



COURT FILE NUMBER           **1903-04121**  
COURT                           **COURT OF KING'S BENCH OF ALBERTA**  
JUDICIAL CENTRE               **EDMONTON**

**IN THE MATTER OF THE TRUSTEE ACT, RSA 2000,  
C T-8 SECTOINS 43 AND 46**

APPLICANTS                   **WESTPOINT INVESTMENT TRUST BY ITS TRUSTEE  
MUNIR VIRANI AND MARNIE KIEL**

RESPONDENTS                 **WESTPOINT CAPITAL CORPORATION, WESTPOINT  
CAPITAL MANAGEMENT CORPORATION,  
WESTPOINT CPAITAL SERVICES CORPORATION,  
WESTPOINT SYNDICATED MORTGAGE  
CORPORATION, CANADIAN PROPERTY DIRECTI  
CORPORATION, WESTPOINT MASTER LIMITED  
PARTNERSHIP, RIVER'S CROSSING LTD., 1897849  
ALBERTA LTD., 1780384 ALBERTA LTD., 1897837  
ALBERTA LTD.**

DOCUMENT                   **DISCHARGE CERTIFICATE**

**JUDICIAL TRUSTEE**  
BDO Canada Limited  
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Edmonton, AB T5J 3N9  
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Pursuant to an Order of the Alberta Court of Queen's Bench (the "**Court**") dated March 8, 2019, BDO Canada Limited ("**BDO**" or the "**Judicial Trustee**") was appointed Judicial Trustee pursuant to an application made on behalf of Westpoint Investment Trust ("**WIT**") by Munir Virani and Marnie Kiel (the "**Former Trustees**").

Pursuant to an Order of the Court dated July 18, 2025 (the "**Discharge Order**"), subject to the filing of a Discharge Certificate substantially in the form attached as **Exhibit 6** to the Seventh Report of the Judicial Trustee, the Judicial Trustee is discharged and relieved from any further obligations, liabilities, responsibilities, or duties in its capacity as Judicial Trustee of WIT.

THE JUDICIAL TRUSTEE HEREBY CERTIFIES THAT IT HAS:

1. Issued payment to the remaining Qualified Investors of WIT;
2. Issued payment for the fees and disbursements of the Judicial Trustee and its legal counsel;
3. Destroyed the books and records of WIT or returned records to Former Trustees;
4. Distributed any remaining funds, if any, to the proven Qualified Investors of WIT; and,
5. Completed such steps as may be required by the Judicial Trustee pursuant to the Trustee Act, RSA 2000, C T-8 Sections 43 and 46.

DATED at the City of Edmonton, in the Province of Alberta, this 6<sup>th</sup> day of November 2025.

**BDO CANADA LIMITED**, solely in its  
Capacity as Court Appointed Judicial Trustee Of  
**Westpoint Investment Trust** and  
not in its Personal Capacity

Per:



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David Lewis, CPA, CIRP, Licensed Insolvency Trustee  
Senior Vice-President