Claims Procedure)

Claim Reference Number: Action # 1201-05843

Name of Applicant: UBG Builders Inc.

TO: Ulsifer, Steve  
(Name of Creditor)

Defined terms not defined in this Notice of Revision or Disallowance have the meaning ascribed in the Order of the Court of Queen's Bench of Alberta, dated June 15, 2012 (the "**Claims Procedure Order**").

**All dollar values contained herein are in Canadian dollars unless otherwise noted.**

Pursuant to the Claims Procedure Order, Deloitte Restructuring Inc., in its capacity as Court-appointed Monitor of the Applicants, hereby gives you notice that it has reviewed your Proof of Claim in conjunction with the Applicants and has revised or disallowed your Claim. Subject to further dispute by you in accordance with the Claims Procedure Order, your Claim will be allowed as follows:

	<u>Proof of Claim Amount</u>	<u>Distribution</u>
Unsecured Claim	\$ 71,942.31	\$0.00

**REASON(S) FOR THE REVISION OR DISALLOWANCE:**

We have disallowed your claim in full against UBG Builders Inc. as we are unable to verify the amount of your claim due to insufficient documentation. The Monitor/Receiver request additional information with respect to the terms and conditions of your employment with UBG Builders Inc.

**SERVICE OF DISPUTE NOTICES**

If you intend to dispute this Notice of Revision or Disallowance, you must **within fourteen (14) days from the date you received (or are deemed to have received) this Notice of Revision or Disallowance** deliver to the Monitor a Dispute Notice (in the form enclosed) either by prepaid registered mail, personal delivery, courier or facsimile to the address below.

Deloitte Restructuring Inc., the Court-appointed Monitor of the Applicants

**By Mail/Courier:**

Deloitte Restructuring Inc.

700, 850 – 2<sup>nd</sup> Street SW

Calgary, AB T2P 0R8

Attention: Mr. Ryan Adlington/Ms. Naomi McGregor

Fax: 403.718.3681

**IF YOU FAIL TO FILE YOUR DISPUTE NOTICE WITHIN FOURTEEN (14) DAYS OF THE DATE YOU RECEIVED (OR ARE DEEMED TO HAVE RECEIVED) THIS NOTICE OF REVISION OR DISALLOWANCE, THE VALUE OF YOUR CLAIM WILL BE DEEMED TO BE ACCEPTED AS FINAL AND BINDING AS SET OUT IN THIS NOTICE OF REVISION OR DISALLOWANCE.**

**DATED** this 29 day of May 2023

**SCHEDULE "E"**

COURT FILE NUMBER 1201-05843

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

**IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF UBG BUILDERS INC., ALBERTA BUILDERS CAPITAL INC., ALPINE HOMES (2006) INC., AMERICAN BUILDERS CAPITAL (US) INC., EDGEWATER AT GRIESBACH INC., ELITE HOMES (2006) LTD., EVOLUTION BY GREENBORO INC., GREENBORO COMMUNITIES (2006) INC., GREENBORO ESTATE HOMES (2006) LTD., GREENBORO HOMES (2006) LTD., GREENBORO LUXURY HOMES INC., HIGH POINTE INC., MOUNTAINEERS VILLAGE (2006) INC., MOUNTAINEERS VILLAGE II INC., ORIGINS AT CRANSTON INC., SOUTH TERWILLEGAR VILLAGE INC., THE BRIDGES MANAGEMENT INC., THE LEDGES INC., TIMBERLINE LODGES (2006) INC., TODAY'S COMMUNITIES (2006) INC., TODAY'S HOMES (2006) INC., TUSCANY DEVELOPMENTS (2006) INC., UBG ALBERTA BUILDERS (2006) INC., UBG ALPINE HOMES (2006) LTD., UBG BRIDGES INC., UBG BUILDERS (USA) INC., UBG COMMERCIAL INC., UBG LAND INC., UBG LOT DEPOSIT CORP., UBG 4500 CALGARY INC., UBG 75 CANMORE INC., UBG 808 CALGARY INC., UNITY INVESTMENTS (2012) INC., VALMONT AT ASPEN STONE INC., VALOUR PARK AT CURRIE INC., VILLAGE AT THE HAMPTONS INC., VILLAGE ON THE PARK INC., WILDERNESS HOMES BY RIVERDALE INC., WILDERNESS RIDGE AT STEWART CREEK INC.**

**(COLLECTIVELY, THE "APPLICANTS")**

DOCUMENT DISPUTE NOTICE

(Reverse Claims Procedure)

Claim Reference Number: \_\_\_\_\_

Name of Applicant(s) against which a Claim is asserted: \_\_\_\_\_

**1. Particulars of Creditor:**

***Full Legal Name of Creditor (include trade name, if different):***

\_\_\_\_\_  
\_\_\_\_\_

*(the "Creditor").*

**Full Mailing Address of the Creditor:**

\_\_\_\_\_  
\_\_\_\_\_

**Other Contact Information of the Creditor:**

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Facsimile Number: \_\_\_\_\_

Attention (Contact Person): \_\_\_\_\_

**2. Particulars of Original Creditor from whom you acquired the Claim, if applicable:**

*Have you acquired this Claim by assignment? If yes, if not already provided, attach documents evidencing assignment.*

Yes:  No:

**Full Legal Name of Original Creditor(s):** \_\_\_\_\_

**3. Dispute of Revision or Disallowance of Claim for Voting and/or Distribution Purposes:**

The Creditor hereby disagrees with the value of its Claim as set out in the Notice of Revision or Disallowance and asserts a Claim as follows:

	Amount Allowed by Monitor for:			Amount claimed by Creditor:	
	Voting	Distribution		Voting	Distribution
Unsecured Claim	\$N/A	\$_____	Unsecured Claim	\$N/A	\$_____
Secured Claim	\$N/A	\$_____	Secured Claim	\$N/A	\$_____

**REASON(S) FOR THE DISPUTE:**

*(You must include a list of reasons as to why you are disputing your Claim as set out in the Notice of Revision or Disallowance.)*

---



---



---



---



---



---

**SERVICE OF DISPUTE NOTICES**

If you intend to dispute the Notice of Revision or Disallowance, you must **within fourteen days of the date of receipt of the Notice of Revision or Disallowance** deliver to the Monitor this Dispute Notice either by prepaid registered mail, personal service, courier, or facsimile transmission to the following address. Dispute Notices shall be deemed to be received two business days from the date of mailing, upon actual receipt thereof by the Monitor during normal business hours on a Business Day, or, if delivered outside of normal business hours, on the next Business Day.

Deloitte Restructuring Inc., the Court-appointed Monitor of the Applicants  
Deloitte Restructuring Inc.  
700, 850 – 2<sup>nd</sup> Street SW  
Calgary, AB T2P 0R8  
Attention: Mr. Ryan Adlington/Ms. Naomi McGregor  
Fax: 403.718.3681

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Name of creditor: \_\_\_\_\_

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_

Name:  
Title:  
*(please print)*

2023-06-15 17:34

Mr Executive Office 403440 >> +14037183681

P 1/4

- 2 -

Pursuant to the Claims Procedure Order, Deloitte Restructuring Inc., in its capacity as Court-appointed Monitor of the Applicants, hereby gives you notice that it has reviewed your Proof of Claim in conjunction with the Applicants and has revised or disallowed your Claim. Subject to further dispute by you in accordance with the Claims Procedure Order, your Claim will be allowed as follows:

	<u>Proof of Claim Amount</u>	<u>Distribution</u>
Unsecured Claim	\$ 71,942.31	\$0.00

**REASON(S) FOR THE REVISION OR DISALLOWANCE:**

We have disallowed your claim in full against UBG Builders Inc. as we are unable to verify the amount of your claim due to insufficient documentation. The Monitor/Receiver request additional information with respect to the terms and conditions of your employment with UBG Builders Inc.

*June 15, 2023 Faxed!  
(4 pages)*

**SERVICE OF DISPUTE NOTICES**

If you intend to dispute this Notice of Revision or Disallowance, you must within fourteen (14) days from the date you received (or are deemed to have received) this Notice of Revision or Disallowance deliver to the Monitor a Dispute Notice (in the form enclosed) either by prepaid registered mail, personal delivery, courier or facsimile to the address below.

Deloitte Restructuring Inc., the Court-appointed Monitor of the Applicants  
**By Mail/Courier:**  
Deloitte Restructuring Inc.  
700, 850 – 2<sup>nd</sup> Street SW  
Calgary, AB T2P 0R8  
Attention: Mr. Ryan Adlington/Ms. Naomi McGregor  
Fax: 403.718.3681

**IF YOU FAIL TO FILE YOUR DISPUTE NOTICE WITHIN FOURTEEN (14) DAYS OF THE DATE YOU RECEIVED (OR ARE DEEMED TO HAVE RECEIVED) THIS NOTICE OF REVISION OR DISALLOWANCE, THE VALUE OF YOUR CLAIM WILL BE DEEMED TO BE ACCEPTED AS FINAL AND BINDING AS SET OUT IN THIS NOTICE OF REVISION OR DISALLOWANCE.**

**DATED** this 29 day of May 2023

*From:  
Stewart  
403.614.1770*

SCHEDULE "E"

COURT FILE NUMBER 1201-05843

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF UBG BUILDERS INC., ALBERTA BUILDERS CAPITAL INC., ALPINE HOMES (2006) INC., AMERICAN BUILDERS CAPITAL (US) INC., EDGEWATER AT GRIESBACH INC., ELITE HOMES (2006) LTD., EVOLUTION BY GREENBORO INC., GREENBORO COMMUNITIES (2006) INC., GREENBORO ESTATE HOMES (2006) LTD., GREENBORO HOMES (2006) LTD., GREENBORO LUXURY HOMES INC., HIGH POINTE INC., MOUNTAINEERS VILLAGE (2006) INC., MOUNTAINEERS VILLAGE II INC., ORIGINS AT CRANSTON INC., SOUTH TERWILLEGAR VILLAGE INC., THE BRIDGES MANAGEMENT INC., THE LEDGES INC., TIMBERLINE LODGES (2006) INC., TODAY'S COMMUNITIES (2006) INC., TODAY'S HOMES (2006) INC., TUSCANY DEVELOPMENTS (2006) INC., UBG ALBERTA BUILDERS (2006) INC., UBG ALPINE HOMES (2006) LTD., UBG BRIDGES INC., UBG BUILDERS (USA) INC., UBG COMMERCIAL INC., UBG LAND INC., UBG LOT DEPOSIT CORP., UBG 4500 CALGARY INC., UBG 75 CANMORE INC., UBG 808 CALGARY INC., UNITY INVESTMENTS (2012) INC., VALMONT AT ASPEN STONE INC., VALOUR PARK AT CURRIE INC., VILLAGE AT THE HAMPTONS INC., VILLAGE ON THE PARK INC., WILDERNESS HOMES BY RIVERDALE INC., WILDERNESS RIDGE AT STEWART CREEK INC.

(COLLECTIVELY, THE "APPLICANTS")

DOCUMENT

DISPUTE NOTICE

(Reverse Claims Procedure)

Claim Reference Number: Action # 1201-05843

Name of Applicant(s) against which a Claim is asserted: UBG Builders Inc.

1. Particulars of Creditor:

Full Legal Name of Creditor (include trade name, if different):

Steve Bern Wister

(the "Creditor").

**Full Mailing Address of the Creditor:**

106 WALCRESTVIEW SE  
CALGARY, AB T2X 4G4

**Other Contact Information of the Creditor:**

Telephone Number: 403.614.1770  
Email Address: 106acct@gmail.com  
Facsimile Number: —  
Attention (Contact Person): Steve Weiser

**2. Particulars of Original Creditor from whom you acquired the Claim, if applicable:**

*Have you acquired this Claim by assignment? If yes, if not already provided, attach documents evidencing assignment.*

Yes:  No:

**Full Legal Name of Original Creditor(s):** \_\_\_\_\_

**3. Dispute of Revision or Disallowance of Claim for Voting and/or Distribution Purposes:**

The Creditor hereby disagrees with the value of its Claim as set out in the Notice of Revision or Disallowance and asserts a Claim as follows:

	Amount Allowed by Monitor for:			Amount claimed by Creditor:	
	Voting	Distribution		Voting	Distribution
Unsecured Claim	\$N/A	\$ _____	Unsecured Claim	\$N/A	\$ <u>71942.31</u>
Secured Claim	\$N/A	\$ _____	Secured Claim	\$N/A	\$ <u>n/a</u>

REASON(S) FOR THE DISPUTE:

(You must include a list of reasons as to why you are disputing your Claim as set out in the Notice of Revision or Disallowance.)

As a software developer/  
network & database role

I worked at UBG for over nine (9) years as a high performing employee. I provided my services to upkeep the company during turmoil and did not receive termination pay (legal requirement at bare minimum). I was in a critical role so I was kept on for longer (until the end) and the company couldn't pay because they ran out of funds. I was instrumental in fixing the database issue and restructured and saved the company when they ran out of funds and couldn't afford the 3rd party company working on database called 'Constillation.' My services allowed UBG to be able to launch early January 2012 successfully. No overtime was ever paid, no termination/severance pay was paid.

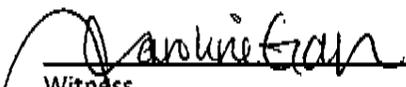
SERVICE OF DISPUTE NOTICES

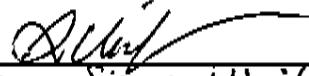
If you intend to dispute the Notice of Revision or Disallowance, you must within fourteen days of the date of receipt of the Notice of Revision or Disallowance deliver to the Monitor this Dispute Notice either by prepaid registered mail, personal service, courier, or facsimile transmission to the following address. Dispute Notices shall be deemed to be received two business days from the date of mailing, upon actual receipt thereof by the Monitor during normal business hours on a Business Day, or, if delivered outside of normal business hours, on the next Business Day.

Deloitte Restructuring Inc., the Court-appointed Monitor of the Applicants  
Deloitte Restructuring Inc.  
700, 850 - 2<sup>nd</sup> Street SW  
Calgary, AB T2P 0R8  
Attention: Mr. Ryan Adlington/Ms. Naomi McGregor  
Fax: 403.718.3681

DATED this 15<sup>th</sup> day of June, 2023

Name of creditor: Stewenisiter

  
Witness

Per:   
Name: Steve Ulsifer  
Title: Former Employee  
(please print)

# APPENDIX "F"



**IN THE MATTER OF THE RECEIVERSHIP OF THE UBG GROUP OF COMPANIES**  
**SUMMARY OF RECEIVER'S FEES**  
**AS AT MARCH 1, 2024**  
**\$CAD**

Invoice	Period	Fees	Disbursements	Subtotal	GST	Total	Unity Builders Group of Companies					Today's Homes Limited Partnership		Greenboro Luxury Homes	Mountaineers Village II Inc.	Paid	Outstanding
							UBG 4500	UBG Land Inc.	Alberta Builders Capital Inc.								
8003440690	13-Mar-23	52,065		52,065	2,603	54,668	54,668									54,668	-
8003512014	14-Apr-23	24,515		24,515	1,226	25,741	25,741									25,741	-
8003886833	25-Aug-23	31,133	70	31,203	1,560	32,763	32,763									32,763	-
8003886836	25-Aug-23	1,710		1,710	86	1,796		1,796								1,796	-
8003886835	25-Aug-23	2,050		2,050	103	2,153						2,153				2,153	-
8003886834	25-Aug-23	6,855	36	6,891	345	7,235				7,235						7,235	-
8004110569	2-Nov-23	2,660		2,660	133	2,793				2,793						2,793	-
8004110583	2-Nov-23	700		700	35	735		735								735	-
8004110578	2-Nov-23	2,470		2,470	124	2,594	2,594									2,594	-
8004110560	2-Nov-23	420		420	21	441						441				441	-
8004539959	23-Feb-24	3,323		3,323	166	3,489	3,489									-	3,489
8004539956	23-Feb-24	900		900	45	945				945						-	945
8004539963	23-Feb-24	820		820	41	861						861				-	861
8004539968	23-Feb-24	1,340		1,340	67	1,407		1,407								-	1,407
		<b>605,052</b>	<b>106</b>	<b>605,158</b>	<b>30,258</b>	<b>635,416</b>	<b>342,500</b>	<b>10,974</b>	<b>121,922</b>	<b>64,333</b>	<b>43,043</b>	<b>31,740</b>	<b>20,903</b>		<b>628,714</b>	<b>6,702</b>	
Work-in-progress		2,500		2,500	125	2,625										-	2,625
		<b>607,552</b>	<b>106</b>	<b>607,658</b>	<b>30,383</b>	<b>638,041</b>	<b>342,500</b>	<b>10,974</b>	<b>121,922</b>	<b>64,333</b>	<b>43,043</b>	<b>31,740</b>	<b>20,903</b>		<b>628,714</b>	<b>9,327</b>	

# APPENDIX "G"

**IN THE MATTER OF THE RECEIVERSHIP OF THE UBG GROUP OF COMPANIES**  
**SUMMARY OF LEGAL FEES**  
**AS AT MARCH 1, 2024**  
**\$CAD**

Invoice	Period	Fees	Disbursements	Subtotal	GST	Total	UBG Builders Inc. (Consolidated)		Today's Homes (2006) Inc.	Greenboro Luxury Homes Inc.	Mountaineers Village II Inc.	Paid	Outstanding	
							UBG 4500	UBG Land Inc.						
1157250	31-Dec-16	6,858	-	6,858	343	7,201	7,201					7,201	-	
1162178	9-Feb-17	2,030	17	2,047	102	2,149	2,149					2,149	-	
1167023	16-Mar-17	3,305	134	3,437	172	3,609	3,609					3,609	-	
1177541	13-Jun-17	4,240	99	4,336	217	4,553	4,553					4,553	-	
1183909	27-Jul-17	3,302	10	3,312	166	3,477	3,477					3,477	-	
1186971	21-Aug-17	252	-	252	13	264	264					264	-	
1190879	25-Sep-17	1,260	-	1,260	63	1,323	1,323					1,323	-	
1191581	3-Oct-17	1,497	-	1,497	75	1,572	1,572					1,572	-	
1196110	9-Nov-17	9,406	2,769	12,155	608	12,763	12,763					12,763	-	
1200317	12-Dec-17	1,391	427	1,813	91	1,904	1,904					1,904	-	
1206151	31-Dec-17	3,072	227	3,295	165	3,460	3,460					3,460	-	
1211428	16-Feb-18	3,675	127	3,802	190	3,992	3,992					3,992	-	
1214893	16-Mar-18	2,166	6	2,172	109	2,280	2,280					2,280	-	
1219449	18-Apr-18	9,756	243	9,996	500	10,496	10,496					10,496	-	
1221553	22-May-18	2,345	-	2,345	117	2,463	2,463					2,463	-	
1225376	22-Jun-18	2,574	3	2,577	129	2,705	2,705					2,705	-	
1230305	20-Jul-18	808	-	808	40	848	848					848	-	
1233943	21-Aug-18	1,788	-	1,788	89	1,877	1,877					1,877	-	
1236194	17-Sep-18	1,331	-	1,331	67	1,397	1,397					1,397	-	
1241453	17-Oct-18	143	-	143	7	150		150				150	-	
1252769	18-Dec-18	2,365	-	2,365	118	2,483		2,483				2,483	-	
1259354	12-Feb-19	1,545	-	1,545	77	1,622			1,622			1,622	-	
1259354	12-Feb-19	1,545	-	1,545	77	1,622			1,622			1,622	-	
1259354	12-Feb-19	1,545	-	1,545	77	1,622				1,622		1,622	-	
1262426	13-Feb-19	1,069	-	1,069	53	1,123		1,123				1,123	-	
1266719	15-Mar-19	155	-	155	8	163		163				163	-	
1274864	8-May-19	155	-	155	8	163		163				163	-	
1282353	21-Jun-19	1,163	-	1,163	58	1,221		1,221				1,221	-	
1289721	9-Aug-19	155	-	155	8	163		163				163	-	
1295836	17-Sep-19	775	-	775	39	814		814				814	-	
1305432	14-Nov-19	388	-	388	19	407		407				407	-	
1312698	20-Dec-19	775	-	775	39	814		814				814	-	
1319149	13-Feb-20	233	-	233	12	244	244					244	-	
1346450	21-Jul-20	1,141	-	1,141	57	1,198			1,198			1,198	-	
1341929	22-Jul-20	326	-	326	16	342			342			342	-	
1353245	15-Sep-20	3,097	-	3,097	155	3,252			3,252			3,252	-	
1350397	29-Sep-20	1,153	-	1,153	58	1,211			1,211			1,211	-	
1360268	30-Oct-20	2,333	-	2,333	117	2,450			2,450			2,450	-	
1362641	17-Nov-20	682	-	682	34	716		716				716	-	
1373417	31-Dec-20	163	-	163	8	171		171				171	-	
1384632	15-Mar-21	875	26	901	45	946		946				946	-	
1416425	12-Oct-21	350	-	350	18	368			368			368	-	
1420287	5-Nov-21	438	-	438	22	459			459			459	-	
1411279	4-May-22	362	-	362	18	380		380				380	-	
1450787	6-May-22	935	-	935	47	982			982			982	-	
1468283	15-Aug-22	281	-	281	14	295		295				295	-	
1473022	19-Sep-22	7,013	79	7,091	355	7,446		7,446				7,446	-	
1476958	13-Oct-22	1,246	63	1,308	65	1,374		1,374				1,374	-	
1481260	16-May-22	1,964	29	1,993	100	2,092		2,092				2,092	-	
1462829	14-Jul-22	1,029	-	1,029	51	1,080		1,080				1,080	-	
1456448	9-Jun-22	3,359	30	3,389	169	3,558		3,558				3,558	-	
1488541	14-Dec-22	838	-	838	42	880				880		880	-	
1495033	31-Dec-22	374	-	374	19	393		393				393	-	
1497816	3-Feb-23	3,400	-	3,400	170	3,570		3,570				3,570	-	
1502014	3-Mar-23	7,917	-	7,917	396	8,313		8,313				8,313	-	
1507269	10-Apr-23	3,201	-	3,201	157	3,358		3,358				3,358	-	
1517348	9-Jun-23	2,545	-	2,545	127	2,672		2,672				2,672	-	
1523008	13-Jul-23	1,331	-	1,331	67	1,398		1,398				1,398	-	
1528148	15-Aug-23	738	-	738	37	775		775				775	-	
1556149	9-Jan-24	984	-	984	49	1,033		1,033				1,033	-	
1557507	7-Feb-24	7,996	2	7,998	400	8,397		8,397				-	8,397	
		<b>129,128</b>	<b>4,290</b>	<b>133,384</b>	<b>6,666</b>	<b>140,049</b>	<b>116,543</b>	<b>7,499</b>	<b>11,883</b>	<b>1,622</b>	<b>1,622</b>	<b>880</b>	<b>131,652</b>	<b>8,397</b>