



Fraser Milner Casgrain LLP  
15TH Floor, Bankers Court  
850 - 2ND Street SW  
Calgary, AB, Canada T2P 0R8

MAIN 403 268 7000  
FAX 403 268 3100

August 20, 2012

**VIA E-MAIL OR FACSIMILE**

TO THE SERVICE LIST ATTACHED AS SCHEDULE "A"

Dear Sir or Madam:

**Travis Lysak**

DIRECT 403.268.7063  
Travis.Lysak@fmc-law.com  
File No.: 549362-1

**RE: In the Matter of the CCAA Proceedings of the Unity Builders Group ("UBG")  
Court of Queen's Bench Action #1201-05843**

Please find enclosed the following Orders granted at UBG's Court application today:

1. Order re: ICI Protocol (Cranston), filed August 20, 2012; and
2. Order re: Sale of Ledges Lands, filed August 20, 2012.

If you have any questions or concerns do not hesitate to contact me directly.

Yours truly,

Fraser Milner Casgrain LLP

A handwritten signature in blue ink, appearing to read "Travis Lysak", written over a circular stamp or mark.

Travis Lysak  
TPL/pl

Enclosures

COURT FILE NUMBER  
COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE  
APPLICANT(S)

CALGARY

IN THE MATTER OF THE *COMPANIES CREDITORS  
ARRANGEMENT ACT*, RSC, 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 "APPLICANTS")

**SERVICE LIST AS AT AUGUST 17, 2012**

| <b><i>Party</i></b>   | <b><i>Telephone</i></b> | <b><i>Representing</i></b> |
|---|-------------------------|----------------------------|
| UBG Builders Inc.<br>808 55 Avenue SW<br>Calgary AB T2E 6Y4<br><br>Bob Friesen<br>raf@unitybuilders.com |                         |                            |

| <b>Party</b>  | <b>Telephone</b>  | <b>Representing</b>                                      |
|---|---|--|
| <p>Fraser Milner Casgrain LLP<br/>                     15 Flr-850 2 Street SW<br/>                     Calgary AB T2P 0R8<br/>                     Tel: 403 268-7000<br/>                     Fax: 403 268-3100</p> <p>David Mann<br/>                     david.mann@fmc-law.com</p> <p>Derek Pontin<br/>                     derek.pontin@fmc-law.com</p> <p>Heather Currie<br/>                     heather.currie@fmc-law.com</p> | <p>403 268-7097</p> <p>403 268-6301</p> <p>403 268-3041</p> | <p>Counsel for the Unity Builders Group of Companies</p> |
| <p>The Bank of Nova Scotia<br/>                     PO Box 2540 Stn M<br/>                     Calgary AB T2P 2N9<br/>                     Tel: 403 221-6401<br/>                     Fax: 403 221-6414</p> <p>Ricardo Estrada<br/>                     ricardo.estrada@scotiabank.com</p> <p>H. Henrik Jensen<br/>                     henrik.jensen@scotiabank.com</p>  | <p>403 221-6652</p> <p>403 299-6399</p>                     | <p>Creditor</p>  |
| <p>Gowling Lafleur Henderson LLP<br/>                     1400-700 2 Street SW<br/>                     Calgary AB T2P 4V5<br/>                     Tel: 403 298-1000<br/>                     Fax: 403 263-9193</p> <p>Jeffrey Oliver<br/>                     Jeffrey.Oliver@gowlings.com</p>   | <p>403 298-1818</p>   | <p>Counsel for The Bank of Nova Scotia</p>               |
| <p>Canada ICI Capital Corporation<br/>                     200-12420 104 Avenue<br/>                     Edmonton AB T5N 3Z9<br/>                     Tel: 780 990-1144<br/>                     Fax: 780 990-1222</p> <p>Marlys Rivest<br/>                     mrivest@canadaici.com</p>  | <p>780 702-8106</p>   | <p>Creditor</p>  |

| <b>Party</b>  | <b>Telephone</b>    | <b>Representing</b>                               |
|---|---------------------|---|
| <p>Brownlee LLP<br/>                     2200-10155 102 Street<br/>                     Edmonton AB T5J 4G8<br/>                     Tel: 780 497-4800<br/>                     Fax: 780 424-3254</p> <p>Dan R. Peskett<br/>                     dpeskett@brownleelaw.com</p>                   | <p>780 497-4875</p> | <p>Counsel for Canada ICI Capital Corporation</p> |
| <p>Canadian Western Bank<br/>                     6606 Macleod Trail SW<br/>                     Calgary, AB T2H 0K6<br/>                     Tel: 403 640-7478</p> <p>Lew Christie<br/>                     lew.christie@cwbank.com</p>  | <p>403 252-2299</p> | <p>Creditor</p>                                   |
| <p>Miles Davison LLP<br/>                     1600-205 5 Avenue SW<br/>                     Calgary, AB T2P 2V7<br/>                     Tel: 403 298-0333<br/>                     Fax: 403 263-6840</p> <p>Susan L. Robinson Burns, Q.C.<br/>                     sburns@milesdavison.com</p> | <p>403 298-0359</p> | <p>Counsel for Canadian Western Bank</p>          |
| <p>Kennedy Agrios LLP<br/>                     1325-10180 101 Street<br/>                     Edmonton, AB T5J 3S4<br/>                     Tel: 780 969-6900<br/>                     Fax: 780 969-6901</p> <p>Richard Kennedy<br/>                     rkennedy@kennedyagrios.com</p>         | <p>780 969-6910</p> |   |
| <p>Bank of Montreal<br/>                     9 Flr-350 7 Avenue SW<br/>                     Calgary, AB T2P 3N9<br/>                     Fax: 403 234-1784</p> <p>Paul Koenigsberg<br/>                     paul.koenigsberg@bmo.com</p>  | <p>403 234-1786</p> | <p>Creditor</p>                                   |

| <b>Party</b>   | <b>Telephone</b> | <b>Representing</b>          |
|--|------------------|------------------------------|
| Bank of Montreal<br>First Canadian Place<br>7 <sup>th</sup> Floor, 100 King Street West<br>Toronto, ON M5X 1A1<br>Tel: 416 329-4565<br><br>Manny Rana<br>manny.rana@bmo.com                                  | 416 359-6837     | Creditor                     |
| Bank of Montreal<br>First Canadian Place<br>11 <sup>h</sup> Floor, 100 King Street West<br>Toronto, ON M5X 1A1<br>Tel: 416 643 1653<br><br>Greg Fedoryn<br>greg.fedoryn@bmo.com                              | 416 643-1623     | Creditor                     |
| Borden Ladner Gervais LLP<br>1900-520 3 Avenue SW<br>Calgary AB T2P 0R3<br>Tel: 403 232-9500<br>Fax: 403 266-1395<br><br>Josef Kruger, Q.C.<br>jkruger@blg.com   | 403 232-9563     | Counsel for Bank of Montreal |
| Borden Ladner Gervais LLP<br>Scotia Plaza<br>40 King Street West<br>44 <sup>th</sup> Floor<br>Toronto, Ontario M5H 3Y4<br>Tel: 416 367-6000<br>Fax: 416 361-2520<br><br>Alec Zimmerman<br>azimmerman@blg.com | 416 367-6003     | Counsel for Bank of Montreal |
| Alberta Treasury Branches<br>300-239 8 Avenue SW<br>Calgary, AB T2P 1B9<br>Tel: 403 974-5737<br>Fax: 403 974-5191<br><br>Aubrey Wells<br>AWells@atb.com  | 403 974-5182     | Creditor                     |

Some parties served by fax as noted

| <b>Party</b>   | <b>Telephone</b>  | <b>Representing</b>                          |
|--|---|--|
| <p>Davis LLP<br/>1000-250 2 Street SW<br/>Calgary AB T2P 0C1<br/>Tel: 403 296-4470<br/>Fax: 403 296-4474</p> <p>Larry Robinson, Q.C.<br/>larry.robinson@davis.ca</p> <p>Karen Fellowes<br/>kfellowes@davis.ca</p>  | <p>403 698-8715</p> <p>403 698-8787</p>                     | <p>Counsel for Alberta Treasury Branches</p> |
| <p>TD Commercial Banking<br/>4 Flr-355 4 Avenue SW<br/>Calgary, AB T2P 2P6<br/>Tel: 403 292-2753<br/>Fax: 403 292-1191</p> <p>Jeff James<br/>jeff.james@td.com</p>   | <p>403 292-1197</p>   | <p>Creditor</p>                              |
| <p>TD Business Banking<br/>Canadian Pacific Tower, 100 Wellington<br/>Street West, 27<sup>th</sup> Floor,<br/>Toronto, ON M5K 1A2<br/>Tel: 647 330-0937<br/>Fax:416 982-7710</p> <p>Tracey Bean<br/>Tracey.Bean@td.com</p> <p>Vincent Lopresti<br/>vincent.lopresti@td.com</p> | <p>416 307-6523</p> <p>416 983-4019</p>                     | <p>Creditor</p>                              |
| <p>Norton Rose<br/>3700-400 3 Avenue SW<br/>Calgary AB T2P 4H2<br/>Tel: 403 267-8222<br/>Fax: 403 264-5973</p> <p>Kevin Barr<br/>kevin.barr@nortonrose.com</p> <p>A. J. Bowler<br/>aaron.bowler@nortonrose.com</p> <p>Howard Gorman<br/>howard.gorman@nortonrose.com</p>       | <p>403 267-8142</p> <p>403 267-8212</p> <p>403-267-8144</p> | <p>Counsel for TD Bank</p>                   |

| <b>Party</b>  | <b>Telephone</b>                        | <b>Representing</b>                         |
|---|---|---|
| <p>Valiant Trust Company<br/>310-606 4 Street SW<br/>Calgary, AB T2P 1T1<br/>Tel: 403 233-2801</p> <p>Dan Sander<br/>dan.sander@valianttrust.com</p>  | <p>403 781-8009</p>                     | <p>Creditor</p>                             |
| <p>Borden Ladner Gervais LLP<br/>1900-520 3 Avenue SW<br/>Calgary AB T2P 0R3<br/>Tel: 403 232-9500<br/>Fax: 403 266-1395</p> <p>Andrew K. Maciag, Q.C.<br/>amaciag@blg.com</p>  | <p>403 232-9608</p>                     | <p>Counsel for Firm Capital Corporation</p> |
| <p>Business Development Bank of Canada<br/>110-444 7 Avenue SW<br/>Calgary, AB T2P 0X8<br/>Fax: 403 292-6616</p> <p>Carolyn McConnell<br/>Carolyn.McConnell@bdc.ca</p>  | <p>403 292-4461</p>                     | <p>Creditor</p>                             |
| <p>Ernst &amp; Young Inc.<br/>1000-440 2 Avenue SW<br/>Calgary, AB T2P 5E9<br/>Tel: 403 290-4100<br/>Fax: 403 233-8688</p> <p>Robert Taylor<br/>bob.taylor@ca.ey.com</p> <p>Neil Honess<br/>neil.honess@ca.ey.com</p> | <p>403 233-7112</p> <p>403 206-0843</p> | <p>Monitor</p>                              |
| <p>Bennett Jones LLP<br/>855 2 Street SW<br/>Calgary, AB T2P 4K7<br/>Tel: 403 298-3100<br/>Fax: 403 265-7219</p> <p>Chris D. Simard<br/>simardc@bennettjones.com</p>  | <p>403 298-4485</p>                     | <p>Counsel for the Monitor</p>              |

| <b>Party</b>  | <b>Telephone</b>    | <b>Representing</b>  |
|---|---------------------|--|
| <p>Witten LLP<br/>                     2500-10303 Jasper Avenue<br/>                     Edmonton, AB T5J 3N6<br/>                     Tel: 780 428-0501<br/>                     Fax: 780 429-2559<br/>                     Howard J. Sniderman<br/>                     hsniderman@wittenlaw.com</p>                                    | <p>780 441-3203</p> | <p>Counsel for IBI Group</p>   |
| <p>Royal Bank of Canada<br/>                     2010 11<sup>th</sup> Avenue, Suite 501<br/>                     Regina, Saskatchewan S4P 0J3<br/>                     Tel: 866 363-3359<br/>                     Fax: 866 780-2523<br/>                     Gordon J. Fry<br/>                     gord.fry@rbc.com</p>                  |                     | <p>Creditor</p>  |
| <p>Burnet, Duckworth &amp; Palmer LLP<br/>                     Suite 2400, 525 – 8<sup>th</sup> Avenue S.W.<br/>                     Calgary, AB T2P 1G1<br/>                     Tel: 403 260-0100<br/>                     Fax: 403 260-0332<br/>                     Douglas S. Nishimura<br/>                     dsn@bdplaw.com</p>  | <p>403 806-7854</p> | <p>WRB Borger Construction Ltd.</p>  |
| <p>Miller Thomson LLP<br/>                     Suite, 3000, 700 9<sup>th</sup> Avenue S.W.<br/>                     Calgary, AB T2P 3V4<br/>                     Tel: 403-298-2400<br/>                     Fax: 403-262-0007<br/>                     Nicole T. Taylor-Smith<br/>                     ntaylorsmith@millerthomson.com</p> | <p>403 298-2453</p> | <p>The Residential Electrical Contractor Corporation operating as Trecc Electric<br/>                     Wm. Schmidt Mechanical Contractors Ltd.<br/>                     Concept Electric Ltd.</p> |
| <p>Burnet, Duckworth &amp; Palmer LLP<br/>                     Suite 2400, 525 – 8<sup>th</sup> Avenue S.W.<br/>                     Calgary, AB T2P 1G1<br/>                     Tel: 403 260-0368<br/>                     Fax: 403 260-0332<br/>                     Carole J. Hunter<br/>                     chunter@bdplaw.com</p>  |                     | <p>Alberta New Home Warranty Program</p>   |
| <p>Tim Meagher<br/>                     meagher@mackmeager.com</p>  | <p>403 221-8324</p> |  |



*Some parties served by fax as noted*

| <b>Party</b>  | <b>Telephone</b> | <b>Representing</b> |
|---|------------------|---------------------|
| <p>Simco Management (Edmonton) Inc.<br/>                     #100, 10310 – 176 Street<br/>                     Edmonton, AB T5S 1L3<br/>                     Tel: 780 455-4111</p> <p>Ray Pratt<br/>                     simcomanagement@telusplanet.net</p>  |                  |                     |
| <p>Firm Capital Corporation<br/>                     1244 Caledonia Road<br/>                     Toronto, ON M6A 2X5<br/>                     Tel: 416 635-0221<br/>                     Fax: 416 635-1713</p> <p>Jonathan Mair<br/>                     jmair@firmcapital.com</p>                                       |                  | Creditor            |
| <p>Birdsell Grant LLP<br/>                     5300 50 Street<br/>                     Stony Plain, AB T7Z 1T8<br/>                     Tel: 780 963-8181<br/>                     Fax: 780 963-9618</p> <p>Miranda LeClercq<br/>                     MLeClercq@birdsell.ca</p>   | 780 968-1207     |                     |
| <p>Stikeman Elliott<br/>                     4300 Bankers Hall West<br/>                     888 - 3rd Street S.W.<br/>                     Calgary, AB T2P 5C5<br/>                     Tel: 403 266-9000<br/>                     Fax: 403 266-9034</p> <p>Michael Witt<br/>                     MWitt@stikeman.com</p> | 403 266-9027     |                     |
| <p>Anderson, Haak &amp; Engels<br/>                     #102 9811-34 Ave<br/>                     Edmonton, AB T6E 5X9<br/>                     Tel: 780 413-1763<br/>                     Fax: 780 413-1734</p> <p>Robert A Engels<br/>                     rengels@ahelaw.com</p>                                       |                  |                     |

| <b>Party</b>  | <b>Telephone</b>    | <b>Representing</b>  |
|---|---------------------|--|
| <p>McLeod &amp; Company LLP<br/>                     3<sup>rd</sup> Floor, 14505 Bannister Road SE<br/>                     Calgary, AB T2X 3J3<br/>                     Tel: 403 278-9411<br/>                     Fax: 403 271-1769</p> <p>J. Deborah Coppock<br/>                     jdcoppock@mcleod-law.com</p>                       | <p>403 225-6406</p> |  |
| <p>Beaumont Church LLP<br/>                     Suite 300, 2912 Memorial Drive S.E.<br/>                     Calgary, AB T2A 6R1<br/>                     Tel: 403 264-0000<br/>                     Fax: 403 264-0478</p> <p>John Cumming<br/>                     john.cumming@beaumontchurch.com</p>                                     |                     |  |
| <p>Michael Heim<br/>                     Michael.Heim@Shaw.CA</p>   |                     | <p>Creditor</p>  |
| <p>Craig Steinberg Professional Corporation<br/>                     346 – 23rd Avenue S.W.<br/>                     Calgary, AB T2S 0J2<br/>                     Tel : 403 262-1337<br/>                     Fax : 403 228-1339</p> <p>Craig Steinberg<br/>                     craig@steinbergpc.com</p>                                  |                     | <p>Counsel for Paul and Jane Fisher</p>                                    |
| <p>Biamonte, Cairo &amp; Shortreed LLP<br/>                     1600, 10025 – 102 A Avenue<br/>                     Edmonton, AB T5J 2Z2<br/>                     Tel: 780 425-5800<br/>                     Fax: 780 426-1600</p> <p>Lanny G. James<br/>                     ljames@biamonte.com</p>                                       |                     | <p>Counsel for Jim James, Krislan and Lankris</p>                          |
| <p>Scott Venturo LLP<br/>                     Eau Claire Market<br/>                     203, 200 Barclay Parade S.W.<br/>                     Calgary, AB T2P 4R5<br/>                     Tel: 403 261-9043<br/>                     Fax: 403 265-4632</p> <p>John M. McDougall<br/>                     j.mcdougall@scottventuro.com</p> | <p>403 231-8206</p> | <p>Counsel for Wilderness Ridge at Stewart Creek and Timberline Lodges</p> |

Some parties served by fax as noted

| <b>Party</b>   | <b>Telephone</b> | <b>Representing</b>                            |
|--|------------------|--|
| Reynolds Mirth Richards & Farmer LLP<br>Suite 3200 Manulife Place<br>10180 - 101 Street<br>Edmonton, AB T5J 3W8<br>Tel: 780 425-9510<br>Fax: 780 429-3044<br><br>Douglas N. Tkachuk<br>dtkachuk@rmrf.com | 780 497-3396     | Counsel for Igloo Building Supplies Group Ltd. |
| Justice Canada<br><br>Jill Medhurst Tivadar<br>jill.medhurst-tivadar@justice.gc.ca   |                  | Counsel to CRA                                 |
| Rackel Belzil LLP<br>100, 10230 142 Street<br>Edmonton, AB T5N 3Y6<br>Tel: 780 424-2929<br>Fax: 780 451-8460<br><br>Louis M. H. Belzil, Q.C.<br>lbelzil@rackelbelzil.ca                                  | 780 392-3321     | Counsel to South Terwillegar Village           |
| Moyez Somani<br>moyezsomani@shaw.ca<br>moyez.somani@gmail.com  |                  | Associated with Concept Electric               |