

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 SECTIONS 43, AND 46

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

RESPONDENTS WESTPOINT CAPITAL CORPORATION, WESTPOINT CAPITAL MANAGEMENT CORPORATION, WESTPOINT CAPITAL SERVICES CORPORATION, WESTPOINT SYNDICATED MORTGAGE CORPORATION, CANADIAN PROPERTY DIRECT CORPORATION, WESTPOINT MASTER LIMITED PARTNERSHIP, RIVER'S CROSSING LTD., 1897869 ALBERTA LTD., 1780384 ALBERTA LTD., 1897837 ALBERTA LTD. and THE VILLAGE AT PALDI ENT. LTD.

DOCUMENT DISCHARGE CERTIFICATE

RECEIVER
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Pursuant to an Order of the Alberta Court of Queen's Bench (the "Court") dated April 10, 2019, BDO Canada Limited was appointed Receiver of Westpoint Capital Corporation ("WCC"), Westpoint Capital Management Corporation ("WCMC"), Westpoint Capital Services Corporation ("WCSC"), Westpoint Syndicated Mortgage Corporation ("WSMC"), Canadian Property Direct Corporation ("CPDC"), Westpoint Master Limited Partnership ("WMLP"), River's Crossing Ltd. ("RCL"), 1897869 Alberta, Ltd. ("869"), 1780384 Alberta Ltd. ("178") and 1897837 Alberta Ltd. ("837"). Pursuant to an Order of the Court dated February 9, 2024 (the "Discharge Order"), subject to the filing of a Discharge Certificate substantially in the form attached as **Exhibit 7** to the Ninth Report to the Court of the Receiver (the "Receiver's Ninth Report"), the Receiver is discharged and relieved from any further obligations, liabilities, responsibilities or duties in its capacity as Receiver of WCC et al.

THE RECEIVER HEREBY CERTIFIES THAT:

1. All funds have been distributed to CRA and other various creditors as directed by this Court;
2. WCC et al. has paid sufficient funds to the Receiver to pay such final accounts of the Receiver and the Receiver's counsel as may be rendered to conclusion of this matter in an amount not to exceed a total of \$7,200, without the need for further review and approval of such accounts; and
3. Complete such steps as may be required by the Receiver pursuant to the Bankruptcy and Insolvency Act, R.S.C. 1985, c.B-3.

DATED at City of Edmonton, in the Province of Alberta, this 3 day April of 2024.

BDO Canada Limited,

In its capacity as Court Appointed Receiver Of

Westpoint Capital Corporation et al.

and not in its Personal Capacity

Per: 

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