

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,
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 NINTH REPORT TO THE COURT OF BDO CANADA
LIMITED IN ITS CAPACITY AS RECEIVER OF
WESTPOINT CAPITAL CORPORATION ET AL

DATED FEBRUARY 7, 2024

RECEIVER

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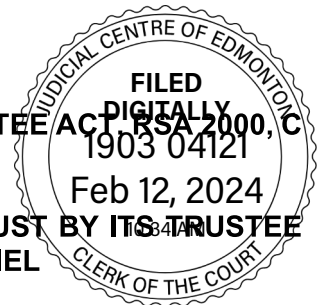


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List of Exhibits

1. Seventh Report to the Investors, dated September 23, 2022
2. Eighth Report to Investors, dated February 27, 2023
3. Ninth Report to Investors, dated September 1, 2023
4. Statement of Receipt and Disbursements for WCC et al for the period March 9, 2019, to February 7, 2024
5. Summary of Professional Fees for WCC et al.
6. Affidavit sworn by David Lewis regarding professional fees for WCC et al.
7. Discharge Certificate

Introduction

1. On March 8, 2019, the Court of Queen’s Bench of Alberta (the “**Court**”) granted an Order (the “**Order**”) appointing BDO Canada Limited as an Interim Receiver in respect 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**”).
2. On April 10, 2019, the Court granted an Order (the “**Receivership Order**”) appointing BDO Canada Limited as Receiver (“**BDO**” or the “**Receiver**”) of the companies referred to in the previous paragraph. On May 30, 2019, the Court granted a further Order, amending the Receivership Order to add The Village at Paldi Ent. Ltd. (“**Paldi**”) as a party in receivership (the companies in receivership are collectively referred to as the “**Companies**”).
3. The purpose of this report (the “**Ninth Report**”) is to provide this Honourable Court with:
 - a) A summary of the Receiver’s activities since its last report;
 - b) A Statement of Receipts and Disbursements for the period March 8, 2019, to February 7, 2024;
 - c) A summary of professional fees for WCC et al; and,
 - d) Information to support the Receiver’s application for discharge.

4. The Receiver is seeking a Court Order:
 - a) Approving the Receiver's activities in these proceedings;
 - b) Approving the Statements of Receipts and Disbursements set out herein;
 - c) Approving the passing of accounts for fees and disbursements of the Receiver and its legal counsels for WCC et al.; and,
 - d) Discharging the Receiver.

Limitation of Report

5. The information contained in the Receiver's Ninth Report has been obtained from the records of the Company, publicly available information, including an Affidavit sworn by Munir Virani on February 25, 2019, which was filed in these proceedings on February 26, 2019, (the "**Munir Affidavit**"), and/or based upon discussions with and representations made by the Company's management and other professional advisors retained in this matter. The information relied upon by the Receiver was not audited nor otherwise verified by the Receiver as to its accuracy or completeness, nor has any financial information referenced necessarily been prepared in accordance with generally accepted accounting principles, and the reader is cautioned that this report may not disclose all significant matters about the Company. Accordingly, we do not express an opinion or any other form of assurance on the information presented herein. The Receiver may refine or alter its observations as further information is obtained or is brought to its attention after the date of this Ninth Report.
6. The Receiver assumes no responsibility or liability for any loss or damage occasioned by any party because of circulation, publication, reproduction, or use of the Ninth Report. Any use that any party makes of this Ninth Report or reliance on or decisions to be made based on it is the responsibility of such party.

7. A copy of the Receiver's Ninth Report and other relevant documents in the interim receivership proceedings are available on the Receiver's website <https://www.bdo.ca/en-ca/extranets/wccetal/>.

Background

8. Included as part of the Interim Receiver's First Report was important background information to this Ninth Report. The background information is repeated below.
9. Westpoint Investment Trust ("**WIT**" or the "**Trust**") was established by way of a Declaration of Trust dated June 1, 2015. The Declaration of Trust was amended and restated by an agreement on September 3, 2015, made effective June 30, 2015. The Trust is a mutual fund trust to invest in mortgage and real estate assets.
10. Before WIT was established, the assets of the Trust were part of two (2) Mortgage Investment Corporations (the "**MICs**"). The MICs held assets in British Columbia and Alberta, and these assets were primarily mortgages.
11. WCC provided mortgage administration, capital raising and mortgage brokerage services to the MICs. Another corporation, WCSC, provided business support services, staffing, and office space to the MICs.
12. The Trust, WCC and the MICs entered into an Arrangement Agreement whereby:
 - a) The MICs' affairs were rearranged; and,
 - b) The MICs' assets were consolidated into the Trust by way of MIC shareholders exchanging their shares in exchange for units of the Trust (the "**Arrangement**").
13. The main reason for the Arrangement was income tax concerns arising from the MICs' interest in real estate assets because of foreclosure actions. Investors in the MICs received information circulars in support of the Arrangement.

14. On July 14, 2015, the Arrangement was approved by a Court Order granted by this Honourable Court.
15. WIT holds a beneficial interest in assets comprised mostly of mortgages and some real estate holdings, which various Companies in Trust for WIT held.
16. The foregoing is intended as a very brief overview. More detail of the foregoing is contained in the Munir Affidavit filed in these proceedings, a copy of which can be found on the website established by BDO as set out above.

Receiver's Activities Since its Eighth Report

17. On or about September 23, 2022, the Judicial Trustee sent out by email and by ordinary mail the Seventh Semi-Annual Report to each investor. This report provided the Investors with the following:
 - a) Receiver's activities;
 - b) Status of various investments made by WIT; and,
 - c) Investor matters.

Attached as **Exhibit 1** is a copy of the Seventh Semi-Annual Report dated September 23, 2022.

18. On or about February 27, 2023, the Judicial Trustee sent out by email and by ordinary mail the Eighth Semi-Annual Report to each investor. This report provided the Investors with the following:
 - a) Receiver's activities;
 - b) Status of various investments made by WIT; and,
 - c) Investor matters.

Attached as **Exhibit 2** is a copy of the Eighth Semi-Annual Report dated February 27, 2023.

19. On March 15, 2023, the Trustee attended an application to address the City of Spruce Grove's Application seeking an Order to set aside the Notice of Disallowance in the Westpoint Investment Trust matter.
20. The Trustee instructed its counsel to make a proposal to the City of Spruce Grove (the "**City**") at the application, and while discussing the proposal, the application was adjourned to allow the Trustee to formalize its proposal and to permit the City some time to consider the Trustee's proposal.
21. The City accepted the Trustee's proposed settlement and on April 28, 2023, the Trustee and the City entered into a settlement agreement which was subject to Court approval.
22. On July 5, 2023, the Court approved the settlement and ordered that the funds be transferred from WIT to WCC et al for payment. On July 6, 2023, the Receiver issued a cheque for the settlement in the amount of \$134,773.
23. On or about September 1, 2023, the Judicial Trustee sent out by email and by ordinary mail the Ninth Semi-Annual Report to each investor. This report provided the Investors with the following:
 - a) Receiver's activities;
 - b) Status of various investments made by WIT; and,
 - c) Investor matters.

Attached as **Exhibit 3** is a copy of the Ninth Semi-Annual Report dated September 1, 2023.

24. The Receiver has been able to determine that the property in Atlanta, Georgia, USA is not an asset of the Companies, and no recovery will be possible.
25. The Receiver and its legal counsel have now determined that the majority of the writs against various individuals are no longer enforceable due to those individuals filing personal insolvency by either a consumer proposal or a personal bankruptcy, and have not been renewed.

26. For the one individual that has a writ registered against that person, it was determine that based on various searches that this individual has no eligible assets of any value, and as such, no further steps have been taken to enforce the writ.

Receiver's Statement of Receipts and Disbursements

27. Attached as **Exhibit 4** is a copy of the Receiver's Statement of Receipts and Disbursements for the Companies up to February 7, 2024.
28. As stated in the Eighth Report, as of April 8, 2022, the Receiver had \$4.8 million in trust.
29. By Order of this Honourable Court granted April 20, 2022, and filed May 19, 2022, the Receiver was directed to transfer the funds held by the Receiver in trust from its liquidation activities, except for \$400,000, to the Judicial Trustee for the account of WIT.
30. The Receiver was also directed to distribute \$300,000 of the amount retained by the Receiver on a pro rata basis to creditors who had substantially complied with the Claims Process Order filed in these proceedings on November 15, 2019, and whose Claims had been accepted by the Receiver ("**Accepted Claims**").
31. The Settlement Agreement entered into as between the City of Spruce Grove and the Judicial Trustee, was approved and the Judicial Trustee was ordered to transfer the sum of \$134,773 from the Judicial Trustee's account to the Receivership account and the Receiver paid this sum to the City in satisfaction of the City's claim.

Professional Fees

32. The Receiver and its legal counsel charged professional fees, excluding GST and disbursements, totalling \$133,432. A summary of invoices is attached as **Exhibit 5**.

33. In the Receiver's view, the services rendered regarding these fees and disbursements have been duly rendered in response to the required and necessary duties of the Receiver and are reasonable in the circumstances. Accordingly, attached as **Exhibit 6** is an Affidavit sworn by David Lewis, on behalf of the Receiver, including a summary and detailed listing of the Receiver's Fees and Disbursements, together with a summary of the fees and disbursements of its legal counsel, supporting the approval of the professional fees and its discharge.

Books and Records of the Company

34. The Receiver is currently in possession of approximately 25 boxes of the Companies' records and five computer towers and one server. There are no directors or offices of WCC as the directors resigned some time ago. As there is no one who is in a position to take possession of these records, the Receiver is seeking court approval to have them destroyed.

Steps for Completion of the Administration of the Receivership

35. The following steps need to be completed to complete the administration of the Receivership:

- a) Pay all outstanding professional fees and pay any remaining funds to Westpoint Investment Trust;
- b) Destruction of the records in possession of the Receiver; and,
- c) Any further direction the Court wishes to provide to the Receiver.

36. Attached as **Exhibit 7** is the Discharge Certificate indicating all of the above duties have been completed that the Receiver proposes to execute once all of the above steps have been completed

Recommendations

37. The Receiver is seeking the following from this Honourable Court:

- a) Approval of the Receiver's activities and conduct as outlined in this Ninth Report;
- b) Approval the Statement of Receipts and Disbursements set out herein;
- c) Approval of the passing of accounts for fees and disbursements of the Receiver and its various legal counsel;
- d) Authorizing the Receiver to destroy the books and records of the Company;
- e) Discharging the Receiver; and,
- f) Any further direction the Court wishes to provide to the Receiver.

Intended Course of Action

38. If the Receiver's recommendations are approved, the Receiver's proposed course of action is to:

- a) Complete the administration of the various asset realizations; and,
- b) Complete the administration of this Receivership, leading to an application for discharge.

Dated at Edmonton, Alberta, this 7th day of February 2024.

BDO CANADA LIMITED, solely in its
Capacity as Court Appointed Receiver Of
Westpoint Capital Corporation et al. and
not in its personal Capacity

Per: David Lewis

David Lewis, CPA, CIRP, LIT
Senior Vice-President

EXHIBIT 1

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

**JUDICIAL TRUSTEE'S SEVENTH REPORT TO THE INVESTORS
SEPTEMBER 23, 2022**

**IN THE MATTER OF THE JUDICIAL TRUSTEE APPOINTMENT OF
WESTPOINT INVESTMENT TRUST**

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Exhibits

1. **Statement of Receipts and Disbursements for the period March 8, 2019 to September 23, 2022**

Introduction

1. On March 8, 2019, the Court of Queen's Bench of Alberta (the "Court") granted an Order (the "Judicial Trustee Order") appointing BDO Canada Limited as a Judicial Trustee ("BDO" or the "Trustee") in respect of Westpoint Investment Trust ("WIT" or the "Trust"), pursuant to an application made on behalf of WIT, by Munir Virani and Marnie Kiel ("Former Trustees").
2. Copies of relevant documents in the Judicial Trustee proceedings are available on the Trustee website at <http://www.extranets.bdo.ca/WestpointInvestmentTrust/>
3. In addition to the above Judicial Trustee Order, the Court also granted an Interim Receiver Order (the "Interim Receiver Order") appointing BDO as Interim 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"), 1897849 Alberta, Ltd. ("1897849"), 1780384 Alberta Ltd. ("178 AB"), 1897837 Alberta Ltd. ("1897837"), (collectively the "Companies").
4. On April 10, 2019, the Court of Queen's Bench of Alberta (the "Court") granted an Order (the "Order") appointing BDO Canada Limited as Receiver ("BDO" or the "Receiver") of the Companies.
5. On May 30, 2019, the Court of Queen's Bench of Alberta (the "Court") granted a further Order, consented to by the sole director of The Village at Paldi Ent. Ltd. ("Paldi"), amending the Receivership Order to add Paldi as a party respondent in these proceedings, and to extend the terms of the Receivership Order to include Paldi as a party in receivership.
6. Copies of relevant documents in the interim receivership and receivership proceedings are available on the Receiver's website at <http://www.extranets.bdo.ca/WCC ET. AL.>

7. BDO believes it was important to communicate essential information regarding the investors' interest in WIT on a semi-annual basis. The Seventh Report to the Investors ("Investors Report"), will provide the investors with the following information:
 - a) Trustee's activities since its last report;
 - b) Receipts and disbursements to date; and
 - c) Steps to conclude the Receivership and wrap up WIT.
8. Investors should read this Report in conjunction with all other investors' reports and all information available on <http://www.extranets.bdo.ca/WCC ET. AL>.

Disclaimer and Limitations of the Report

9. This Investors Report has been prepared by BDO to provide the investors with the information as outlined above. In preparing this Investors Report, the Trustee necessarily relied upon unaudited financial statements and other information supplied and representations made to the Trustee by various parties. Although the information supplied has been reviewed for reasonableness, we have not independently verified the accuracy or completeness of the information, nor have we conducted an audit and, as a result, we are not providing any form of assurance of the information subject to our review. Our work may not necessarily disclose all significant matters about WIT or any errors, misstatements, irregularities, or illegal acts, if any such exist, on the part of WIT, or its former Trustees, or the officers, directors, employees, and advisors of the Companies or in the underlying information. Accordingly, the Trustee may refine or alter its observations as further information is obtained or is brought to its attention after the date of this Investors' Report.
10. The Trustee assumes no responsibility or liability for any loss or damage incurred by any party because of the Investors Report's circulation, publication, reproduction, or use. Any use that any party makes of this Report, or any reliance on or decision to be made based on it is such party's responsibility.

Trustee's Activities Since its Sixth Report

11. On September 2, 2022, the Trustee attended court for two matters:
 - a. A claims process; and
 - b. Advice and direction regarding payment to the investors of WIT.
12. On September 2, 2022, the Court granted the claim process order (the "Claims Process Order").
13. The Claims Process Order excludes the requirement for any "Unitholders" from filing claims. Unitholder is defined as follows:

Unitholder means Unitholder as such is defined in the Westpoint Investment Trust and Amended and Restated Declaration of Trust, made as of the 3rd day of September 2015 with retroactive effect to 30th day of June 2015.
14. In other words, investors in WIT are not required to prove claims.
15. On September 6, 2022, the Trustee mailed out to all known creditors a Notice to Creditors and a blank Proof of Claim form, as required by the Claims Process Order.
16. On September 6, 2022, the Trustee posted on its website the Notice to Creditors, as required by the Claims Process Order.
17. On September 12, 2022, the Trustee published the Notice to Creditors in the Edmonton Journal and Vancouver Sun, as required by the Claims Process Order.
18. On September 13, 2022, the Trustee published the Notice to creditors in the Globe and Mail, as required by the Claims Process Order.
19. The Trustee attempted to receive advice and direction regarding the payment to the investors, specifically confirmation that investors requesting a redemption of their units would be paid in priority or if all investors would receive payment proportionately. The Court determined it was premature to decide the matter without knowing the potential claims against the remaining funds.

Receipts and Disbursements

20. The statement of receipts and disbursements from March 8, 2019 to September 23, 2022 is attached as Exhibit 1. The Trustee and Receiver currently have \$4,439,638 for the payment of investors and creditors.

Next Steps

21. The Receiver will be making a Court application shortly after the determination of the amount owing to creditors of WIT. At that application, the Trustee intends to seek court approval for partial or full distribution of the remaining funds being held in Trust.

EXHIBIT 1

**To the Judicial Trustee's Seventh Report to Investors
Dated September 23, 2022**

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to September 23, 2022

Receipts	
Sale of land	\$ 11,844,873
Settlement	2,830,303
Loan	500,000
GST refund	89,720
Mortgage repayment	76,262
Cash on hand	62,232
Rental income	50,774
GST collected	38,202
Return of retainer	32,667
Sewer Hauling contract	31,750
Sale of vehicle	10,010
Interest Income	6,889
Investments	5,354
Insurance refund	3,906
Refund	974
Sale of office furniture	500
	<u>15,584,415</u>
Disbursements	
Payment to secured creditor	5,795,730
Transfer to Westpoint Investment Trust	4,655,755
Legal fees	1,192,526
Receiver fees	1,156,475
Real property taxes	587,358
Repayment of loan	500,000
Payment to creditors	300,000
Strata fees	222,816
Consulting fees	202,131
Wages	174,139
GST/PST paid	154,657
Loan payments	135,305
Commission	115,315
Insurance	83,570
Appraisal fees	68,935
Construction	60,756
Payroll deductions	20,193
Utilities	18,968
Repairs and maintenance	11,765
Miscellaneous	10,990
Stock taking and possession	9,818
Advertising	9,032
WEPPA Remittance	5,990
Occupation rent	4,000
Deemed trust claim	3,479
Computer services	3,015
Site clean up	1,665
Office expenses	1,484
Redirection of mail	1,320
Bank Fees	581
Storage	567
Photocopies	353
Filing fees paid to the Official Receiver	70
Search fee	10
	<u>15,508,867</u>
	<u>\$ 75,548</u>

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to September 23, 2022

Receipts

Funds from Receivership	\$ 4,655,755.13
Interest Income	18,547.86
	<hr/> 4,674,302.99

Disbursements

Legal fees	5,222.50
Receiver fees	266,220.86
Travel	202.84
Mailout	23,794.05
GST/PST paid	14,772.03
	<hr/> 310,212.28

4,364,090.71

EXHIBIT 2

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

**JUDICIAL TRUSTEE'S EIGHTH REPORT TO THE INVESTORS
FEBRUARY 27, 2023**

**IN THE MATTER OF THE JUDICIAL TRUSTEE APPOINTMENT OF
WESTPOINT INVESTMENT TRUST**

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Exhibits

1. Statement of Receipts and Disbursements for the period March 8, 2019, to February 21, 2023

Introduction

1. On March 8, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted an Order (the "**Judicial Trustee Order**") appointing BDO Canada Limited as a Judicial Trustee ("**BDO**" or the "**Trustee**") in respect of Westpoint Investment Trust ("**WIT**" or the "**Trust**"), pursuant to an application made on behalf of WIT, by Munir Virani and Marnie Kiel ("**Former Trustees**").
2. Copies of relevant documents in the Judicial Trustee proceedings are available on the Trustee website at <http://www.extranets.bdo.ca/WestpointInvestmentTrust/>
3. In addition to the above Judicial Trustee Order, the Court also granted an Interim Receiver Order (the "**Interim Receiver Order**") appointing BDO as Interim 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**"), 1897849 Alberta, Ltd. ("**1897849**"), 1780384 Alberta Ltd. ("**178 AB**"), 1897837 Alberta Ltd. ("**1897837**"), (collectively the "**Companies**").
4. On April 10, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted an Order (the "**Order**") appointing BDO Canada Limited as Receiver ("**BDO**" or the "**Receiver**") of the Companies.
5. On May 30, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted a further Order, consented to by the sole director of The Village at Paldi Ent. Ltd. ("**Paldi**"), amending the Receivership Order to add Paldi as a party respondent in these proceedings, and to extend the terms of the Receivership Order to include Paldi as a party in receivership.
6. Copies of relevant documents in the interim receivership and receivership proceedings are available on the Receiver's website at <http://www.extranets.bdo.ca/WCC ET. AL.>

7. BDO believes it was important to communicate essential information regarding the investors' interest in WIT on a semi-annual basis. The Seventh Report to the Investors (“**Investors Report**”), will provide the investors with the following information:
 - a) Trustee's activities since its last report;
 - b) Receipts and disbursements to date; and
 - c) Steps to conclude the Receivership and wrap up WIT.
8. Investors should read this Report in conjunction with all other investors' reports and all information available on <http://www.extranets.bdo.ca/WCC ET. AL>.

Disclaimer and Limitations of the Report

9. This Investors Report has been prepared by BDO to provide the investors with the information as outlined above. In preparing this Investors Report, the Trustee necessarily relied upon unaudited financial statements and other information supplied and representations made to the Trustee by various parties. Although the information supplied has been reviewed for reasonableness, we have not independently verified the accuracy or completeness of the information, nor have we conducted an audit and, as a result, we are not providing any form of assurance of the information subject to our review. Our work may not necessarily disclose all significant matters about WIT or any errors, misstatements, irregularities, or illegal acts, if any such exist, on the part of WIT, or its former Trustees, or the officers, directors, employees, and advisors of the Companies or in the underlying information. Accordingly, the Trustee may refine or alter its observations as further information is obtained or is brought to its attention after the date of this Investors' Report.
10. The Trustee assumes no responsibility or liability for any loss or damage incurred by any party because of the Investors Report's circulation, publication, reproduction, or use. Any use that any party makes of this Report, or any reliance on or decision to be made based on it is such party's responsibility.

Trustee's Activities Since its Seventh Report

11. On September 2, 2022, the Court granted the claim process order (the “**Claims Process Order**”). Based on this Claims Process Order, the Trustee received a total of two (2) external claims. Both claims were known to the Trustee before the claim process was undertaken, and no new claims from creditors were received.
12. Based on the review of each claim, the Receiver admitted one (1) claim and disallowed one (1) claim.
13. On November 3, 2022, the Trustee sent a notice of disallowance to the City of Spruce Grove for its claim.
14. On November 18, 2022, legal counsel for the City of Spruce Grove sent the Trustee a Notice of Objection to the Notice of Disallowance of the Trustee.
15. The application to make a determination on whether the claim from the City of Spruce Grove is valid is scheduled for March 15, 2023. Once this matter has been determined the Trustee can apply to distribute the funds to the investors.

Receipts and Disbursements

16. The statement of receipts and disbursements from March 8, 2019, to February 21, 2023 is attached as **Exhibit 1**. The Trustee and Receiver currently have \$4,271,848 for the payment of investors and creditors.

**In the Matter of the Judicial Trustee of
Westpoint Investment Trust
Interim Statement of Receipts and Disbursements
for the period March 8, 2019 to February 21, 2023**

Receipts

Transferred from WCC	\$ 4,655,755
Interest allocation	75,684
	<hr/> 4,731,439

Disbursements

Receivers Fees	347,601
Legal fees & disbursements	58,852
Postage, courier & printing expenses	28,504
GST	21,877
Advertisements	2,555
Travel	203
	<hr/> 459,591

Funds held in trust	<hr/> \$ 4,271,848 <hr/>
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EXHIBIT 3

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

**JUDICIAL TRUSTEE'S NINETH REPORT TO THE INVESTORS
SEPTEMBER 1, 2023**

**IN THE MATTER OF THE JUDICIAL TRUSTEE APPOINTMENT OF
WESTPOINT INVESTMENT TRUST**

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1. Statement of Receipts and Disbursements for the period March 8, 2019, to August 31, 2023.

Introduction

1. On March 8, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted an Order (the "**Judicial Trustee Order**") appointing BDO Canada Limited as a Judicial Trustee ("**BDO**" or the "**Trustee**") in respect of Westpoint Investment Trust ("**WIT**" or the "**Trust**"), pursuant to an application made on behalf of WIT, by Munir Virani and Marnie Kiel ("**Former Trustees**").
2. Copies of relevant documents in the Judicial Trustee proceedings are available on the Trustee website at <http://www.extranets.bdo.ca/WestpointInvestmentTrust/>
3. In addition to the above Judicial Trustee Order, the Court also granted an Interim Receiver Order (the "**Interim Receiver Order**") appointing BDO as Interim 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**"), 1897849 Alberta, Ltd. ("**1897849**"), 1780384 Alberta Ltd. ("**178 AB**"), 1897837 Alberta Ltd. ("**1897837**"), (collectively the "**Companies**").
4. On April 10, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted an Order (the "**Order**") appointing BDO Canada Limited as Receiver ("**BDO**" or the "**Receiver**") of the Companies.
5. On May 30, 2019, the Court of Queen's Bench of Alberta (the "**Court**") granted a further Order, consented to by the sole director of The Village at Paldi Ent. Ltd. ("**Paldi**"), amending the Receivership Order to add Paldi as a party respondent in these proceedings, and to extend the terms of the Receivership Order to include Paldi as a party in receivership.
6. Copies of relevant documents in the interim receivership and receivership proceedings are available on the Receiver's website at <http://www.extranets.bdo.ca/WCC ET. AL.>

7. BDO believes it was important to communicate essential information regarding the investors' interest in WIT on a semi-annual basis. The Ninth Report to the Investors ("**Investors Report**"), will provide the investors with the following information:
 - a) Trustee's activities since its last report;
 - b) Update regarding recent Court applications; and,
 - c) Receipts and disbursements to date.
8. Investors should read this Report in conjunction with all other investors' reports and all information available on <http://www.extranets.bdo.ca/WCC ET. AL>.

Disclaimer and Limitations of the Report

9. This Investors Report has been prepared by BDO to provide the investors with the information as outlined above. In preparing this Investors Report, the Trustee necessarily relied upon unaudited financial statements and other information supplied and representations made to the Trustee by various parties. Although the information supplied has been reviewed for reasonableness, we have not independently verified the accuracy or completeness of the information, nor have we conducted an audit and, as a result, we are not providing any form of assurance of the information subject to our review. Our work may not necessarily disclose all significant matters about WIT or any errors, misstatements, irregularities, or illegal acts, if any such exist, on the part of WIT, or its former Trustees, or the officers, directors, employees, and advisors of the Companies or in the underlying information. Accordingly, the Trustee may refine or alter its observations as further information is obtained or is brought to its attention after the date of this Investors' Report.
10. The Trustee assumes no responsibility or liability for any loss or damage incurred by any party because of the Investors Report's circulation, publication, reproduction, or use. Any use that any party makes of this Report, or any reliance on or decision to be made based on it is such party's responsibility.

Trustee's Activities Since its Eighth Report

11. On March 15, 2023, the Trustee attended an application to address the City of Spruce Grove's Application seeking an Order to set aside the Notice of Disallowance.
12. The Trustee instructed its counsel to make a proposal to the City of Spruce Grove (the "City") at the application, and while discussing the proposal, the application was adjourned to allow the Trustee to formalize its proposal and to permit the City some time to consider the Trustee's proposal.
13. The City accepted the Trustee's proposed settlement and on April 28, 2023, the Trustee and the City entered into a settlement agreement.
14. The underlying premise of the settlement agreement is to put the City in the same position it would have been had proper notice of the First Claims Process Order, had submitted a Proof of Claim in accordance with the First Claims Process Order and had participated in the distribution.
15. The settlement agreement is subject to Court approval and requires a transfer of \$134,773 from the WIT to the Receiver of WCC and payment of this amount by the Receiver of WCC to the City to satisfy the agreement. This is discussed further in the following paragraphs.

Recent Court Applications

July 5, 2023, Court Application

16. On June 29, 2023, the Trustee's legal counsel informed the Trustee that Keely Cameron of Bennett Jones LLP was being retained by a group of unitholders who wished to oppose the method of distribution proposed by the Trustee.
17. On July 5, 2023, the Trustee attended an application to address various matters and at which time the Honorable Court granted an Order that:
 - a. Approved the activities of the Trustee;
 - b. Approved the professional fees of the Trustee and its legal counsel;

- c. Approved payment to PWC of \$55,125;
 - d. Approved the settlement with the City of Spruce Grove and payment of \$134,773;
 - e. Adjourned the method of distribution to August 30, 2023, at 10:00 am;
 - f. Adjourned the discharge of the Trustee;
 - g. Set the following timelines for legal briefs regarding the distribution matters as follows:
 - i. July 20, 2023, for the Brief of counsel for the group of investors opposing the method of distribution proposed by the Trustee; and
 - ii. August 15, 2023, for responding briefs.
- and,
- h. Directed the Trustee to provide information regarding this application and notice for application on August 30, 2023.
18. On July 17, 2023, the Trustee paid the amount approved by the Court to PWC and the City of Spruce Grove.
19. On July 19, 2023, the Trustee prepared the First Supplemental Report to the Trustee's Fourth Report.

August 30, 2023, Court Application

20. On August 30, 2023, the Trustee attended an application to address the Trustee's proposed method of distribution to investors that was adjourned at the July 5, 2023, application.
21. Legal counsel for both parties presented their arguments regarding the Trustee's proposed method of distribution to investors and creditors. The Court reserved its decision. The Trustee is unable to provide a timeline for when a decision will be granted.

Receipts and Disbursements

22. The statement of receipts and disbursements from March 8, 2019, to August 31, 2023, is attached as **Exhibit 1**. The Trustee and Receiver currently have \$3,939,474 available for distribution to the investors and creditors.

**In the Matter of the Judicial Trustee of
Westpoint Investment Trust
Interim Statement of Receipts and Disbursements
for the period March 8, 2019 to September 1, 2023**

Receipts

Transferred from WCC	\$ 4,655,755
Interest allocation	158,489
	<hr/> 4,814,245

Disbursements

Receivers Fees	486,826
Distribution to creditors	189,898
Legal fees & disbursements	134,184
GST	32,600
Postage, courier & printing expenses	28,504
Advertisements	2,555
Travel	203
	<hr/> 874,770

Funds held in trust	<hr/> \$ 3,939,474 <hr/>
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EXHIBIT 4

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to February 7, 2024

Receipts

Sale of land	\$ 11,789,995
Settlement	2,846,803
Loan	500,000
Transfer from WIT	134,773
Mortgage repayment	130,167
GST refund	90,527
Cash on hand	62,232
Rental income	51,651
GST collected	38,202
Return of retainer	33,383
Sewer Hauling contract	31,750
Sale of vehicle	10,010
Interest Income	9,341
Investments	6,556
Insurance refund	3,906
Refund	974
Sale of office furniture	500
	<u>15,740,770</u>

Disbursements

Payment to secured creditor	5,759,206
Payment to Westpoint Investment Trust	4,655,755
Receiver fees	1,234,016
Legal fees and disbursements	1,226,347
Real property taxes	587,358
Repayment of loan	500,000
Payment to unsecured creditors	300,000
Strata fees	222,816
Consulting fees	202,131
Spruce Grove Settlement	134,773
Wages	174,139
GST/PST paid	159,003
Loan payments	135,305
Commission	115,665
Insurance	83,570
Appraisal fees	68,935
Construction	60,756
Payroll deductions	20,193
Utilities	18,968
Repairs and maintenance	12,062
Miscellaneous	10,993
Stock taking and possession	9,804
Advertising	9,032
Accounting services	7,913
WEPPA Remittance	5,990
Occupation rent	4,000
Deemed trust claim	3,479
Computer services	3,115
Courier and postage	2,234
Site clean up	1,665
Office expenses	1,484
Redirection of mail	1,300
Bank Fees	581
Storage	567
Annual Filing	412
Filing fees paid to the Official Receiver	70
Photocopies	34
Search fee	10
	<u>15,733,596</u>
	<u>\$ 7,090</u>

EXHIBIT 5

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

Estate No.:24-115987
 Court No.:24-115987

BRYAN & COMPANY LLP
LEGAL COUNSEL IN THE MATTER OF THE RECEIVERSHIP OF WESTPOINT CAPITAL CORPORATION, ET AL
INVOICE SUMMARY FOR THE PERIOD OF April 10, 2019 TO Close

Date	Invoice #	Amount	Discount	Disbursements	Invoice (Net)	GST	Funds from Trust	Invoice (Total)
22-Feb-19	216096	-	-	6,030.00	6,030.00	301.50	(3,000.00)	3,331.50
18-Aug-20	228270	148.75	-	28.26	177.01	8.85	-	185.87
18-Aug-20	228271	147.75	-	28.26	176.01	8.80	-	184.82
24-Nov-20	230477	146.00	-	15.82	161.82	8.09	-	169.92
10-Dec-20	231044	1,079.25	-	50.00	1,129.25	53.96	-	1,183.21
18-Jan-21	231941	147.50	-	29.26	176.76	8.59	-	185.35
25-Jan-21	232047	651.25	-	29.26	680.51	33.78	-	714.29
22-Jul-21	236293	152.00	-	28.26	180.26	9.01	-	189.27
04-Aug-21	236607	2,932.50	-	55.50	2,988.00	146.90	-	3,134.90
20-Jan-22	240937	978.00	-	-	978.00	48.91	-	1,026.91
03-May-22	243154	688.50	-	-	688.50	34.43	-	722.93
08-Sep-22	246107	157.50	-	19.00	176.50	8.83	-	185.33
04-Oct-22	246729	527.50	-	50.00	577.50	26.38	-	603.88
SUBTOTAL		7,756.50	-	6,363.62	14,120.12	698.03	(3,000.00)	11,818.18
PREVIOUSLY APPROVED		71,684.75	(6,065.00)	5,072.51	70,692.26	3,367.02	-	74,059.28
TOTAL		79,441.25	(6,065.00)	11,436.13	84,812.38	4,065.05	(3,000.00)	85,877.46

EXHIBIT 6

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

COURT FILE NO. 1903-04121
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

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 **AFFIDAVIT OF DAVID LEWIS**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	RECEIVER BDO Canada Limited Suite 900 10130 103 St NW Edmonton, Alberta T5J 3N9 David Lewis Phone : 780.441.2155 Fax : 780.424.3222 dlewis@bdo.ca	Counsel Miller Thomson LLP 2700 Commerce Place 10155 102 Street NW Edmonton, AB T5J 4G8 Terrence M. Warner Phone: 780.429.9727 Fax: 780.424.5866 twarner@millerthomson.com
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**AFFIDAVIT OF DAVID LEWIS
SWORN ON JANUARY 22, 2024**


I, David Lewis, of the Hamlet of Sherwood Park, in the Province of Alberta, Insolvency Practitioner, MAKE OATH AND SAY THAT:

1. I am a Senior Vice President of BDO Canada Limited ("**BDO**"), and a licensed insolvency trustee and have been overseeing the day-to-day administrative work in relation to this engagement and, as such, have personal knowledge of the matters hereinafter deposed to, except where stated to be based on information and belief, and whereso stated, I do verily believe the same to be true.

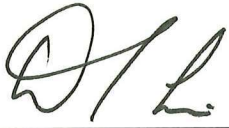
2. On March 8, 2019, the Court of Queen's Bench of Alberta (the "Court") granted an Order (the "Order") appointing BDO Canada Limited as an Interim Receiver in respect of Westpoint Capital Corporation ("WCC"), Westpoint Capital Management Corporation ("WCMC"), Westpoint Capital Services Corporation ("WCSC"), 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"), 1897837 Alberta Ltd. ("837").
3. On April 10, 2019, the Court granted an Order (the "Receivership Order") appointing BDO Canada Limited as Receiver ("BDO" or the "Receiver") of the companies referred to in the previous paragraph. On May 30, 2019, the Court granted a further Order, amending the Receivership Order to add The Village at Paldi Ent. Ltd. ("Paldi") as a party in receivership (the companies in receivership are collectively referred to as the "Companies").
4. This Affidavit is in support of an Order approving BDO's fees in respect of its role as Receiver of WCC et al., excluding River's Crossing Ltd. ("**RCL**"). The reason for excluding RCL is that Conexus Credit Union was the first mortgage on the RCL in Cranbrook, British Columbia. As such, the Receiver kept a separate accounting and separate professional fees.
5. The statements of fees and disbursements of BDO in respect of WCC et al. are attached as **Exhibit "A"**.
6. A detailed summary of BDO's fees and disbursements relating to its administration of the estate of WCC et al. can be found at **Exhibit "B"**.
7. The summary, Exhibit B provides a full disclosure of fees and disbursements incurred and expended by BDO for the period of April 10, 2019 to Close.
8. The statements of fees and disbursements of BDO's legal counsel, Miller Thomson LLP and Bryan & Company LLP, in respect of WCC et al. are attached as **Exhibit "C"**.
9. In relation to BDO's fees, the detailed report of its fees and disbursements sets out the daily time and work performed by each employee of BDO working on the estate of WCC et al. The hourly rates and charges applied are the normal rates and charges for personnel employed by BDO when administering an estate.
10. I believe and submit that the hourly rates are reasonable and comparable to the hourly rates of other accounting firms within the City of Edmonton of equivalent competence and expertise in the restructuring and insolvency area.
11. As per paragraph 18 of the Receivership Order, the Receiver and its legal counsel have a first charge on the property of WCC et al. as security for their reasonable fees and disbursements in respect of those proceedings (the "**Receiver's Charge**"). I have reviewed the file and believe that there was no opposition to the Receiver's Charge at the date the Receivership Order was granted, and I have received no objections from any creditor since.

12. I make this Affidavit in support of the Receiver's application for approval of its fees and disbursements, approval of its counsel's fees and disbursements, and its discharge as Receiver over the estate of WCC et al.

SWORN BEFORE ME at the City of Edmonton, in the)
Province of Alberta, this 22nd day of January 2024.)



A COMMISSIONER FOR OATHS IN AND)
FOR THE PROVINCE OF ALBERTA)
)
)
)
)
)
)



DAVID LEWIS

ROBYN ARANAS
Commissioner for Oaths
Province of Alberta
Expiry Date: April 16, 2026

EXHIBIT A

To the Affidavit of David Lewis Dated January 22, 2024

This is Exhibit "A" to the Affidavit of
David Lewis

Dated this 22nd day of January, 2024

Aranas
Commissioner for Oaths in and for the
Province of Alberta

ROBYN ARANAS

Commissioner for Oaths

Province of Alberta

Expiry Date: April 16, 2026

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to February 7, 2024

Receipts

Sale of land	\$ 11,789,995
Settlement	2,846,803
Loan	500,000
Transfer from WIT	134,773
Mortgage repayment	130,167
GST refund	90,527
Cash on hand	62,232
Rental income	51,651
GST collected	38,202
Return of retainer	33,383
Sewer Hauling contract	31,750
Sale of vehicle	10,010
Interest Income	9,341
Investments	6,556
Insurance refund	3,906
Refund	974
Sale of office furniture	500
	<u>15,740,770</u>

Disbursements

Payment to secured creditor	5,759,206
Payment to Westpoint Investment Trust	4,655,755
Receiver fees	1,234,016
Legal fees and disbursements	1,226,347
Real property taxes	587,358
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Payment to unsecured creditors	300,000
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Consulting fees	202,131
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Insurance	83,570
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Construction	60,756
Payroll deductions	20,193
Utilities	18,968
Repairs and maintenance	12,062
Miscellaneous	10,993
Stock taking and possession	9,804
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Site clean up	1,665
Office expenses	1,484
Redirection of mail	1,300
Bank Fees	581
Storage	567
Annual Filing	412
Filing fees paid to the Official Receiver	70
Photocopies	34
Search fee	10
	<u>15,733,596</u>
	<u>\$ 7,090</u>

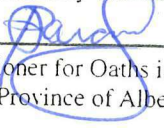
EXHIBIT B

To the Affidavit of David Lewis Dated January 22, 2024

This is Exhibit "B" to the Affidavit of

David Lewis

Dated this 22nd day of January, 2024



Commissioner for Oaths in and for the
Province of Alberta

ROBYN ARANAS
Commissioner for Oaths
Province of Alberta
Expiry Date: April 16, 2026

Estate No.: 1903-04121
 Court No.: 1903-04121

BDO CANADA LIMITED
 IN THE MATTER OF THE INERIM RECEIVERSHIP OF
 WESTPOINT CAPITAL CORPORATION ET AL
 INVOICE SUMMARY FOR THE PERIOD OF April 10, 2019 TO Close

Date	Period End Date	Invoice #	WTP	Disbursements	Invoice (Net)	GST	Invoice (Total)
03-May-22	30-Apr-22	CINV1746294	\$ 15,052.50	\$ -	\$ 15,052.50	\$ 752.63	\$ 15,805.13
05-Jul-22	30-Jun-22	CINV1845602	1,537.50	99.16	1,636.66	81.83	1,718.49
03-Aug-22	31-Jul-22	CINV1898437	3,375.00	2,007.45	5,382.45	269.12	5,651.57
07-Sep-22	31-Aug-22	CINV1943684	2,952.50	-	2,952.50	147.63	3,100.13
04-Oct-22	30-Sep-22	CINV1974306	3,550.00	-	3,550.00	177.50	3,727.50
02-Nov-22	31-Oct-22	CINV2009350	720.00	-	720.00	36.00	756.00
06-Dec-22	30-Nov-22	CINV2060882	772.50	1,185.02	1,957.52	97.88	2,055.40
09-Jan-23	31-Dec-22	CINV2104775	8,465.00	3,803.82	12,268.82	613.44	12,882.26
01-Feb-23	31-Jan-23	CINV2128765	13,735.00	-	13,735.00	686.75	14,421.75
01-Mar-23	28-Feb-23	CINV2161682	10,475.00	-	10,475.00	523.75	10,998.75
13-Apr-23	31-Mar-23	CINV2243930	2,630.00	479.83	3,109.83	155.49	3,265.32
15-May-23	30-Apr-23	CINV2321174	1,375.00	358.07	1,733.07	68.75	1,801.82
12-Jun-23	31-May-23	CINV2376031	282.50	-	282.50	14.13	296.63
17-Jul-23	30-Jun-23	CINV2437551	3,327.50	-	3,327.50	166.38	3,493.88
01-Aug-23	31-Jul-23	CINV2454372	1,552.50	-	1,552.50	77.63	1,630.13
06-Nov-23	31-Oct-23	CINV2607016	362.50	-	362.50	18.13	380.63

SUBTOTAL	70,165.00	7,933.35	78,098.35	3,887.01	81,985.36
PREVIOUSLY APPROVED	973,157.50	24,736.22	997,893.72	49,894.69	1,047,788.41

	Estimated Time to Close	3,260.12	3,260.12	163.01	3,423.13
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TOTAL \$1,046,582.62 \$ 32,669.57 \$1,079,252.19 \$ 53,944.71 \$1,133,196.90



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

May 3, 2021

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1746294
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period April 1, 2022 to April 30, 2022.

Our Fee:	\$ 15,052.50
Sub-total	15,052.50
G.S.T. at 5%	<u>752.63</u>
BALANCE DUE	<u>\$ 15,805.13</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period March 1, 2022 through to March 31, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	22.3	550	12,265.00
Jervis Rodrigues	1.0	550	550.00
	<u>23.3</u>		<u>12,815.00</u>
<u>Analyst</u>			
Jacob Furneaux	12.0	175	2,100.00
Laura Demchuk	0.7	175	122.50
	<u>12.7</u>		<u>2,222.50</u>
<u>Administrator</u>			
Wanda Labonte	0.1	150	15.00
	<u>0.1</u>		<u>15.00</u>
Total	<u>36.1</u>		<u>15,052.50</u>

Westpoint Capital Corporation, In Receivership
For the period April 1, 2022 through to April 30, 2022

Name	Date	Description	Hours
David Lewis			
	2022-04-04	Print off all exhibits for the report, finalize affidavit for professional fees; emails; discussions with T Warner; emails.	3.5
	2022-04-05	Emails; review of legal invoices.	1.7
	2022-04-06	Update exhibits and Eighth report.	1.3
	2022-04-07	Finalizing 8th report; finalizing exhibits and affidavit.	4.9
	2022-04-07	March bank reconciliation.	0.1
	2022-04-08	Finalizing report; discussions with T Warner	1.9
	2022-04-11	Review report; discussions with legal counsel; emails.	0.6
	2022-04-12	Emails; posting documents online; discussions with T Warner.	0.9
	2022-04-13	Emails; dealing with application matters.	0.4
	2022-04-14	Emails; discussions with T Warner.	0.4
	2022-04-19	Emails.	0.6
	2022-04-20	Attending court application; emails; discussions T Warner; review of information regarding Harold Jahns.	3.9
	2022-04-21	Emails; discussion with T Warner; prepare payment for creditors in WCC et al; prepare transfer to WIT.	1.9
	2022-04-25	Emails.	0.2
			22.3
Jervis Rodrigues			
	2022-04-04	Review 8th report to Court (final version); email T/F David Lewis.	1.0
			1.0
Jacob Furneaux			
	2022-04-01	Finalizing legal fees summary	6.0
	2022-04-06	Reviewing invoice list provided by Miller Thomson to summary	2.5
	2022-04-07	Going over legal invoice summary with David	3.5
			12.0
Laura Demchuk			
	2022-04-04	Prepare cheque requisition and support for signing/approval; forward to banking.	0.5
	2022-04-20	OSB search.	0.2
			0.7
Wanda Labonte			
	2022-04-07	Prepare bank reconciliation – March 2022	0.1
			0.1



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

July 5, 2021

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1845602
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period May 1, 2022 to June 30, 2022.

Our Fee:	\$	1,537.50
Disbursements:	\$	99.16
Sub-total		1,636.66
G.S.T. at 5%		81.83
BALANCE DUE	\$	<u>1,718.49</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period May 1, 2022 through to June 30, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Partner</u>			
David Lewis	2.5	550	1,375.00
	<u>2.5</u>		<u>1,375.00</u>
 <u>Analyst</u>			
Jacob Furneaux	0.2	175	35.00
Laura Demchuk	0.3	175	52.50
	<u>0.5</u>		<u>87.50</u>
 <u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.4	150	60.00
	<u>0.5</u>		<u>75.00</u>
 Total	 <u>3.5</u>		 <u>1,537.50</u>

Summary of Disbursements

2022-05-02 - Duane Morris LLP Invoice #2899603	99.16
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Westpoint Capital Corporation, In Receivership
For the period May 1, 2022 through to June 30, 2022

Name	Date	Description	Hours
David Lewis			
	2022-05-09	April bank reconciliation	0.1
	2022-05-11	Emails.	0.1
	2022-05-17	Call from creditors looking for payment on claims.	0.9
	2022-05-30	Emails	0.1
	2022-06-01	Discussion with T Warner.	0.3
	2022-06-07	Bank reconciliations	0.2
	2022-06-07	Emails	0.1
	2022-06-14	Atlanta property emails; distribution per court order.	0.7
			2.5
Jacob Furneaux			
	2022-05-17	Preparing cheque requisition for payment of legal fees	0.2
			0.2
Laura Demchuk			
	2022-05-10	Prepare cheque requisition for approval.	0.2
	2022-05-11	Email to D Lewis; forward cheque requisition to banking for processing.	0.1
			0.3
Courtney Sword			
	2022-05-11	Prepare cheque	0.1
			0.1
Wanda Labonte			
	2022-05-03	Post and allocate interest - April 2022	0.1
	2022-05-07	Prepare bank reconciliation – April 2022	0.1
	2022-06-02	Post and allocate interest - May 2022	0.1
	2022-06-06	Prepare bank reconciliation – May 2022	0.1
			0.4



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

August 3, 2021

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1898437
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period July 1, 2022 through to July 31, 2022.

Our Fee:	\$	3,375.00
Disbursements:	\$	2,007.45
Sub-total		5,382.45
G.S.T. at 5%		<u>269.12</u>
BALANCE DUE	\$	<u>5,651.57</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period July 1, 2022 through to July 31, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	5.7	550	3,135.00
	<u>5.7</u>		<u>3,135.00</u>
 <u>Analyst</u>			
Jacob Furneaux	1.0	175	175.00
Laura Demchuk	0.2	175	35.00
	<u>1.2</u>		<u>210.00</u>
 <u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
 Total	 <u>7.1</u>		 <u>3,375.00</u>

Summary of Disbursements

2022-07-06 - Duane Morris LLP Invoice #292261	2,007.45
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Westpoint Capital Corporation, In Receivership
For the period July 1, 2022 through to July 31, 2022

Name	Date	Description	Hours
David Lewis			
	2022-07-04	Review and follow up on outstanding matters.	1.8
	2022-07-05	Emails.	0.1
	2022-07-07	Bank reconciliation	0.2
	2022-07-18	Emails; review of legal invoice for payment	0.2
	2022-07-20	Review judgement writ against individual.	0.9
	2022-07-25	Review 246(2) report; review release mortgage documents; emails; review legal invoice for payment.	2.1
	2022-07-27	Discussion with counsel.	0.4
			5.7
Jacob Furneaux			
	2022-07-25	Preparing 246(2) Report and faxing report to the OSB	1.0
			1.0
Laura Demchuk			
	2022-07-06	Prepare payable for approval.	0.2
			0.2
Wanda Labonte			
	2022-07-05	Post and allocate interest - June 2022	0.1
	2022-07-07	Prepare bank reconciliation – June 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

September 7, 2022

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1943684
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period August 1, 2022 through to August 31, 2022.

Our Fee:	\$	2,952.50
Sub-total		2,952.50
G.S.T. at 5%		147.63
BALANCE DUE	\$	<u>3,100.13</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
Summary of Time
for the period August 1, 2022 through to August 31, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	4.2	550	2,310.00
Jervis Rodrigues	1.0	550	550.00
	<u>5.2</u>		<u>2,860.00</u>
<u>Analyst</u>			
Jacob Furneaux	0.2	175	35.00
Laura Demchuk	0.2	175	35.00
	<u>0.4</u>		<u>70.00</u>
<u>Administrator</u>			
Wanda Labonte	0.2	150	22.50
	<u>0.2</u>		<u>22.50</u>
Total	<u>5.8</u>		<u>2,952.50</u>

Westpoint Capital Corporation, In Receivership
For the period August 1, 2022 through to August 31, 2022

Name	Date	Description	Hours
David Lewis			
	2022-08-08	Drafting report to court; emails.	2.9
	2022-08-15	Discussion with T Warner; emails.	0.6
	2022-08-23	Discussion with legal counsel; emails; review of Atlanta property documents.	0.7
			4.2
Jervis Rodrigues			
	2022-08-03	Review the second report to Court Dated August 5, 2022	1.0
			1.0
Jacob Furneaux			
	2022-08-24	Preparing cheque req for payment of legal fees	0.2
			0.2
Laura Demchuk			
	2022-08-04	Prepare cheque requisition, print cheque.	0.2
			0.2
Wanda Labonte			
	2022-08-02	Post and allocate interest - July 2022	0.1
	2022-08-05	Prepare bank reconciliation – July 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

October 4, 2022

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1974306
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of
Westpoint Capital Corporation for the period September 1, 2022 through to September 30, 2022.

Our Fee:	\$	3,550.00
Sub-total		3,550.00
G.S.T. at 5%		177.50
BALANCE DUE	\$	<u>3,727.50</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
Summary of Time
for the period September 1, 2022 through to September 30, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	6.4	550	3,520.00
	<u>6.4</u>		<u>3,520.00</u>
 <u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
 Total	 <u>6.6</u>		 <u>3,550.00</u>

Westpoint Capital Corporation, In Receivership
For the period September 1, 2022 through to September 30, 2022

Name	Date	Description	Hours
David Lewis			
	2022-09-07	Bank reconciliation.	0.1
	2022-09-09	Search for information regarding Shadow mountain for land of property; call and emails regarding bruderhiem.	1.9
	2022-09-19	Review of consent order regarding suing former directors; review of trustee document; meeting with T Warner to sign documents; emails; review of boxes for corporate seal.	3.9
	2022-09-27	Discussion with legal counsel regarding burderhiem.	0.5
			6.4
Wanda Labonte			
	2022-09-03	Post and allocate interest - August 2022	0.1
	2022-09-06	Prepare bank reconciliation - August 2022	0.1
			0.2



BDO Canada Limited
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Edmonton, AB T5J 3N9

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November 2, 2022

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2009350
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period October 1, 2022 through to October 31, 2022.

Our Fee:	\$	720.00
Sub-total		720.00
G.S.T. at 5%		36.00
BALANCE DUE	\$	756.00

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
Summary of Time
for the period October 1, 2022 through to October 31, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	1.1	550	605.00
	<u>1.1</u>		<u>605.00</u>
<u>Analyst</u>			
Laura Demchuk	0.4	175	70.00
	<u>0.4</u>		<u>70.00</u>
<u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.2	150	30.00
	<u>0.3</u>		<u>45.00</u>
Total	<u>1.8</u>		<u>720.00</u>

Westpoint Capital Corporation, In Receivership
For the period October 1, 2022 through to October 31, 2022

Name	Date	Description	Hours
David Lewis			
	2022-10-12	Bank reconciliation	0.1
	2022-10-26	Discussions with T Warner about Atlanta property and legal search for wits. etc.	0.7
	2022-10-31	Emails	0.3
			1.1
Laura Demchuk			
	2022-10-05	Prepare cheque requisition for signing; enter payable in Ascend and request signature.	0.4
			0.4
Courtney Sword			
	2022-10-26	Prepare and print cheque to pay legal fees	0.1
			0.1
Wanda Labonte			
	2022-10-05	Post and allocate interest - September 2022	0.1
	2022-10-07	Prepare bank reconciliation – September 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

December 6, 2022

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2060882
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of
Westpoint Capital Corporation for the period November 1, 2022 through to November 30, 2022.

Our Fee:	\$	772.50
Disbursements:	\$	1,185.02
Sub-total		1,957.52
G.S.T. at 5%		97.88
BALANCE DUE	\$	<u>2,055.40</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period November 1, 2022 through to November 30, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	1.0	550	550.00
	<u>1.0</u>		<u>550.00</u>
 <u>Analyst</u>			
Jacob Furneaux	0.7	175	122.50
Laura Demchuk	0.4	175	70.00
	<u>1.1</u>		<u>192.50</u>
 <u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
 Total	 <u>2.3</u>		 <u>772.50</u>

Summary of Disbursements

2022-11-07 - Duane Morris LLP Invoice 966309	1,185.02
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Westpoint Capital Corporation, In Receivership
For the period November 1, 2022 through to November 30, 2022

Name	Date	Description	Hours
David Lewis			
	2022-11-14	Review renewal of judgment; review information regarding Atlanta property.	0.9
	2022-11-14	Bank reconciliation	0.1
			1.0
Jacob Furneaux			
	2022-11-14	Preparing cheque req for payment of legal fees	0.2
	2022-11-22	Submitting legal invoice to accounts payable due to the invoice being in USD.	0.3
	2022-11-28	Preparing cheque req for payment of legal fees	0.2
			0.7
Laura Demchuk			
	2022-11-04	Prepare cheque requisition; enter disbursement in Ascend and send for approval.	0.4
			0.4
Wanda Labonte			
	2022-11-02	Post and allocate interest - October 2022	0.1
	2022-11-06	Prepare bank reconciliation-October 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

January 9, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2104775
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period December 1, 2022 through to December 31, 2022.

Our Fee:	\$	8,465.00
Disbursements:	\$	3,803.82
Sub-total		12,268.82
G.S.T. at 5%		613.44
BALANCE DUE	\$	<u>12,882.26</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period December 1, 2022 through to December 31, 2022

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	14.7	550	8,085.00
	<u>14.7</u>		<u>8,085.00</u>
 <u>Analyst</u>			
Jacob Furneaux	1.5	175	262.50
Laura Demchuk	0.5	175	87.50
	<u>2.0</u>		<u>350.00</u>
 <u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
 Total	 <u>16.9</u>		 <u>8,465.00</u>

Summary of Disbursements

2022-12-06 - Duane Morris LLP Invoice 2977204	3,803.82
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Westpoint Capital Corporation, In Receivership
For the period December 1, 2022 through to December 31, 2022

Name	Date	Description	Hours
David Lewis			
	2022-12-07	Bank reconciliation	0.1
	2022-12-07	Dealing with mortgage charges on old properties.	1.4
	2022-12-14	Searching for records at the request of former mortgagees.	5.4
	2022-12-15	Looking for files at the request of mortgagees, emails and calls to ensure they received the information.	6.9
	2022-12-16	Review legal invoices for payment.	0.9
			14.7
Jacob Furneaux			
	2022-12-15	Preparing 246(2) report and SRD, faxing copy to the OSB	1.2
	2022-12-16	Preparing cheque req for payment of legal fees & reviewing outstanding legal invoices	0.3
			1.5
Laura Demchuk			
	2022-12-13	Preparing cheque requisition and processing payable.	0.4
	2022-12-14	Request for signature and cheque to be printed.	0.1
			0.5
Wanda Labonte			
	2022-12-03	Post and allocate interest-November 2022	0.1
	2022-12-07	Prepare bank reconciliation – November 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

February 1, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2128765
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period January 1, 2023 through to January 31, 2023.

Our Fee:	\$ 13,735.00
Sub-total	13,735.00
G.S.T. at 5%	<u>686.75</u>
BALANCE DUE	<u>\$ 14,421.75</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period January 1, 2023 through to January 31, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	23.6	550	12,980.00
Jervis Rodrigues	1.0	550	550.00
	<u>24.6</u>		<u>13,530.00</u>
<u>Analyst</u>			
Jacob Furneaux	0.8	175	140.00
Laura Demchuk	0.2	175	35.00
	<u>1.0</u>		<u>175.00</u>
<u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
Total	<u>25.8</u>		<u>13,735.00</u>

Westpoint Capital Corporation, In Receivership
For the period January 1, 2023 through to January 31, 2023

Name	Date	Description	Hours
David Lewis			
	2023-01-06	Previous borrowers looking for information regarding their mortgages.	3.3
	2023-01-10	Bank reconciliation	0.1
	2023-01-10	Discussions with M Kiel; emails.	0.9
	2023-01-17	Review of records for Kevin Love documents.	4.8
	2023-01-18	Review of records for Kevin Love materials.	5.3
	2023-01-19	Review records for Kevin Love loan information.	2.8
	2023-01-25	Review records for Kevin love and loan on BC properties.	3.8
	2023-01-26	Reviewing records regarding Atlanta property.	1.8
	2023-01-27	Call from former directors.	0.8
			23.6
Jervis Rodrigues			
	2023-01-04	Review 3rd report of Judicial Trustee	1.0
			1.0
Jacob Furneaux			
	2023-01-03	Preparing cheque req for payment of legal invoice	0.2
	2023-01-18	Reviewing files in the file room to determine what can be sent back to the directors	0.6
			0.8
Laura Demchuk			
	2023-01-13	Prepare cheque requisition and process payable for approval.	0.2
			0.2
Wanda Labonte			
	2023-01-04	Post and allocate interest-December 2022	0.1
	2023-01-10	Prepare bank reconciliation – December 2022	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

March 1, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2161682
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period February 1, 2023 through to February 28, 2023.

Our Fee:	\$ 10,475.00
Sub-total	10,475.00
G.S.T. at 5%	523.75
BALANCE DUE	\$ 10,998.75

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period February 1, 2023 through to February 28, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	17.5	550	9,625.00
	<u>17.5</u>		<u>9,625.00</u>
<u>Analyst</u>			
Jacob Furneaux	4.3	175	752.50
Laura Demchuk	0.3	175	52.50
	<u>4.6</u>		<u>805.00</u>
<u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.2	150	30.00
	<u>0.3</u>		<u>45.00</u>
Total	<u><u>22.4</u></u>		<u><u>10,475.00</u></u>

Westpoint Capital Corporation, In Receivership
For the period February 1, 2023 through to February 28, 2023

Name	Date	Description	Hours
David Lewis			
	2023-02-02	Preparing information for tax returns.	2.5
	2023-02-09	Bank reconciliation	0.1
	2023-02-17	Dealing with tax returns.	5.4
	2023-02-22	Review tax returns.	3.6
	2023-02-23	Review tax returns; emails.	5.9
			17.5
Jacob Furneaux			
	2023-02-06	Preparing cheque requisition for payment of legal fees	0.1
	2023-02-17	Completing 2022 Tax Return for 1897837, 1789869, CPDC, WCMC, WCSC, & WSMC	3.4
	2023-02-21	Efiling & mailing 2022 tax returns for all subsidiaries	0.6
	2023-02-28	Preparing cheque req for payment of legal fees	0.2
			4.3
Laura Demchuk			
	2023-02-06	Prepare cheque requisition; process payables.	0.3
			0.3
Courtney Sword			
	2023-02-09	Prepare cheque to pay legal fees	0.1
			0.1
Wanda Labonte			
	2023-02-06	Post and allocate interest-January 2023	0.1
	2023-02-08	Prepare bank reconciliation – January 2023	0.1
			0.2



BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Private and Confidential

April 13, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2243930
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period March 1, 2023 through to March 31, 2023.

Our Fee:	\$	2,630.00
Disbursements:	\$	479.83
Sub-total		3,109.83
G.S.T. at 5%		155.49
BALANCE DUE	\$	<u>3,265.32</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period March 1, 2023 through to March 31, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	3.9	550	2,145.00
	<u>3.9</u>		<u>2,145.00</u>
 <u>Analyst</u>			
Jacob Furneaux	2.0	175	350.00
Laura Demchuk	0.6	175	105.00
	<u>2.6</u>		<u>455.00</u>
 <u>Administrator</u>			
Wanda Labonte	0.2	150	30.00
	<u>0.2</u>		<u>30.00</u>
 Total	 <u>6.7</u>		 <u>2,630.00</u>

Summary of Disbursements

2023-04-13 - Duane Morris LLP Invoice 3008506	479.83
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Westpoint Capital Corporation, In Receivership
For the period March 1, 2023 through to March 31, 2023

Name	Date	Description	Hours
David Lewis			
	2023-03-01	Review RLC tax return.	1.1
	2023-03-06	Bank reconciliation.	0.1
	2023-03-29	Emails; discussions with former trustee regarding lawsuit; trying to locate records to assist in lawsuit.	2.7
			3.9
Jacob Furneaux			
	2023-03-01	Preparing and e-filing 2022 tax return for River's Crossing Ltd. Preparing 2022 tax return for WCC to be reviewed by David	1.5
	2023-03-23	Sending USD legal invoice to Accounts Payable	0.2
	2023-03-31	Phone call with investor regarding update	0.3
			2.0
Laura Demchuk			
	2023-03-01	Cheque requisition.	0.2
	2023-03-02	Process payable.	0.1
	2023-03-06	Request to banking to print cheques.	0.1
	2023-03-15	Corporate searches; correspondence with D Lewis.	0.2
			0.6
Wanda Labonte			
	2023-03-02	Post and allocate interest-February 2023	0.1
	2023-03-05	Prepare bank reconciliation – February 2023	0.1
			0.2



Tel: 780 461 8000
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BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Strictly Private & Confidential

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Date	Invoice
May 15, 2023	CINV2321174 CUS0006572

RE: WCC - Receivership

TO OUR FEE FOR PROFESSIONAL SERVICES in connection with our engagement as Receiver of Westpoint Capital Corporation for the period April 1, 2023, to April 30, 2023, as per the details below:

Our Fee	\$	1,375.00
GST/HST (5%) 101518124RT0001		68.75
Disbursement:		1,443.75
Duane Morris LLP		358.07
TOTAL	\$	1,801.82

Summary of Time Charges:

	Hours	Rate	Amount
D. Lewis, Partner	2.2	550.00	1,210.00
J. Furneaux, Analyst	0.5	175.00	87.50
L. Demchuk, Analyst	0.1	175.00	17.50
C. Sword, Administrator	0.1	150.00	15.00
W. Labonte, Administrator	0.3	150.00	45.00
Total	3.2		\$ 1,375.00



Staff	Date	Comments	Hours
David Lewis	3-Apr-23	Emails; calls from investors looking for an update.	0.9
Wanda Labonte	4-Apr-23	Post and allocate interest - March 2023.	0.1
Jacob Furneaux	5-Apr-23	Submitting legal invoice to AP as it is in USD.	0.2
Jacob Furneaux	6-Apr-23	Preparing cheque requisition for payment of legal invoice.	0.1
Wanda Labonte	9-Apr-23	Prepare bank reconciliation - March 2023.	0.1
Courtney Sword	19-Apr-23	Prepare trust cheque.	0.1
Laura Demchuk	19-Apr-23	Email to banking re cheque for printing.	0.1
Jacob Furneaux	21-Apr-23	Preparing cheque req for payment of legal invoice.	0.2
David Lewis	24-Apr-23	Emails, follow up on Atlanta property.	0.2
David Lewis	26-Apr-23	Discussions with former management.	1.1
Wanda Labonte	2-May-23	Post and allocate interest - April 2023.	0.1
Wanda Labonte	6-May-23	Prepare bank reconciliation - April 2023.	0.1



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June 12, 2023

Westpoint Capital Corporation
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Edmonton, AB T5J 3N9

Invoice No. CINV2376031
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period May 1, 2023 through to May 31, 2023.

Our Fee:	\$	282.50
Sub-total		282.50
G.S.T. at 5%		14.13
BALANCE DUE	\$	296.63

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period May 1, 2023 through to May 31, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	0.4	550	220.00
	<u>0.4</u>		<u>220.00</u>
<u>Analyst</u>			
Jacob Furneaux	0.1	175	17.50
	<u>0.1</u>		<u>17.50</u>
<u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.2	150	30.00
	<u>0.3</u>		<u>45.00</u>
Total	<u>0.8</u>		<u>282.50</u>

Westpoint Capital Corporation, In Receivership
For the period May 1, 2023 through to May 31, 2023

Name	Date	Description	Hours
David Lewis			
	2023-05-15	Bank reconciliation.	0.1
	2023-05-23	Email; discussion with legal counsel regarding Atlanta property.	0.3
			0.4
Jacob Furneaux			
	2023-05-15	Preparing cheque req for payment of Receiver Fees	0.1
			0.1
Courtney Sword			
	2023-05-15	Prepare trust cheque	0.1
			0.1
Wanda Labonte			
	2023-05-02	Post and allocate interest - April 2023	0.1
	2023-05-06	Prepare bank reconciliation – April 2023	0.1
			0.2



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July 17, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2437551
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period June 1, 2023 through to June 30, 2023.

Our Fee:	\$	3,327.50
Sub-total		3,327.50
G.S.T. at 5%		166.38
BALANCE DUE	\$	<u>3,493.88</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
 Summary of Time
 for the period June 1, 2023 through to June 30, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	4.3	550	2,365.00
Jervis Rodrigues	1.0	550	550.00
	<u>5.3</u>		<u>2,915.00</u>
<u>Analyst</u>			
Jacob Furneaux	1.7	175	297.50
Laura Demchuk	0.4	175	70.00
	<u>2.1</u>		<u>367.50</u>
<u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.2	150	30.00
	<u>0.3</u>		<u>45.00</u>
Total	<u>7.7</u>		<u>3,327.50</u>

Westpoint Capital Corporation, In Receivership
For the period June 1, 2023 through to June 30, 2023

Name	Date	Description	Hours
David Lewis			
	2023-06-06	Follow up on the Atlanta property; emails discussions with legal counsel.	0.9
	2023-06-15	SRD preparation.	1.2
	2023-06-27	Claim review; review of RCL matters; emails; discussions with T warner.	2.2
			4.3
Jervis Rodrigues			
	2023-06-12	Review 4th report to Court	1.0
			1.0
Jacob Furneaux			
	2023-06-08	Preparing SRD for the eighth 246.2 report	1.2
	2023-06-09	Preparing SRD for the eighth 246.2 report	0.5
			1.7
Laura Demchuk			
	2023-06-12	Draft cheque requisition and prepare payment;	0.1
	2023-06-30	Discussion with D Lewis; fax interim report to OSB.	0.3
			0.4
Courtney Sword			
	2023-06-14	Prepare and process trust cheque	0.1
			0.1
Wanda Labonte			
	2023-06-02	Post and allocate interest-May 2023	0.1
	2023-06-08	Prepare bank reconciliation – May 2023	0.1
			0.2



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August 1, 2023

Westpoint Capital Corporation
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Edmonton, AB T5J 3N9

Invoice No. CINV2454372
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period July 1, 2023 through to July 31, 2023.

Our Fee:	\$	1,552.50
Sub-total		1,552.50
G.S.T. at 5%		77.63
BALANCE DUE	\$	<u>1,630.13</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
Summary of Time
for the period July 1, 2023 through to July 31, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	2.3	550	1,265.00
	<u>2.3</u>		<u>1,265.00</u>
<u>Analyst</u>			
Jacob Furneaux	0.8	175	140.00
Laura Demchuk	0.5	175	87.50
	<u>1.3</u>		<u>227.50</u>
<u>Administrator</u>			
Courtney Sword	0.2	150	30.00
Wanda Labonte	0.2	150	30.00
	<u>0.4</u>		<u>60.00</u>
Total	<u><u>4.0</u></u>		<u><u>1,552.50</u></u>

Westpoint Capital Corporation, In Receivership
For the period July 1, 2023 through to July 31, 2023

Name	Date	Description	Hours
David Lewis			
	2023-07-11	Bank reconciliation.	0.1
	2023-07-18	Review of RCL documents	2.2
			2.3
Jacob Furneaux			
	2023-07-06	Accruing transfer from WCC and preparing payment to City of Spruce Grove	0.6
	2023-07-24	Preparing cheque req for payment of legal fees	0.2
			0.8
Laura Demchuk			
	2023-07-19	Prepare cheque requisition and email for trustee approval; process for approval in Ascend; email to T Hanson coordinate printing and deposit of cheque.	0.4
	2023-07-21	Forward voicemail message.	0.1
			0.5
Courtney Sword			
	2023-07-07	Prepare trust cheque	0.1
	2023-07-11	Process trust cheque	0.1
			0.2
Wanda Labonte			
	2023-07-05	Post and allocate interest – June 2023	0.1
	2023-07-11	Prepare bank reconciliation – June 2023	0.1
			0.2



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November 6, 2023

Westpoint Capital Corporation
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV2607016
Electronic Banking Account No. CUS0006572
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of Westpoint Capital Corporation for the period August 1, 2023 through to October 31, 2023.

Our Fee:	\$	362.50
Sub-total		362.50
G.S.T. at 5%		18.13
BALANCE DUE	\$	<u>380.63</u>

Accounts are due when rendered

Westpoint Capital Corporation, In Receivership
Summary of Time
for the period August 1, 2023 through to October 31, 2023

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	0.3	550	165.00
	<u>0.3</u>		<u>165.00</u>
<u>Analyst</u>			
Jacob Furneaux	0.7	175	122.50
	<u>0.7</u>		<u>122.50</u>
<u>Administrator</u>			
Courtney Sword	0.1	150	15.00
Wanda Labonte	0.4	150	60.00
	<u>0.5</u>		<u>75.00</u>
Total	<u>1.5</u>		<u>362.50</u>

Westpoint Capital Corporation, In Receivership
For the period August 1, 2023 through to October 31, 2023

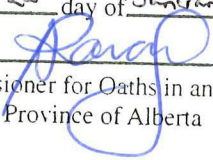
Name	Date	Description	Hours
David Lewis			
	2023-08-08	Bank reconciliation	0.1
	2023-09-11	Bank reconciliation.	0.1
	2023-10-25	Bank reconciliation.	0.1
			0.3
Jacob Furneaux			
	2023-08-22	Preparing cheque req for payment of legal fees	0.2
	2023-10-11	Preparing cheque req for payment of legal fees	0.2
	2023-10-25	Following up with the City of Spruce Grove's counsel due to the settlement cheque still being outstanding	0.2
	2023-10-31	Following up with Scott Harwardt regarding the settlement cheque sent for the City of Spruce Grove	0.1
			0.7
Courtney Sword			
	2023-08-23	Prepare trust cheque	0.1
			0.1
Wanda Labonte			
	2023-08-02	Post and allocate interest - July 2023	0.1
	2023-08-07	Prepare bank reconciliation – July 2023	0.1
	2023-09-03	Post and allocate interest-August 2023	0.1
	2023-09-09	Prepare bank reconciliation – August 2023	0.1
			0.4

EXHIBIT C

To the Affidavit of David Lewis Dated January 22, 2024

This is Exhibit "C" to the Affidavit of
David Lewis

Dated this 22nd day of January, 2024



Commissioner for Oaths in and for the
Province of Alberta

ROBYN ARANAS
Commissioner for Oaths
Province of Alberta
Expiry Date: April 16, 2026

Estate No.:24-115987
 Court No.:24-115987

BRYAN & COMPANY LLP
LEGAL COUNSEL IN THE MATTER OF THE Receivership OF WESTPOINT CAPITAL CORPORATION, ET AL
INVOICE SUMMARY FOR THE PERIOD OF April 10, 2019 TO Close

Date	Invoice #	Amount	Discount	Disbursements	Invoice (Net)	GST	Funds from Trust	Invoice (Total)
22-Feb-19	216096	-	-	6,030.00	6,030.00	301.50	(3,000.00)	3,331.50
18-Aug-20	228270	148.75	-	28.26	177.01	8.85	-	185.87
18-Aug-20	228271	147.75	-	28.26	176.01	8.80	-	184.82
24-Nov-20	230477	146.00	-	15.82	161.82	8.09	-	169.92
10-Dec-20	231044	1,079.25	-	50.00	1,129.25	53.96	-	1,183.21
18-Jan-21	231941	147.50	-	29.26	176.76	8.59	-	185.35
25-Jan-21	232047	651.25	-	29.26	680.51	33.78	-	714.29
22-Jul-21	236293	152.00	-	28.26	180.26	9.01	-	189.27
04-Aug-21	236607	2,932.50	-	55.50	2,988.00	146.90	-	3,134.90
20-Jan-22	240937	978.00	-	-	978.00	48.91	-	1,026.91
03-May-22	243154	688.50	-	-	688.50	34.43	-	722.93
08-Sep-22	246107	157.50	-	19.00	176.50	8.83	-	185.33
04-Oct-22	246729	527.50	-	50.00	577.50	26.38	-	603.88
SUBTOTAL		7,756.50	-	6,363.62	14,120.12	698.03	(3,000.00)	11,818.18
PREVIOUSLY APPROVED		71,684.75	(6,065.00)	5,072.51	70,692.26	3,367.02	-	74,059.28
TOTAL		79,441.25	(6,065.00)	11,436.13	84,812.38	4,065.05	(3,000.00)	85,877.46

EDMONTON PH 780.423-5730 FAX 780.428-8324
2600 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3Y2
www.bryanco.com



invoice

#201, 1230 - 91 Street SW
Edmonton, AB T6X 0P2

Date: February 22, 2019
Invoice: 216096
Our File: 26105-223/KPC
GST/HST# 11940
2329 RT0001

Re: Foreclosure action against 1777509 Alberta Ltd.

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$0.00
TOTAL DISBURSEMENTS	<u>\$6,030.00</u>
GST	<u>301.50</u>
TOTAL AMOUNT DUE	\$6,331.50
LESS TRANSFERRED FROM TRUST	<u>(3,000.00)</u>
BALANCE DUE ON THIS ACCOUNT	<u><u>\$3,331.50</u></u>

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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: August 18, 2020
Invoice: 228270
Our File: 26105-1/JTM
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate - Client owes \$5450.69 + \$1,766.66 + \$235.24

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$148.75
TOTAL DISBURSEMENTS	\$28.26
SUBTOTAL	\$177.01
GST	8.86
TOTAL AMOUNT DUE	\$185.87

EDMONTON PH 780.423-5730 FAX 780.428-6324
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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: August 18, 2020
Invoice: 228271
Our File: 26105-1/JTM
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate - Client owes \$5450.69 + \$1,766.66 + \$235.24

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$147.75
TOTAL DISBURSEMENTS	\$28.26
SUBTOTAL	\$176.01
GST	8.81
TOTAL AMOUNT DUE	\$184.82

EDMONTON PH 780.423-5730 FAX 780.428-6324
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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: November 24, 2020
Invoice: 230477
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$146.00
TOTAL DISBURSEMENTS	\$15.82
SUBTOTAL	\$161.82
GST	8.10
TOTAL AMOUNT DUE	\$169.92

EDMONTON PH 780.423-5730 FAX 780.428-6324
2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: December 10, 2020
Invoice: 231044
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate - Client owes \$5450.69 + \$1,766.66 + \$235.24

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$1,079.25
TOTAL DISBURSEMENTS	\$50.00
SUBTOTAL	\$1,129.25
GST	53.96
TOTAL AMOUNT DUE	\$1,183.21

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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: January 18, 2021
Invoice: 231941
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: Writ of Enforcement against Christopher Sealy – File No. 25854-11

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$147.50
TOTAL DISBURSEMENTS	\$29.26
SUBTOTAL	\$176.76
GST	8.59
TOTAL AMOUNT DUE	\$185.35

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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: January 25, 2021
Invoice: 232047
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: Writ of Enforcement against Daniel Jere Magnus – File No. 26105-70

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$651.25
TOTAL DISBURSEMENTS	\$29.26
SUBTOTAL	\$680.51
GST	33.78
TOTAL AMOUNT DUE	\$714.29

EDMONTON PH 780.423-5730 FAX 780.428-6324
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BARRISTERS • SOLICITORS

**Bryan &
company** LLP

invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: July 22, 2021
Invoice: 236293
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate – Security Agreement Renewal – Martin Gunderson

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$152.00
TOTAL DISBURSEMENTS	\$28.26
SUBTOTAL	\$180.26
GST	9.01
TOTAL AMOUNT DUE	\$189.27

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2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: August 4, 2021
Invoice: 236607
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: Westpoint Capital Corporation et al.

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$2,932.50
TOTAL DISBURSEMENTS	\$55.50
SUBTOTAL	\$2,988.00
GST	146.90
TOTAL AMOUNT DUE	\$3,134.90

EDMONTON PH 780.423-5730 FAX 780.428-6324
2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
www.bryanco.com



invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: January 20, 2022
Invoice: 240937
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate - Client owes \$5450.69 + \$1,766.66 + \$235.24

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$978.00
GST	48.91
	<hr/>
TOTAL AMOUNT DUE	\$1,026.91
	<hr/> <hr/>

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2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
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invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: May 3, 2022
Invoice: 243154
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$688.50
GST	34.43
	<hr/>
TOTAL AMOUNT DUE	\$722.93
	<hr/> <hr/>

EDMONTON PH 780.423-5730 FAX 780.428-6324
2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
www.bryanco.com



invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: September 8, 2022
Invoice: 246107
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$157.50
TOTAL DISBURSEMENTS	\$19.00
SUBTOTAL	\$176.50
GST	8.83
TOTAL AMOUNT DUE	\$185.33

EDMONTON PH 780.423-5730 FAX 780.428-6324
2900 Manulife Place 10180 - 101 Street, Edmonton, AB T5J 3V5
www.bryanco.com



invoice

Westpoint Capital Services Corporation
c/o BDO Canada Limited
9897 34 Avenue NW
Edmonton, AB T6E 5X9

Date: October 4, 2022
Invoice: 246729
Our File: 26105-1/KPC
GST/HST# 11940
2329 RT0001

Attention: David Lewis

Re: General Corporate

ACCOUNT SUMMARY

FOR PROFESSIONAL SERVICES RENDERED

TOTAL FEES AND OTHER CHARGES	\$527.50
TOTAL DISBURSEMENTS	\$50.00
SUBTOTAL	\$577.50
GST	26.38
TOTAL AMOUNT DUE	\$603.88

ACCOUNT DETAIL

FOR PROFESSIONAL SERVICES RENDERED

<u>Date</u>		<u>Description</u>	<u>Hours</u>
18 May 22	KPC	Email to David Lewis re: annual returns;	0.10
18 May 22	KPC	Emails from Kelly Gingrich and to David Lewis re: annual returns;	0.10
20 May 22	KPC	Email to David Lewis re: change of registered office;	0.10
28 Jul 22	KPC	Reviewed Dividend Sheet; email to David Lewis;	0.20
22 Sep 22	KHG	Receipt, preparation and electronic filing of 2022 Annual Return with the Registrar of Corporations for Westpoint	1.00

{Client Files/26105/1/E3750126.DOCX v1}

Accounts due on receipt; interest charged at 18.00% per annum (1.50% monthly);
Please refer to invoice number when remitting

Estate No.:24-115987
 Court No.:24-115987

MILLER THOMSON LLP
LEGAL COUNSEL IN THE MATTER OF THE Receivership OF WESTPOINT CAPITAL CORPORATION, ET AL
INVOICE SUMMARY FOR THE PERIOD OF April 10, 2019 TO Close

Date	Invoice #	Amount	Disbursements	Invoice (Net)	GST	Invoice (Total)
31-Mar-22	3738938	15,715.50	161.00	15,876.50	789.23	16,665.73
30-Apr-22	3750639	14,717.50	140.00	14,857.50	737.38	15,594.88
31-May-22	3758538	1,802.00	3.00	1,805.00	90.25	1,895.25
30-Jun-22	3771078	2,030.00		2,030.00	101.50	2,131.50
31-Jul-22	3780005	1,154.00		1,154.00	57.70	1,211.70
31-Aug-22	3788249	936.00		936.00	46.80	982.80
30-Sep-22	3797185	2,072.00	101.88	2,173.88	106.94	2,280.82
31-Oct-22	3810181	1,850.00	240.00	2,090.00	102.00	2,192.00
30-Nov-22	3824794	7,102.00	29.00	7,131.00	356.05	7,487.05
31-Dec-22	3831311	636.00	72.00	708.00	33.40	741.40
31-Jan-23	3850343	706.50		706.50	35.33	741.83
28-Feb-23	3857228	706.50		706.50	35.33	741.83
31-Mar-23	3869345	1,177.50	3.00	1,180.50	59.03	1,239.53
31-May-23	3886677	314.00		314.00	15.70	329.70
30-Jun-23	3898853	235.50		235.50	11.78	247.28
31-Jul-23	3907282	1,127.00		1,127.00	56.35	1,183.35
31-Aug-23	3917473	2,271.50	18.50	2,290.00	114.01	2,404.01
30-Sep-23	3926912	957.00	42.00	999.00	49.95	1,048.95
SUBTOTAL		55,510.50	810.38	56,320.88	2,798.73	59,119.61
PREVIOUSLY APPROVED		687,559.50	23,607.70	711,167.20	34,676.56	745,843.76

Estimated Time to Close	3,571.43		3,571.43	178.57	3,750.00
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TOTAL **746,641.43** **24,418.08** **771,059.51** **37,653.86** **808,713.37**



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Account Summary and Remittance Form

March 31, 2022

Invoice Number 3738938

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$15,715.50
Disbursements:	\$161.00
GST 5% (R119440766)	\$789.23
Total Amount Due	<u>\$16,665.73</u>



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Account Summary and Remittance Form

April 30, 2022

Invoice Number 3750639

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$14,717.50
Disbursements:	\$140.00
GST 5% (R119440766)	\$737.38
Total Amount Due	<u>\$15,594.88</u>



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Account Summary and Remittance Form

May 31, 2022

Invoice Number 3758538

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$1,802.00
Disbursements:	\$3.00
GST 5% (R119440766)	\$90.25
Total Amount Due	<u>\$1,895.25</u>



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Account Summary and Remittance Form

June 30, 2022

Invoice Number 3771078

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$2,030.00
GST 5% (R119440766)	\$101.50
Total Amount Due	<u>\$2,131.50</u>



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Account Summary and Remittance Form

July 31, 2022

Invoice Number 3780005

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$1,154.00
GST 5% (R119440766)	\$57.70
Total Amount Due	<u>\$1,211.70</u>



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Account Summary and Remittance Form

August 31, 2022

Invoice Number 3788249

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$936.00
GST 5% (R119440766)	\$46.80
Total Amount Due	<u>\$982.80</u>



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Account Summary and Remittance Form

September 30, 2022

Invoice Number 3797185

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$2,072.00
Disbursements:	\$101.88
GST 5% (R119440766)	\$106.94
Total Amount Due	<u>\$2,280.82</u>



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Account Summary and Remittance Form

October 31, 2022

Invoice Number 3810181

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$1,850.00
Disbursements:	\$240.00
GST 5% (R119440766)	\$102.00
Total Amount Due	<u>\$2,192.00</u>



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Account Summary and Remittance Form

November 30, 2022

Invoice Number 3825025

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Investment Trust Judicial Trustee
Our File No. 0240413.0003

Fees:	\$3,330.00
Disbursements:	\$111.00
GST 5% (R119440766)	\$167.55
Total Amount Due	<u>\$3,608.55</u>



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Account Summary and Remittance Form

December 31, 2022

Invoice Number 3831311

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$636.00
Disbursements:	\$72.00
GST 5% (R119440766)	\$33.40
Total Amount Due	<u>\$741.40</u>

Please return the Account Summary and Remittance Form with your payment.
Terms: Accounts due when rendered. Interest at the rate of 12.0% per annum will be
charged on accounts overdue 30 days or more. Any disbursements not posted to your account on the date of this account will be billed later.



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Account Summary and Remittance Form

January 31, 2023

Invoice Number 3850343

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: **Westpoint Capital Corporation**
Our File No. 0240413.0001

Fees:	\$706.50
GST 5% (R119440766)	\$35.33
Total Amount Due	\$741.83



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Account Summary and Remittance Form

February 28, 2023

Invoice Number 3857228

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$706.50
GST 5% (R119440766)	\$35.33
Total Amount Due	\$741.83



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Account Summary and Remittance Form

March 31, 2023

Invoice Number 3869345

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$1,177.50
Disbursements:	\$3.00
GST 5% (R119440766)	\$59.03
Total Amount Due	<u>\$1,239.53</u>



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Account Summary and Remittance Form

May 31, 2023

Invoice Number 3886677

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$314.00
GST 5% (R119440766)	\$15.70
Total Amount Due	<u>\$329.70</u>



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Account Summary and Remittance Form

June 30, 2023

Invoice Number 3898853

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$235.50
GST 5% (R119440766)	\$11.78
Total Amount Due	<u>\$247.28</u>



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Account Summary and Remittance Form

July 31, 2023

Invoice Number 3907282

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$1,127.00
GST 5% (R119440766)	\$56.35
Total Amount Due	<u>\$1,183.35</u>



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Account Summary and Remittance Form

August 31, 2023

Invoice Number 3917473

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$2,271.50
Disbursements:	\$18.50
GST 5% (R119440766)	\$114.01
Total Amount Due	<u>\$2,404.01</u>



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Account Summary and Remittance Form

September 30, 2023

Invoice Number 3926912

BDO Canada Limited
Suite 920, 10130 103 Street NW
Edmonton, AB T5J 3N9

Attention: David Lewis

Re: Westpoint Capital Corporation
Our File No. 0240413.0001

Fees:	\$957.00
Disbursements:	\$42.00
GST 5% (R119440766)	\$49.95
Total Amount Due	<u>\$1,048.95</u>

EXHIBIT 7

**To the Receiver's Ninth Report to Court
Dated February 7, 2024**

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

BDO Canada Limited
920, 10130 103 Street
Edmonton, AB T5J 3N9
David Lewis
Phone : 780.424.3434
Fax : 780.424.3222
dlewis@bdo.ca

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

COUNSEL

Miller Thomson LLP
2700 Commerce Place
10155 102 Street
Edmonton, AB T5J 4G8
Terrence M. Warner
Phone: 780.429.9727
Fax: 780.424.5866
twarner@millერთhompson.com

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 Nineth Report to the Court of the Receiver (the "Receiver's Nineth 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 __ day _____ 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