

COURT FILE NUMBER

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COURT

**COURT OF QUEEN'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

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

DATED MARCH 17, 2022

RECEIVER

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Table of Contents

List of Exhibits 3
Introduction 5
Background 7
Receiver’s Activities since its Sixth Report 8
Receiver’s Statement of Receipts and Disbursements 9
Assets of the Companies 9
Proven Creditors 12
Professional Fees – RCL 16
Recommendations 17
Intended Course of Action 17

List of Exhibits

1. Sixth Report to the Investors, dated September 15, 2021
2. Receiver's Statement of Receipts and Disbursements for the period March 8, 2019 to March 17, 2022
3. Letter to Conexus Credit Union regarding final payment and attached Statement of Receipts and Disbursements for RCL
4. Consent Order granted February 22, 2022 in Court of Queen's Bench Action Number 1503 04033
5. Collier Development Feasibility Report on Beach Grove, dated December 17, 2020
6. Notice of Objection to the Partial Disallowance of the Star Prebuild Home Ltd. claim
7. Letter to Dentons Canada LLP regarding next steps on the Notice of Objection
8. Order for Summary Dismissal, dated May 2, 2019
9. Calculation of Cost awarded to Black & Associates Inc. and Darren Black
10. Claim filed by Stirling Capital Partners Ltd and Kevin Love
11. Email from Receiver to Venture Group Law LLP re: additional evidence for claim
12. Corporate search for 1008245 BC Ltd.
13. Land title search for BC property
14. Receiver's legal counsel emailing Disallowance of Claim to Venture Group Law LLP
15. Formal Disallowance of Claim, dated November 4, 2020

16. Statement of Claim filed by Kevin Love against WCC and other individuals
17. Receiver's Counsel letter sent to Venture about Statement of Claim
18. Consent Order dismissing the Beach Grove property signed by Kevin Love's legal counsel
19. Summary of Professional Fees for RCL
20. Affidavit sworn by David Lewis regarding professional fees for RCL

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 "**Seventh 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 March 17, 2022;
 - c) An update on the assets of the Companies;
 - d) An update on ongoing Litigation matters;
 - e) Creditor matters; and
 - f) A summary of professional fees for River's Crossing Ltd.

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 River's Crossing Ltd.; and
 - d) An Order directing Kevin Love to discontinue proceedings as against WCC in Court of Queen's Bench Action Number 2103 18677.

Limitation of Report

5. The information contained in the Receiver's Seventh 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 Seventh 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 Seventh Report. Any use that any party makes of this Seventh Report or reliance on or decisions to be made based on its responsibility of such party.

7. A copy of the Receiver's Seventh 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 background information that is important to this Seventh 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 and made effective June 30, 2015. The Trust is a mutual fund trust with the purpose of investing in mortgage and real estate assets.
10. Prior to WIT being 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 MIC's 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 there were 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 way of a Court Order granted by this Honourable Court.
15. WIT holds a beneficial interest in assets which comprised mostly mortgages and some real estate holdings, which were held by various Companies in trust for WIT.
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 Sixth Report

17. The Receiver has now sold all the known properties owned by WCC et al and has paid all outstanding property taxes.
18. On or about September 15, 2021, the Judicial Trustee sent out by email and by ordinary mail a semi-annual report to each investor. This report provided the Investors with the following:
 - a) Trustee's activities;
 - b) Status of various investments made by WIT; and
 - c) Investor matters.

Attached as **Exhibit 1** is a copy of the September 15, 2021 report.

19. The Receiver negotiated a settlement on the mortgage with respect to the Beach Grove property which is discussed in more detail below.
20. The Receiver has closed the sale on the Bruderhiem property, after a delay due to issues related to COVID and land title registration.
21. The litigation in Court of Queen's Bench Action Number 1503 04033 with Westpoint Capital Corporation as Plaintiff and Solomon Spruce Ridge Inc., Martin Gunderson, Berry Homes Ltd. and Performance Paving Services Inc. was settled amongst all parties, and the funds in Court were paid out in accordance with a Consent Order granted February 22, 2022.

Receiver's Statement of Receipts and Disbursements

22. Attached as **Exhibit 2** is a copy of the Receiver's Statement of Receipts and Disbursements for the Companies. As of March 4, 2022, the Receiver has \$4.8 million in trust.
23. The Receiver has transferred \$250,000 to WIT to pay outstanding professional fees.

Assets of the Companies

24. As set out in previous reports, the Companies had three main categories of assets. Many of the assets were mortgages and interests in various properties deriving from mortgage enforcement proceedings. There were also numerous lawsuits that WCC initiated, which are more properly described as contingent assets. While they were not assets per se, they were capable of generating proceeds if successful. All of these have now been settled or discontinued.
25. These assets were discussed in detail in previous reports, and the Receiver does not intend to repeat information set out in previous reports.

Properties

River Crossing Land

26. As outlined in previous reports, the River Crossing property can be divided into two (2) sides, east and west (the "**East Side**" and "**West Side**" respectively).
27. This Honourable Court approved the RCL Lands sale in an Order granted April 1, 2020. The sales of the RCL Lands were successfully closed. However, counsel for the purchaser of the West Side held back \$77,100, due to a pending arbitration regarding the Homeowner Association monthly fees and a dispute with Shadow Mountain Golf Course.
28. After discussion with the Homeowner Association and the purchaser, the Receiver received approximately \$57,000 of the holdback amount, the

difference being due largely a claim for litigation costs. As such, the Receiver has completed realization for this entity.

29. The Receiver has sent the remaining sale proceeds of approximately \$200,000 to Conexus Credit Union (“**CCU**”), the first mortgage holder on the property. Professional fees were deducted from the proceeds of the sale of the property.

30. Attached as **Exhibit 3** is a copy of the letter to CCU, which included a Statement of Receipts and Disbursements for River’s Crossing Ltd.

Drumheller, AB

31. On June 18, 2021, the Receiver sold the remaining Drumheller lot, Lot 1, Block 11, Plan: 1110970. The Lot was sold for \$25,000.

Wandering River, AB

32. 869 was the registered owner of real property builders lots in Athabasca County, AB, which includes the following:

- a) Lots 2 through 8, Block 1, Plan 1021304;
- b) Lots 6 through 14, Block 2, Plan 1021304;
- c) Lot 16, Block 2, Plan 1021304; and
- d) Lots 18 through 23, Block 2, Plan 1021304.

33. 869 was the registered owner of commercial property in Athabasca County, AB, which included the following:

- a) 4-17-71-13 NW – approximately 110 acres
- b) 4-17-71-36 NW – approximately 8.01 acres
- c) 4-17-71-36 NE – approximately 33 acres

34. The Receiver has been able to sell all nine (9) residential lots remaining since the Sixth Report. The table below summarizes realization on the remaining Wandering River lots.

Legal description	Sold Price
Plan 1021304 Block 1 Lot 2	\$28,500
Plan 1021304 Block 1 Lot 3	13,000
Plan 1021304 Block 2 Lot 6	25,000
Plan 1021304 Block 2 Lot 7	25,000
Plan 1021304 Block 2 Lot 8	26,000
Plan 1021304 Block 2 Lot 9	26,500
Plan 1021304 Block 2 Lot 11	26,000
Plan 1021304 Block 2 Lot 14	20,000
Plan 1021304 Block 2 Lot 21	26,000
Total	\$216,000

Litigation

35. Below is an updated summary of WCC et al.'s ongoing litigation matters since the Receiver's Sixth Report.

Berry Homes Ltd. and Performance Paving Services Inc.

36. After completion of the questioning of a former director of WCC, there were various undertakings that the Receiver undertook to provide.
37. On October 28, 2021, the undertakings were provided to counsel for Berry Homes Ltd.
38. The Receiver has been able to settle the matter between the parties and pursuant to a Consent Order issued February 22, 2022, the Receiver secured the release of the funds in Court. This will result in WCC receiving approximately \$1.5 million. Attached as **Exhibit 4** is a copy of the Consent Order.

Beach Grove

39. This litigation, as set out in previous reports, involved a foreclosure proceeding on the property; a counterclaim by the principle of the debtor filed against WCC.

40. On October 29, 2020, the Receiver paid three years of outstanding property taxes for this property, totalling approximately \$35,000. The Receiver paid these property taxes to avoid the property being sold by the municipality to recover the unpaid property taxes.
41. On October 12, 2020, the Receiver engaged Colliers Strategy & Consulting Inc. ("**Colliers**") to perform a development feasibility analysis on the Beach Grove Properties. Based on the analysis, the property was deemed to have a value of approximately \$137,000. Attached as **Exhibit 5** is a copy of the Colliers' report.
42. The Receiver and Beach Grove reached a settlement resulting in the Receiver receiving \$500,000 for the release of the mortgage and discontinuance of the action.

Proven Creditors

43. On November 25, 2019, the Receiver sent to all known creditors of WCC et al., a notice of claim procedure established by this Honourable Court pursuant to an Order granted November 15, 2019.
44. The Receiver received a total of 15 claims. Based on a review of each claim, the Receiver admitted eight (8) claims, disallowed four (4) claims, disallowed one (1) claim as secured but allowed the amount as an unsecured claim, and disallowed a portion of one (1) claim.
45. On March 9, 2020, the Receiver, by registered mail, sent out notice of the four (4) disallowed claims to the affected parties.
46. On March 11, 2020, the Receiver, by registered mail, sent out notice of the disallowance of claim as secured and allowed as unsecured. The Receiver also sent out a notice to the affected party of the partial disallowance.
47. On March 26, 2020, Star Prebuild Homes Ltd. by way of its legal counsel, Dentons Canada LLP, notified the Receiver of its objection to the partial disallowance. Attached as **Exhibit 6** is a copy of this notice. In the covering

email to this notice, Dentons indicated that it would prepare an application in accordance with the November 15, 2019 Claims Process Order.

48. On April 9, 2020, draft documents for such an application were forwarded by email. However, neither the Receiver nor its legal counsel were ever provided with filed documents relating to an application.

49. Paragraph 19 of the Claims Process Order provides:

“19. The affected Creditor shall thereafter serve on the Receiver, a Notice of Motion in these proceedings returnable within fifteen days after it gave its Notice of Objection to the Notice of Disallowance issued by the Receiver. In the event that the affected Creditor fails to file a motion in accordance within the time period set out above, unless otherwise ordered by this Court, the affected creditor shall be conclusively deemed to have accepted the assessment of its claim set out in the Notice of Disallowance.”

50. On December 1, 2021, the Receiver’s legal counsel sent a letter to Denton’s Canada LLP noting that no steps have been taken since a conversation occurred in July 2020. Attached as **Exhibit 7** is a copy of this letter. The letter requests that Dentons advise of its position as soon as possible. As of the date of this report, neither the Receiver nor its legal counsel have received a reply to the letter or any indication of Star Prebuild Homes Ltd. intention to proceed with an application. As such, the claim of Star Prebuild Homes Ltd. is deemed to be partial disallowed by the Receiver.

Other Creditor Matters

51. There are three other creditors matters to be discussed. These are as follows:

- a) Costs awarded to Black & Associates Appraisal Inc. (“**BAAI**”) and Darren Black;
- b) Claim by Stirling Capital Partner Ltd. and Kevin Love; and
- c) Claim by the City of Spruce Grove.

Cost Award

52. On May 2, 2019, an order for a summary dismissal was granted for an action file by WCC against BAAI and Mr. Black. Attached as **Exhibit 8** is a copy of that order. As indicated in the order, costs were awarded to BAAI and Mr. Black. Attached as **Exhibit 9** is the calculation of these costs, which totaled \$13,137. No claim was filed during the claims process in accordance with the Claims Process Order.

Stirling Capital Partner Ltd/Kevin Love

53. Stirling Capital Partners Ltd. ("**SCPL**") was provided notice of the Claim Process Order, as SCPL was listed as a creditor of WMLP of WCC et al. provided the following explanation to why SCPL was listed as a creditor below.

"Per my email from yesterday on this loan was to BC numco for Txn 705. So technically the debtor is that BC numco which isn't part of the receivership. So I'm not sure how that affect things. The reason why this is on the list is that the MALP is the beneficial owner of the beach grove 1st mortgage and this was pledged as security to secure the loan that Kevin Love made to BC Numco."

54. On March 12, 2020, Stirling Capital Partners Ltd., and Mr. Kevin Love, jointly filed a claim. Attached as **Exhibit 10** is a copy of the claim filed by Mr. Love. As noted on the claim, this claim was filed against 1008245 BC Ltd. ("**1008**"). The initial claim contained no supporting documentation.

55. On March 16, 2020, the Receiver sent an email to Mr. Ken Heintz of Venture Law Group LLP ("**Venture**"), legal counsel for Mr. Love and SCPL, requesting additional support and completion the proof of claim form.

56. On July 15, 2020, the Receiver received an email providing the additional support. Based on the support provided, the Receiver informed Venture, via email, that the Receiver was not the Receiver of 1008, nor was it in control of any property in Vancouver. Again, additional support was requested.

57. On July 24, 2020, the Receiver sent another request for supporting information, specifically for the entities which the Receiver was overseeing. Attached as **Exhibit 11** is a copy of that email.
58. On September 11, 2020, the Receiver received additional support. That, along with a draft disallowance, was forwarded to legal counsel for review and comments.
59. As part of the review, the Receiver pulled a corporate search for 1008, as well as a land title search for the property in question. Attached as **Exhibit 12** is a copy of a corporate search for 1008. Attached as **Exhibit 13** is a copy of the land title search showing the only mortgage being registered to Vancouver City Saving Credit Union.
60. On September 28, 2020, the Receiver's legal counsel sent an email disallowance of claim to Venture. Attached as **Exhibit 14** is a copy of that email.
61. On November 4, 2020, the Receiver sent formal disallowance of the claim, as required by the Claim Process Order. Attached as **Exhibit 15** is a copy of that disallowance.
62. On February 28, 2022, the Receiver's legal counsel received a statement of claim from Venture, which included WCC as a defendant in the action. Attached as **Exhibit 16** is a copy of the filed statement on claim.
63. On March 2, 2022, the Receiver's legal counsel sent a letter to Venture about the statement of claim and outlined the following matters:
 - a) The Receiver did not consent to the commencement of an action;
 - b) The Receiver is unaware of seeking leave by the Court;
 - c) Client was aware of the Claim Process Order and filed a claim late;
and
 - d) Claim was disallowed and no objection filed.

Attached as **Exhibit 17** is a copy of that letter.

64. On March 16, 2022, Venture contacted Receiver's legal counsel and agreed to have WCC removed from the action.
65. Based on a review of the Statement of Claim, the Receiver shares the following comments:
- a) Mr. Love did not provide evidence with his proof of claim dated March 12, 2020, nor after repeated requests evidence that the loan was with WCC, only that it was with 1008 BC Ltd.;
 - b) The Receiver shared the Colliers report regarding the Beach Grove property, with legal counsel for Mr. Love; and
 - c) Mr. Love was part of a settlement on the Beach Grove matter, as shown by his legal counsel signing off the consent order to dismissing the various actions. Attached as **Exhibit 18** are copies of the consent order to dismissing the matter, which Mr. Love counsel signed. A settlement is not mentioned in his Statement of Claim.
66. The Receiver is requesting that this Honourable Court strike the statement of claim against WCC.

Professional Fees – RCL

67. CCU, was the first mortgage holder on the River's Crossing Land. After discussion with CCU and CCU legal counsel, it was determined that BDO Canada Limited would remain the Receiver of the property and proceed to sell the property. As such, the Receiver and its legal counsel kept separate accounts for RCL. The Receiver and its legal counsel charged professional fees, excluding GST and disbursements, currently totalling approximately \$285,000. A summary of invoices is attached as **Exhibit 19**.
68. 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 20** 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.

Recommendations

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

- a) Approval of the Receiver's activities and conduct as outlined in this Seventh Report;
- b) An Order directing that the Statement of Claim filed on behalf of Kevin as against WCC be discontinued as against WCC; and
- c) Approval of the professional fees in relation to RCL.

Intended Course of Action

70. If the Receiver's recommendations are approved, the Receiver's proposed course of actions are:

- a) Complete the administration of the various realization of the assets; and
- b) To complete the administration of this Receivership, leading to an application for discharge.

Dated at Edmonton, Alberta, this 17th day of March 2022.

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, CPA, CIRP, LIT
Vice-President

EXHIBIT 1

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

**JUDICIAL TRUSTEE'S FIFTH REPORT TO THE INVESTORS
SEPTEMBER 15, 2021**

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

Contents

Exhibits	3
Introduction.....	4
Disclaimer and Limitations of the Report	5
Trustee's Activities Since its Fourth Report	6
Mortgages.....	7
Properties	7
Litigation.....	8
Potential Realization.....	9
Receipts and Disbursements	9

Exhibits

1. Statement of Receipts and Disbursements for the period March 8, 2019 to September 15, 2021

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 felt it was important to communicate essential information regarding the investors' interest in WIT on a semi-annual basis. This is the Fifth Report to the Creditors ("Creditors Report"). This Creditors Report will provide the investors with the following information:
 - a) Trustee's activities since its last report;
 - b) Status of the various investments made by WIT;
 - c) Potential realization; and
 - d) Receipts and disbursements to date.
8. This report should be read in conjunction with all other investors' reports, as well as all information available on <http://www.extranets.bdo.ca/WCC ET. AL>.

Disclaimer and Limitations of the Report

9. This Creditors Report has been prepared by BDO to provide the investors with the information as outlined above. In preparing this Creditors 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 Creditors' Report.
10. The Trustee assumes no responsibility or liability for any loss or damage incurred by any party because of the circulation, publication, reproduction or use of the

Creditors Report. Any use that any party makes of this report, or any reliance on or decision to be made based on it is the responsibility of such party.

Trustee's Activities Since its Fourth Report

11. The Trustee has taken several steps to secure the various properties foreclosed on by WCC, deal with several litigation matters, and obtain appraisals on the properties.
12. WIT is a trust, and its investments were made through various corporate entities. Although the companies hold legal title to the various assets, the beneficial interest in those assets remains with WIT.
13. The Companies have three main categories of assets. First, the majority of the assets are mortgages. Second, there are also interests in various properties deriving from mortgage enforcement proceedings. Lastly, there are numerous lawsuits, which have been initiated by WCC, which are not assets per se but could result in generating proceeds if successful.
14. The assets are summarized in the table below, with the estimated recovery amount for each asset. Actual recovery may vary substantially from the estimated amount.

Type of asset (mortgage, land, lawsuit)	Location	Recovery as Estimated by WIT's Former Trustees	Recovery to date
Mortgage	Calgary	\$224,573	\$19,000
Mortgage	Beaumont	56,073	65,800
Mortgage	Edmonton	1,250,000	55,000
Mortgage	Edmonton	200,960	6,000
Mortgage	Salmon Arm	7,584,934	Ongoing
Mortgage	Penticton	300,000	336,000
Property	Cranbrook - 240 Shadow	159,000	50,000
Property	Cranbrook - 112 Purcell	250,000	128,000
Property	Cranbrook - River's Crossing Land	1,946,473	nil
Property	Drumheller	875,000	182,000
Property	Bruderheim	3,336,888	3,410,000
Property	Wandering River	2,000,000	825,000

Property	Village at Paldi	500,000	354,500
Litigation	Alberta	1,400,000	Ongoing
Litigation - Paldi	British Columbia	Unknown	Settled
Litigation -	British Columbia	Unknown	Ceased
Total		20,083,901	\$5,431,300

15. Please note that the former Trustees provided the foregoing estimated recovery numbers to the Trustee, and the Trustee has not independently verified the accuracy or the reasonableness of these estimates. Notwithstanding anything contained in this Report, the Trustee is not suggesting that these numbers represent the expected recoveries, and the Trustee makes no representations regarding any amounts that may be realized on any of the assets.

Mortgages

Mortgage - Edmonton, AB

16. On May 19, 2021, KV Capital Inc. applied to foreclose on the property. The Court granted this order, resulting in the WCC's mortgages being removed from the title(s). As such, the Receiver will recover no additional funds from this mortgage.

Mortgage - Beach Grove Properties

17. After attempting to settle the matter, the Receiver is now proceeding with the foreclosure action on the property.

Properties

Drumheller, AB

18. The Receiver has sold all of the vacant lots.

Bruderheim, AB

19. The previous offer on the property was unable to close, as conditions by the potential purchase were not removed. As such, the property was available for sale. Shortly after relisting the property, the Receiver received a cash offer to purchase the

property. At the advice of the realtor, the Receiver waited before accepting the offer. Another party made an offer that was unconditional and a cash sale of \$3.5 million.

20. The Receiver obtained court approval for the sale, and the property closed effectively on June 30, 2021.

Wandering River, AB

21. The property contains a mixture of residential and commercial lots. These lots are in Athabasca County, AB, as following:

- e) Lots 2 through 8, Block 1, Plan 1021304;
- f) Lots 6 through 14, Block 2, Plan 1021304;
- g) Lot 16, Block 2, Plan 1021304; and
- h) Lots 18 through 23, Block 2, Plan 1021304.

22. The Receiver has sold all commercial and residential lots.

Litigation

Berry Homes Ltd. and Performance Paving Services Inc.

23. There is approximately \$1.5 million in Court, and three parties are claiming an interest in these funds. First, Berry Homes is claiming an interest in the entire amount. Second, Performance Paving Services Inc. claims a portion of the amount, approximately \$300,000, for unpaid work on the project. Finally, the Trustee is claiming an interest in the entire amount.

24. In August 2021, counsel for Berry Homes Ltd. performed questioning of the former CEO of WCC. Based on the questioning, a number of undertakings were requested to be completed on a best efforts approach. The Receiver has started the process of reviewing the records to complete the undertakings. The Receiver plans to have this completed by the end of September.

25. Given the foregoing, it is uncertain what, if any, recovery will be made concerning this matter.

Receipts and Disbursements

26. The statement of receipts and disbursements from March 8, 2019, to September 15, 2021 is attached as Exhibit 1. The Receiver currently has \$3,046,068 of funds on hand to deal with ongoing holding costs for the properties.

Potential Realization

27. The Receiver has been requested by one of the Investors to provide an estimate for recovery. The Receiver estimates a recovery, which would be available for distribution, of \$2,000,000 to \$4,000,000. Note that actual recovery may vary substantially from the estimated amount.
28. The Receiver estimates that this matter should be concluded in late 2022. However, this is subject to change due to the ongoing litigation.

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to September 15, 2021

Receipts

Sale of land	\$ 11,736,400
Settlement	725,000
Loan	500,000
Cash on hand	116,137
Mortgage repayment	76,262
Rental income	52,692
GST refund	51,518
GST collected	38,202
Sewer Hauling contract	31,750
Sale of vehicle	10,010
Investments	5,337
Insurance refund	3,846
Interest Income	3,462
Refund	974
Sale of office furniture	500
	<hr/>
	13,352,091

Disbursements

Payment to secured creditor	5,584,853
Legal fees	1,070,262
Receiver fees	1,008,700
Real property taxes	587,358
Repayment of loan	500,000
Transfer to Westpoint Investment Trust	250,000
Strata fees	222,816
Consulting fees	202,131
Wages	173,201
GST/PST paid	141,187
Loan payments	135,305
Commission	115,315
Insurance	83,570
Appraisal fees	68,935
Construction	60,756
Payroll deductions	20,193
Utilities	19,024
Repairs and maintenance	11,765
Miscellaneous	9,636
Stock taking and possession	9,804
Advertising	9,032
WEPPA Remittance	5,990
Occupation rent	4,000
Deemed trust claim	3,479
Site clean up	1,665
Office expenses	1,469
Redirection of mail	1,300
Bank Fees	581
Storage	567
Filing fees paid to the Official Receiver	70
Photocopies	34
Search fee	10
Computer services	3,015
	<hr/>
	10,306,023
	<hr/>
	\$ 3,046,068

EXHIBIT 2

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

BDO Canada Limited
Statement of Receipts and Disbursements For
Westpoint Capital Corporation et al.
For the period of March 8, 2019 to March 17, 2022

Receipts

Sale of land	\$ 11,844,873
Settlement	2,776,398
Loan	500,000
Mortgage repayment	130,167
Cash on hand	62,232
GST refund	51,518
Rental income	50,774
GST collected	38,202
Sewer Hauling contract	31,750
Return of retainer	23,506
Sale of vehicle	10,010
Investments	6,556
Interest Income	4,824
Insurance refund	3,906
Refund	974
Sale of office furniture	500
	15,536,190

Disbursements

Payment to secured creditor	5,795,730
Legal fees	1,123,159
Receiver fees	1,086,335
Real property taxes	587,358
Repayment of loan	500,000
Transfer to Westpoint Investment Trust	250,000
Strata fees	222,816
Consulting fees	202,131
Wages	174,139
GST/PST paid	147,091
Loan payments	135,305
Commission	116,265
Insurance	83,570
Appraisal fees	68,935
Construction	60,756
Payroll deductions	20,193
Utilities	18,968
Repairs and maintenance	11,765
Miscellaneous	10,993
Stock taking and possession	9,804
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	1,300
Bank Fees	581
Storage	567
Filing fees paid to the Official Receiver	70
Photocopies	34
Search fee	10
	10,656,640

\$ 4,879,551

EXHIBIT 3

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

Tel: 780 424 3434
Fax: 780 424 3222
www.bdo.ca

BDO Canada Limited
920, 10303 103 Street NW
Edmonton, AB T5J 3N9

PRIVATE AND CONFIDENTIAL

November 4, 2021

Olive Waller Zinkhan & Waller LLP
1000, 2002 Victoria Avenue
Regina, SK S4P 0R7

VIA EXPRESSPOST

Attention: Randall M. Sandbeck

Dear Randall,

RE: In the Matter of the Court-Appointed Receivership of
River's Crossing Ltd.
Distribution to Conexus Credit Union
Account #: 11928306

Please find attached Cheque #179 in the amount of \$2,158,863.01 representing a distribution to Conexus Credit Union from the Receiver.

Please feel free to contact our office should you have any questions.

Thank you,

BDO Canada Limited
In its Capacity as Court-Appointed Receiver for
River's Crossing Ltd.
And not in its personal capacity

Per:

David Lewis, CA, CIRP, LIT
Partner, BR&TS

Enclosures

BDO Canada Limited
Statement of Receipts and Disbursements For
River's Crossing Ltd.
For the period of March 8, 2019 to January 5, 2022

Receipts

Sale of land	\$ 5,407,202
Cash on hand	32,949
Sewer hauling contract	31,750
GST collected	13,483
Sale of vehicle	10,010
Sale of office furniture	500
Interest income	381
	5,496,275

Disbursements

Payment to secured creditor	4,415,276
Real property taxes	372,016
Strata fees	144,216
Legal fees	147,723
Receiver fees	147,176
Holdback	78,600
Commission	58,880
Wages	46,515
Appraisal fees	19,360
GST/PST paid	19,224
Utilities	16,657
Repairs and maintenance	11,765
Insurance	9,591
GST remitted	4,821
Consulting fees	2,415
Advertising	1,000
Miscellaneous	920
Postage	76
Photocopies	34
Search fee	10
	5,496,275

\$ -

EXHIBIT 4

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**



Clerk's stamp:

COURT FILE NUMBER 1503 04033
 COURT COURT OF QUEEN'S BENCH OF ALBERTA
 JUDICIAL CENTRE EDMONTON
 PLAINTIFF WESTPOINT CAPITAL CORPORATION
 DEFENDANTS SOLOMON SPRUCE RIDGE INC., MARTIN GUNDERSON, BERRY HOMES LTD. and PERFORMANCE PAVING SERVICES INC.

DOCUMENT

CONSENT ORDER

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

MILLER THOMSON LLP
 Barristers and Solicitors
 2700, Commerce Place
 10155 - 102 Street
 Edmonton, AB, Canada T5J 4G8
 Phone: 780.429.1751 Fax: 780.424.5866

Lawyer's Name: Marie Dussault
 Lawyer's Email: mdussault@millerthomson.com
 File No.: 240413.1

DATE ON WHICH ORDER WAS PRONOUNCED: February 22, 2022
LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta
NAME OF MASTER WHO MADE THIS ORDER: L. R. Birkett, Q.C.

UPON THE APPLICATION of the Plaintiff, Westpoint Capital Corporation ("**Westpoint**");
 AND UPON hearing representations of counsel for the Plaintiff, Westpoint;
 AND UPON noting that this matter is preventing the Receiver from being discharged;
 AND UPON noting that as at July 13, 2021, the amount of \$1,576,785.64 is held in Court pending the resolution of this matter;
 AND UPON noting that the original Defendants, Solomon Spruce Ridge Inc. and Martin Gunderson (each and collectively, "**Solomon**") have not been active in the Action, did not oppose the foreclosure proceedings and have not taken part in the proceedings relating to priorities to the funds in Court between Westpoint, Berry Homes and Performance Paving;
 AND UPON noting that on April 20, 2018, judgment was granted in favour of Westpoint as against Solomon, by consent, in the amount of \$2,920,732.07 as of April 20, 2018, together with costs of this Action on a solicitor and his own client, full indemnity basis;
 AND UPON being advised that BDO Canada Limited was appointed as receiver of Westpoint by Order of this Honourable Court on April 10, 2019 in Court of Queen's Bench Action Number 1903-04121 (the "Receiver") and assumed conduct of these proceedings on behalf of Westpoint;

AND UPON being advised by Counsel for the Receiver that since August 10, 2015, the only issue to be determined in this Action relate to Westpoint, Berry Homes and Performance Paving's priority to the funds paid into Court as a result of the foreclosure sale of the Mortgage Lands;

AND UPON being advised by counsel for the Receiver that the remaining parties to this Action have resolved this matter without further need for litigation;

AND UPON noting consent of counsel for the Receiver, and the Defendant's, Performance Paving Services Inc. and Berry Homes to this form of order;

IT IS HEREBY ORDERED THAT:

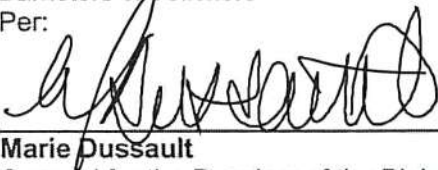
1. The Clerk of the Court shall be directed to immediately disburse all funds being held in Court in this Action, and any interest earned thereon, to counsel for the Receiver of the Plaintiff Westpoint Capital Corporation, Miller Thomson LLP, in trust; and
2. There shall be no costs of this Application.

LR Birkett

MASTER OF THE COURT OF QUEEN'S BENCH OF ALBERTA

Consented to by:

MILLER THOMSON LLP
Barristers & Solicitors
Per:



Marie Dussault
Counsel for the Receiver of the Plaintiff,
Westpoint Capital Corporation

REYNOLDS MIRTH RICHARDS & FARMER LLP
Barristers & Solicitors
Per:



Atul Omkar
Counsel for the Defendant,
Berry Homes Ltd.

CAMERON & CAMERON
Barristers & Solicitors
Per:

Per:

Iain Cameron
Counsel for the Defendant,
Performance Paving Services Inc.

EXHIBIT 5

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

An aerial photograph of a residential development. The houses are arranged in a row, with a large body of water (likely a lake or bay) in the background. The mountains in the distance have patches of snow. The sky is overcast.

Development Feasibility Analysis
Beach Grove Properties

Prepared By:
Colliers International Consulting (CIC)
December 17th, 2020

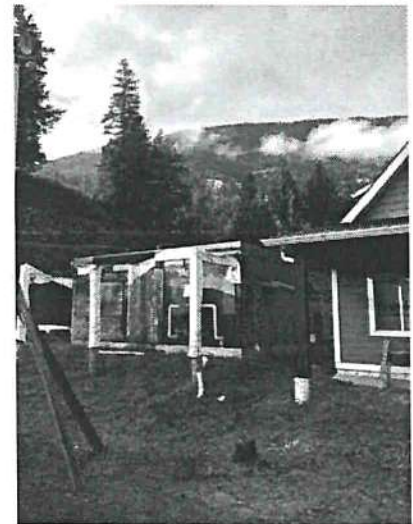
Executive Summary



Summary of Recommendations

Given the risks associated with redevelopment or continuing development, it is recommended that an offer be accepted at a value equal to or greater than \$137,000.

- Given the changes in the current planning context since the inception of the development in 2012, for development on site to occur, a number of high-risk conditions must be satisfied to permit further residential intensification. These include land use changes, requirements outlined in two development permit areas along with the issuance of a new building permit.
- Current charges on legal title limit the developability, title transfer and underwriting of the site. Notably, the charge registered on title to the Province of British Columbia require costly Ministry of Transportation and Infrastructure improvements to be implemented, at the cost of the developer, for Phases 2 and 3 to commence.
- Colliers has conducted two financial analyses for this property for 2 possible development & project cost scenarios - a best-case scenario and a realistic scenario. Given development & infrastructure costs and potential revenues indicated by the market, the analysis indicates that even a best-case development scenario - where a number of potentially unrealistic assumptions are made - indicate a project that is financially unviable.
- Current land value comparables indicate that the highest and best use of the site, based on the rural residential land use designation, is valued at approximately \$137,000. Given the challenges related to the site's location and characteristics, which demand demolition of existing structures, as well as the outstanding liens, charges, and litigations on the properties, the Subject Site is effectively worth zero dollars,
- Given the risks associated with redevelopment or continuing development, it is recommended that any offer for the site be accepted.

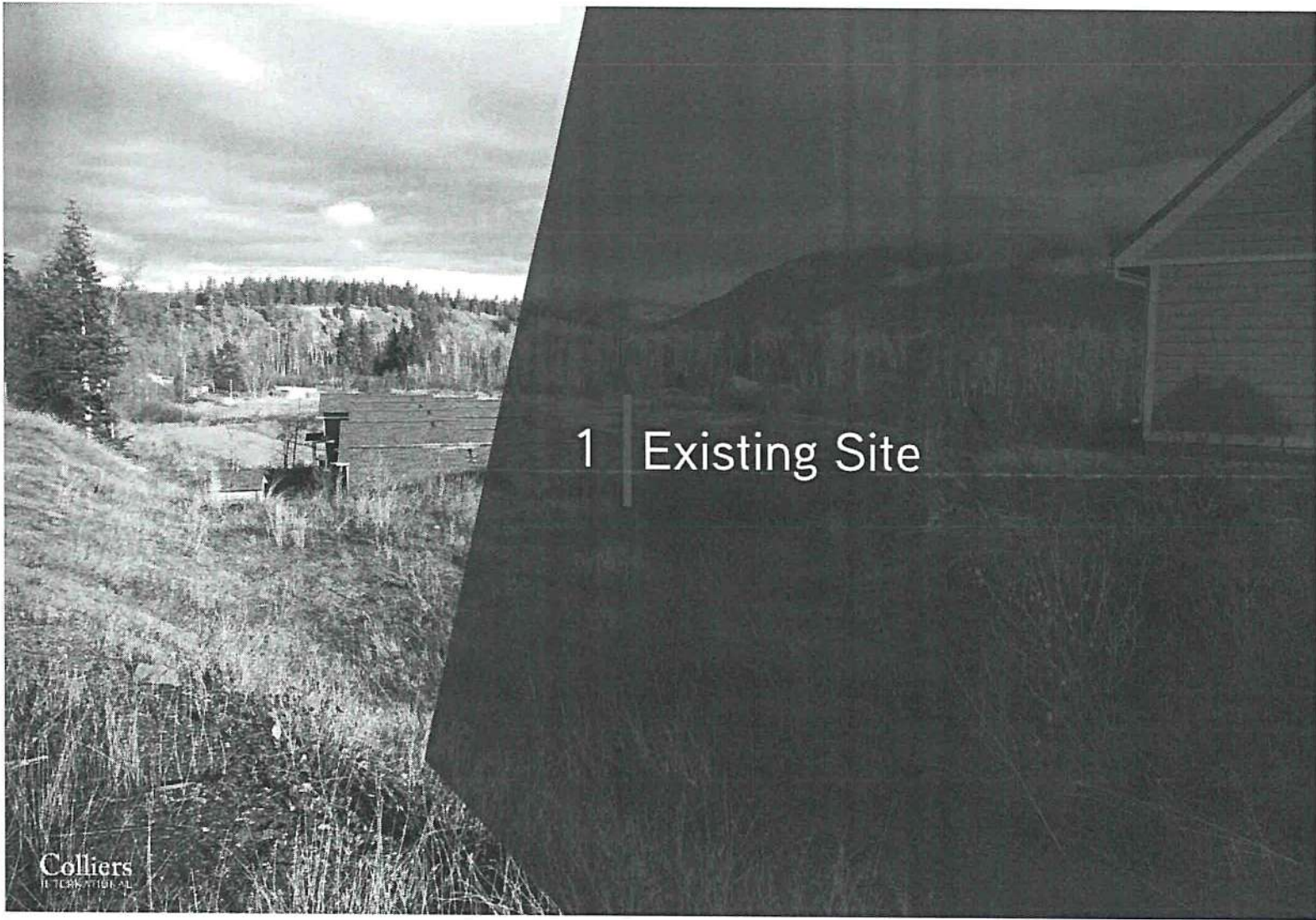


Methodology

A number of tools and resources were utilized to understand the complexities of the site and the implications of policy, market considerations and legal requirements.

Summary

- A site visit was conducted to better understand the conditions of the property, the quality and state of the existing improvements and better understand the context of the development in the region. By conducting this visit, a number of conditions that impact value and development potential were identified.
- A thorough review of documents supplied by Beach Grove Properties was undertaken and vetted with assistance from other industry professionals to confirm the validity of previous assumptions and identify gaps in previous analysis.
- A comprehensive review of public planning policy documents was undertaken to understand the site from a public policy and planning framework. This understanding ultimately led to uncovering a number of additional planning requirements and considerations that must be met for development to occur on the site. The majority of these stipulations and requirements were not required when development initially commenced.
- cursory discussions with BC Housing were conducted to understand the impact BC Housing compliance orders have on future development, value and the saleability of existing homes.
- A number of discussions with Columbia Shuswap Regional District (CSRD) planning staff revealed and confirmed policy assumptions and requirements.
- A number of discussions with CSRD building inspection staff revealed that the original building permits obtained by Beach Grove Properties were no longer valid and that conditions of development had to be met before a new building permit could be issued.
- Conversations with licensed builders in the Okanagan Region gave insight into market costing requirements to complete the development.
- Conversations with civil engineer consultants and general contractors gave insight into the scale, cost and timeline of the infrastructure improvements required for future development to occur.
- Interface with lawyers at Miller-Thompson confirmed assumptions regarding legal permissibility.



1 Existing Site

1. Existing Site

1.1 As is Condition

It is understood that BDO is the receiver of the lender to Beach Grove Properties for the underdeveloped parcel (Phases 2 and 3 - purple) and 5 of the homes in Phase 1 (blue).

Description

- The site is located on unzoned land in Tappen, British Columbia, approximately 12.9km north of Salmon Arm and in the jurisdiction of the Columbia Shuswap Regional District (CSRD).
- The site is bound by the Trans-Canada Highway to the west, a CP main rail line and Tappen Bay on Shuswap Lake to the east, low density residential uses and industrial uses to the south and the North Bay Indian Reserve #5 to the north.
- The site is currently accessible by a temporary access road from Trans-Canada Highway 1 leading to a paved private road sloping down towards the site.
- The site is in various stages of completion with the majority of Phase 1 being completed and lived in. Stages 2 and 3 are in various states of development.
- The purple parcel is approximately 2.52 acres in size.
- The entire site encompassing the red, blue and purple land parcels is approximately 5.839 acres in size.
- The site does not currently have direct lake access due to the location of the CP Rail line.



Site Summary (red and blue)

Legal Address: 1-14 5211 Trans Canada Highway, Tappen, BC

PID: 029-242-282, 029-242-291, 029-242-304, 029-242-312, 029-242-321, 029-242-339, 029-242-347, 029-242-355, 029-242-363, 029-242-371, 029-242-380, 029-242-398, 029-242-401, 029-242-410

Legal Description: Strata L 1-14 Sec 9 Tp 21 R 10 W Of The 6th Meridian Kamloops Division Yale District Strata Pl Eps1523 Together With An Interest In The Common Property In Proport To The Unit Entitlement Of The Strata L Shwn On Form V

Site Summary (purple)

Legal Address: 16-5211 Trans Canada Highway

PID: 017-169-798

Legal Description: L 1 Sec 9 Tp 21 R 10 W Of The 6th Meridian Kamloops Division Yale District Pl Kap44752 Exc Strata Pl Eps1523 (Phase 1)

1. Existing Site

1.2 Ownership

The partially developed portion of the site is registered to Beach Grove Properties (purple). Of the 14 completed homes on the western portion of the site, 5 are owned by Beach Grove Properties and are in various stages of completion.

Summary

1. PID: 017-169-798: Registered Owner – Beach Grove Properties LTD. (red)
2. PID: 029-242-347: Registered Owner – Beach Grove Properties LTD.
3. PID: 029-242-398: Registered Owner – Beach Grove Properties LTD.
4. PID: 029-242-282: Registered Owner – Jacqueline Frances Gaudreau
5. PID: 029-242-339: Registered Owner – Tammy and Craig Turner (Turner Construction)
6. PID: 029-242-291: Registered Owner – K&T Pattison Enterprises
7. PID: 029-242-304: Registered Owner – Laura and Ian Endersby
8. PID: 029-242-363: Registered Owner – Robert and Sylvia Light
9. PID: 029-242-321: Registered Owner – Aaron Fedechko
10. PID: 029-242-410: Registered Owner – Donna Allen
11. PID: 029-242-401: Registered Owner – Timothy Giandomenico
12. PID: 029-242-380: Registered Owner – Timothy Giandomenico
13. PID: 029-242-312: Registered Owner – Beach Grove Properties LTD.
14. PID: 029-242-371: Registered Owner – Beach Grove Properties LTD.
15. PID: 029-242-355: Registered Owner – Beach Grove Properties LTD.



Ownership on Site

- Houses 3 and 14 indicated above are currently incomplete and will require additional work to be livable and saleable.
- Houses 2, 13 and 15 indicated above are currently owned and operated by Beach Grove Properties and are rented to tenants. At this time, these houses are not saleable.

1. Existing Site



1.3.1 Development Phase 1 and Current Status

In 2012, development commenced on the site for 43 residences through a phased strata plan.

Summary

Phase 1: 14 lots

- Nine houses are currently sold with the most recent sale occurring on August 25, 2020. Current homeowners rely on a disclosure statement provided by the developer related to the development of the site as a whole and includes issues such as the proposed highway intersection upgrade and the installation of a sewer treatment system. The disclosure statement is required under the Real Estate Development Marketing Act.
- Five units are currently unsold. The title remains registered to the original developer. Three of these homes are complete and two are at "lock up".
- The New Home Warranty insurer has de-registered the original developer from the New Home Warranty program for the five unsold homes in Phase 1.
- The original appraisal notes that the developer believes the 5 unsold homes already developed in Phase 1 will need to be demolished or significantly deconstructed in order to be registered under the warranty program.
- Sewage is currently removed from the site by a pump-truck periodically. The initial development proposal included an off-site sewage treatment system for the entire development to be located on the adjacent property on an "Indian Reserve".
- It remains unclear if the CSRD would accept a scheme where water and sewer systems are managed off-site on the First Nation Reserve to the north as initially proposed before the implementation of the CSRD Official Community Plan (OCP). The details of the existing sewage serving agreement with the First Nation parcel to the north of the site remains to be determined with regard to validity and term. The initial agreement is thought to be for a 10-year term commencing in 2013 with an option for a single 10-year renewal terminating in 2033.
- It is understood that this system is not suitable for any future development due to capacity and CSRD requirements. It should be noted that during the site visit in late November, the smell of the septic pond was noticeable.



Development Phases

Phase 1 Phase 2 Phase 3

1. Existing Site

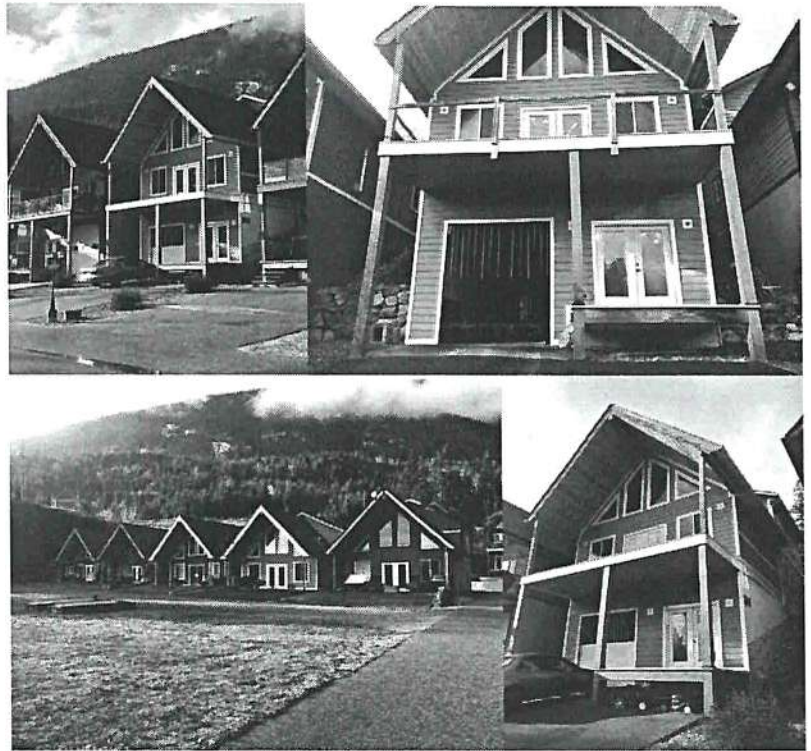


1.3.2 Development Phase 1 and Current Status

Homes in Phase 1 are in various states of completion with the majority being actively resided in.

Existing State

- Of Phase 1's 14 homes, 2 are currently incomplete and it has been indicated that they likely require demolition or significant remediation.
- From a review of title, 3 of the homes in Phase 1 are registered to Beach Grove Developments Ltd. and are currently rented to tenants. The original valuation notes that these properties may require demolition if they are to achieve a home warranty necessary for the sale of the home.
- Many of the houses in Phase 1 are built on relatively steep topography. Further work should be conducted to understand the impact of downward water flow from the highway towards the rear of these properties.



1. Existing Site

1.4.1 Development Phase 2 and Current Status

Phase 2 of the Beach Grove development is on the eastern portion of the parcel adjacent the rail tracks.

Summary

Phase 2: 14 lots

- At this stage, Phase 2 is not complete. Ten of the fourteen proposed homes are currently at "lock up" and have been since 2017. Work has not continued since.
- Phase 2 can not be stratified and marketed for sale until the following items are completed:
 - Construction of final 4 homes.
 - Home warranty reinstated for all homes.
 - Construction of highway intersection as required by MOTI.
- There is currently no New Home Warranty on any structure in Phase 2. It is highly likely that no builder or insurer will take on the risk of registering homes in the New Home Warranty program that have been partially constructed by another builder, particularly one that wasn't registered in the licensed builder program.
- The original developer believes the 10 homes already developed in Phase 2 will need to be demolished or significantly deconstructed in order to be registered under the warranty program.
- At this time, there is no sewage treatment system in place for Phase 2 developments. It is also understood that the existing septic system is inadequate.
- As a condition of approval of Phase 2 of the phased strata plan, a highway intersection needs to be completed to the satisfaction of the MOTI to access the development. Any applicant developing Phase 2 and 3 will be required to prepare and submit new intersection plans that contemplate the addition of four lanes. These improvements were initially quoted at \$900,000 in 2013 in the initial valuation. This work is currently estimated to cost approximately \$1.1 million, verified by inflating the original estimate according to Stats Canada's Infrastructure Construction inflation history and through conversations with local experts.



Development Phases
■ Phase 1 □ Phase 2 ■ Phase 3

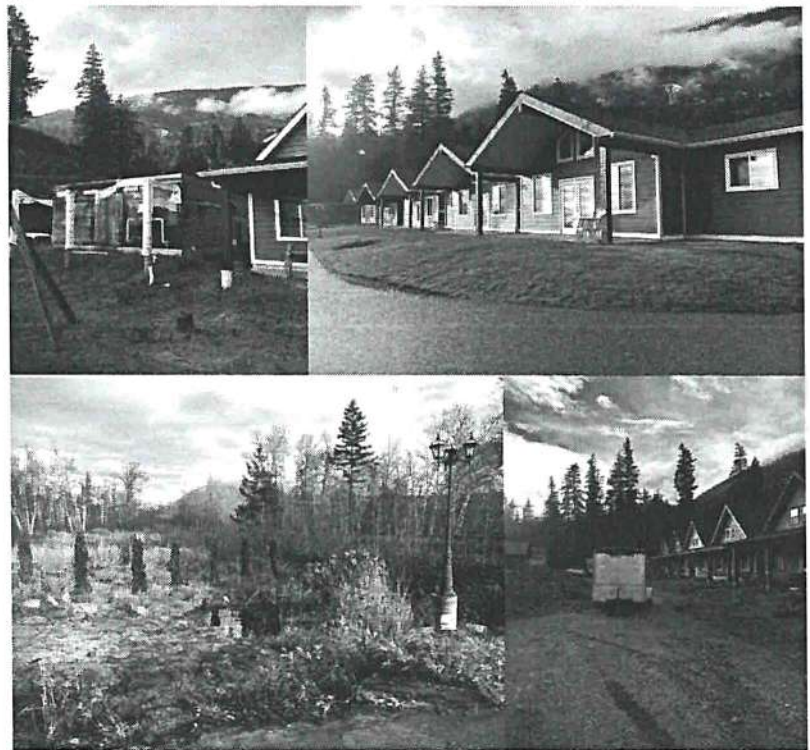
1. Existing Site

1.4.2 Development Phase 2 and Current Status

Houses are in various stages of completion with significant work required on exteriors, interiors, systems, and landscaping.

Existing State

- The 14 houses in Phase 2 are in various states of completion with one being substantially disassembled due to a weather incident. The shell is currently used as workshop space. The majority of homes require additional works to be completed before they are livable including proper siding, interior finishing, etc. Nonetheless, it is understood that these structures will require demolition or significant remediation.
- The front yards on Phase 2 homes require substantial work due to the presence of fill, vehicles and surface storage.
- CP Rail recommends that residential developments be located a minimum of 30m away from main lines for greater livability. Conversely, mitigation measures can be undertaken such as the creation of an earth berm or "sound wall". The siting of the houses on the eastern portion of Phase 2 are approximately 25m from the CP Rail "main" train lines with no substantial sound mitigation measures in place. This likely impacts saleability in the future. At this time, an acoustic study has not been conducted.
- The septic system is currently located off site on the First Nation Reserve adjacent the northeast corner of the site.



1. Existing Site

1.5.1 Development Phase 3 and Current Status

The construction of homes on Phase 3 has not commenced.

Summary

Phase 3: 15 future strata lots

- Construction of homes on the 15 Phase 3 lots has not commenced.
- The site for Phase 3 is partially occupied by vehicles in various states of repair.
- It is believed that underground utilities (geothermal, plumbing and electricity) have already been installed underneath the proposed building footprints.
- Phase 3 is not developable until MOTI requirements are satisfied, along with conditions of a land use change, development permit and building permit.



Development Phases

- Phase 1
- Phase 2
- Phase 3

1. Existing Site

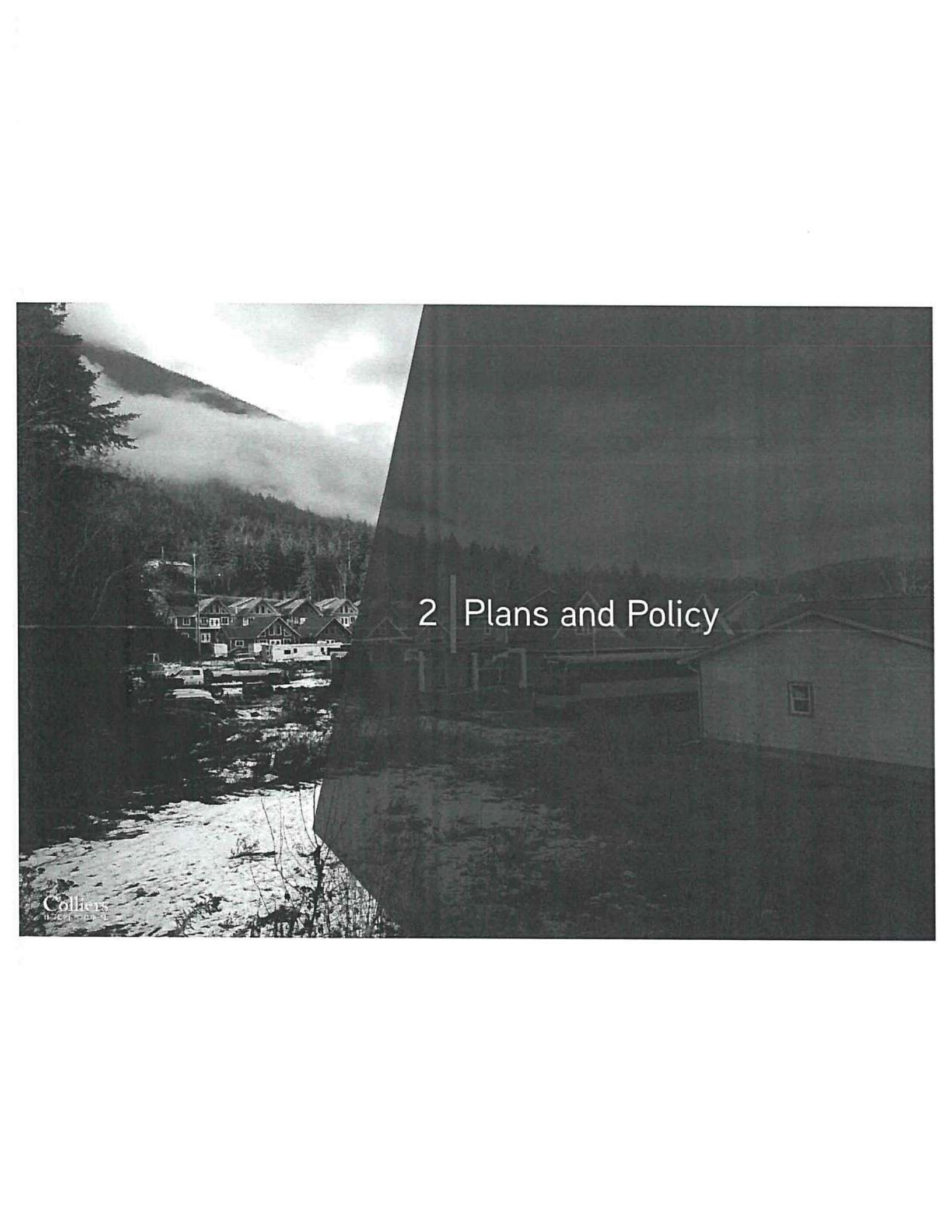
1.5.2 Development Phase 3 and Current Status

At this time, a number of requirements must be satisfied before development of Phase 3 can commence.

Existing State

- It is understood that the development of Phase 3 can not resume until MOTI requirements are satisfied.
- It can be reasonably expected that once MOTI improvements and servicing requirements are met, development could occur on the originally proposed building footprints.
- At this time, the details of original drawings are not known. It is possible that the CSRD, as a condition of a development permit, not allow the construction of homes on the southern portion of the Phase 3 lot due to topographic stability and drainage issues. Staff may also oppose the form and building setbacks of the proposed development.





2 Plans and Policy

2. Plans and Policy



2.1 Plans, Policy and Land Use

While the site is currently unzoned, conditions of development must be met in order to receive a building permit.

Zoning and Policy

- The subject site is currently unzoned meaning there is no zoning district bylaw assigned to any of the properties.
- Unzoned however does not mean unregulated. Development is still subject to conditions including, but not limited to, BC Building Code, Ministry of Transportation and Infrastructure setbacks and CSRD requirements.
- The developable potential of the site can be impacted by regional policies and other governmental restrictions.
- The Homeowner Protection Act and Regulations require that all new homes constructed under building permits applied for on or after July 1, 1999 (or where construction started on or after July 1, 1999, in areas not requiring building permits) must be covered by home warranty insurance unless they are specifically excluded by the Act or its regulations.

Permits

Development Permit

- Development permit areas are created to ensure that the character of developments are developed in accordance with the community vision expressed in the OCP and that construction within development permit areas must follow guidelines to ensure development is safe for the use intended.
- The conditions of a development permit, where required, must be met prior to the issuance of a building permit.

Building Permits

- As of March 4, 2019, building permits are required in Electoral Area C of the CSRD (applicable to the subject site).
- No building permit is required for new single-family buildings and accessory buildings that are under construction when the service is introduced, provided that concrete footings, built in compliance with the building code, are poured prior before the amended service bylaw takes effect. A property owner in this situation needs to submit proof to the CSRD to confirm that the concrete footings were poured prior to the date of service commencement. Proof may include, at a minimum, information such as an email stating the date on which the pour occurred, combined with a time-stamped picture of the pouring, and a copy of the concrete delivery receipt.
- When initially developed, it is assumed that new buildings met the requirements of the 2012 British Columbia Building Code. The new British Columbia Building Code 2018 provides updates to the minimum requirements for a safely built environment. At this time, it is unclear if the existing concrete footings are compliant with current building code.

2. Plans and Policy

2.2 Plans, Policy and Land Use

The Official Community Plan for the CSRD Electoral Area C was adopted in March 2014.

Columbia Shuswap Regional District Official Community Plan Electoral Area C – Rural Residential 2

- The Official Community Plan for Electoral Area C was adopted in March 2014
- General Land Use Management
 - 3.1.1.2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas
 - 3.1.1.3 To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.
 - 3.1.2.4 Outside the Village Centre and Secondary Settlement Areas, new residential development is generally discouraged unless co-located with an agricultural use. Strip commercial development between these development areas is not acceptable.
 - 3.1.2.6 Except as required to improve the health and safety of existing development, no public funds will be expended for the capital cost of extending water and sewer servicing to lands outside the Village Centre and Secondary Settlement Areas.
 - 3.1.2.9 At the time of introducing zoning regulations to unzoned areas, existing uses and structures may be recognized in the zoning bylaw and that recognition will be considered as conforming to this OCP. New development, however, must conform to the policies and land use designations in this OCP.
- The subject site is designated in the Official Community Plan as Rural Residential 2 (RR2) for detached and semi-detached housing at a density of 1 unit per 5 acres.
- The Official Community Plan designates new residential development to be directed to the Village Centre and Secondary Settlement areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.

Official Community Plan

- The initial phase of development was approved and built in 2012. The CSRD Official Community Plan was adopted in 2014 and designates the site as RR2 Rural Residential 2 limiting the density of the development allowable. When approved, the site was not subject to requirements set forth in the Official Community Plan, Building Permit requirements or Development Permit Areas

Legal Conformity

- It is assumed that the fully completed housing units are a legally non-conforming use.
 - A legal nonconforming use is a use of land or structure which was legally established according to the applicable zoning and building laws of the time but does not meet current zoning and building regulations.
 - Restrictions on how a landowner can alter an existing legal non-conforming use aim to reduce or eliminate legal non-conforming uses in the long term.
 - If a non-conforming use authorized is discontinued for a continuous period of 6 months, any subsequent use of the land, building or structure becomes subject to current land use regulation bylaw.
 - A building or other structure that is lawfully under construction at the time of adoption of a land use regulation bylaw is deemed for the purposes of this section: to be a building or other structure existing at that time, and to be then in use for its intended purpose as determined from the building permit authorizing its construction.
 - In most cases, a legal non-conforming use cannot be expanded, however, it can be maintained under certain circumstances.

2. Plans and Policy

2.3 Legal Precedent

New development on site must conform to the newly adopted Plans, Policy and By-laws.

Development Permit Application Areas

The conditions of the development permit need to be fulfilled in order to receive a building permit required for development.

Hazardous Lands (Steep Slope)

- A Hazardous Lands Development Permit Area is justified so that DP guidelines and recommendations from qualified engineering professionals are utilized prior to development in steep slope areas in order to provide a high level of protection from ground instability and or slope failure.
- All properties, any portion of which, contain slopes 30% or greater are designated as Hazardous Lands Development Permit Area (Steep Slope).
- The CSRD requires a slope assessment of slope conditions as a condition of development permit issuance.

Lakes 100m

- The intent of this DPA is to prevent or mitigate potential negative impacts on the lake environment from larger-scale development (generally defined as development beyond a single-family residence).
- The Lakes DPA applies to areas within 100m of Shuswap Lake. For the purposes of calculating distance from Shuswap Lake, the 1:5 year High Water Mark shall be used.
- Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build out of the development.

Columbia Shuswap Regional District (CSRD) vs Darnell

- In 2005, prior to the adoption of the Official Community Plan (OCP) in the CSRD, a landowner undertook a project to restore a field on the property which entailed placing large amounts of fill near the lake.
- In 2014, the CSRD adopted an OCP which created a riparian development permit area.
- The property owner argued that the on-going project was a legal non-conforming use and was therefore not subject to the OCP.
- In November 2016, the BC Supreme Court confirmed that ongoing development projects which commenced before the enactment of the Official Community Plan are not exempt from the requirements of that OCP nor will they be protected by the "legal non-conforming" provisions of the Local Government Act
- Even though the owner of the project (Darnell) started the project before the OCP came into force, the OCP was not a "land use regulation bylaw" and the owner could therefore not claim the protection of legal non-conforming status.
- The non-conforming use protections of the Local Government Act only apply to "land use regulation bylaw" and is absent of specific wording in an OCP that exempts on-going development. CSRD vs Darnell confirms that local governments are within their right to insist that such developments comply with the newly adopted OCP.

2. Plans and Policy



2.4 Homeowner Protection Act

The purpose of the act is to regulate residential construction in BC to increase consumer protection and applies to all homes built after July 1st, 1999, with or without a building permit.

Description

- The Homeowner Protection Act and Regulations improve the quality of residential construction and strengthen consumer protection for buyers of new homes.
- The Act provides for the licensing of residential builders and makes third-party home warranty insurance mandatory on new home construction.
- Under the provisions of the Act, the Licensing and Consumer Services Branch of BC Housing is responsible for
 - Licensing residential builders and building envelope renovators
 - Monitoring the provision of mandatory third-party home warranty insurance
 - Administering Owner Builder Authorizations
 - Carrying out research and education that benefits the residential construction industry and consumers.
- A person must not carry on the business of a residential builder unless licensed under Part 5 – Licensing of Residential Builders

Part 8 – Consumer Protection for New Home Buyers

- A person must not build a new home unless the new home is registered for coverage by home warranty insurance provided by a warranty provider.
 - 22 (1.1): A person must not sell or offer to sell a new home a) while the new home is being constructed, or b) within 10 years from i) the date of an occupancy permit was first issued with respect to the new home, or ii) if no occupancy permit has been issued with respect to the new home, the date on which the registrar is satisfied the new home was first ready for occupancy **unless** the home is sufficiently covered by home warranty insurance provided by a warranty provider.

• 23 – Statutory Protection

- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.

Part 9.1 – Enforcement

- 28.1 (1) A compliance officer, in writing, may issue to a person a compliance order under this section if the person fails to comply with this Act or the regulations. The compliance order may specify any of the following requirements:
 - A) that a person must apply to obtain or renew a license, obtain an authorization or be granted an exemption in accordance with this Act; B) that a person must obtain home warranty insurance; C) that a person must provide to a prospective purchaser a copy of the disclosure notice under section 21 (2); D) that a person must provide documentation to a compliance officer to assist the officer in the execution of the officer's duties; E) that a person who is not licensed under this Act must cease holding himself or herself out as being licensed.
- The registrar, in accordance with the regulations, may impose a monetary penalty on a person who fails to comply to provisions of the act; a compliance order; a condition of a license or of an authorization.

2. Plans and Policy



2.5 Homeowner Protection Act

The Homeowner Protection Act has special rules for owner-built homes where the owner resides in the newly built home, however, the stipulations outlined as an owner-builder do not apply to the Beach Grove site.

Description

Part 11 – General Provisions

Building Permits (30)

- (1) A municipality, regional district or treaty first nation must not issue a building permit for a proposed new home unless the applicant provides evidence, in the prescribed form: a) that the proposed new home i) is covered by home warranty insurance, or ii) will be built by an owner builder or is otherwise exempted by regulation from the requirement to be covered by home warranty insurance, and b) that the proposed new home will be built i) by a licensed residential builder, or ii) by an owner builder or a person who is otherwise exempted by regulation from the requirement to be licensed as a residential builder.

Beach Grove Properties Builders License

- As of December 2020, Beach Grove Properties LTD. does not currently have a license in good standing. If Beach Grove Properties were to continue development, they would need to meet qualification requirements for a new general contractor license as a prerequisite to developing saleable homes.

2. Plans and Policy



2.6 Enforcement: Compliance Order

Two orders have been issued by BC Housing regarding failure to comply with the Homeowner Protection Act in 2013 and 2016.

BC Housing Compliance Order: Issued April 26th 2013 (Phase 1)

- Davied Broderick ("Broderick"), Daniel Howden ("Howden"), and Beach Grove Properties Ltd. ("BGPL"), contrary to section 14(1) of the Homeowner Protection Act (the "Act"), conducted the business of a residential builder without a valid Homeowner Protection Office ("HPO") Residential Builder License between the period of, or about, June 12, 2012, and April 26, 2013, regarding a new home development in Tappen, B.C. (the "Property"), and contrary to section 22 of the Act, built and offered for sale 13 new homes on the Property (the "New Homes"), between the dates of April 24, 2013, and April 26, 2013, without each of the New Homes being registered for coverage by home warranty insurance provided by a warranty provider. On April 26, 2013, the HPO issued Compliance Order 13-0020 to Broderick, Howden, and BGPL directing that Broderick, Howden, and BGPL:
 - The compliance order directs the following:
 - Immediately cease carrying on the business of a residential builder as defined in the Act;
 - (a) Immediately become an HPO Licensed Residential Builder pursuant to section 14 of the Act and enroll each of the New Homes in home warranty insurance pursuant to Section 22(1) of the Act, or
 - (b) immediately arrange for a restrictive covenant to be registered on the title to the Property restricting the sale or other disposition of any dwelling unit on the Property for 10 years from the date of first occupancy of one of the dwelling unit pursuant to section 2(2.1) of the Homeowner Protection Act Regulation (the "Regulations");
 - Immediately cease the offering for sale, marketing, completion of any Purchase/Sale Agreement that may be in place, or already is in place, and/ or actual sale of the New Homes; and
 - Provide the HPO evidence of all sale offering cancellation and any Purchase and Sale Agreements for the New Homes already being in place, proof that the Purchase and Sale Agreements will not become a legally binding contract until such time as the Act and the Regulations are complied with.

BC Housing Compliance Order: Issued September 6th 2016 (Phase 2)

- Beach Grove Properties Ltd. ("BGPL") and Davied Broderick ("Broderick"), contrary to sections 22(1) and 22(1.1) of the Homeowner Protection Act (the "Act"), commenced or caused to have commenced construction on 10 new homes in Tappen, BC (the "New Homes"), sometime prior to September 22, 2015, and offered for sale the New Homes while the New Homes were being constructed, without each of the New Homes being registered for coverage by home warranty insurance provided by a warranty provider. On September 6, 2016, the Homeowner Protection Office ("HPO") issued Compliance Order 16-0024 to BGPL and Broderick directing that BGPL and Broderick:
 - The compliance order directs the following:
 - Immediately cease all construction activities and sale marketing efforts on the New Homes;
 - Provide the HPO evidence of the sale offering cancellation, and cease all further marketing efforts and construction activities on the New Homes; and
 - immediately enroll each of the New Homes in home warranty insurance pursuant to section 22(1) of the Act; or arrange for a restrictive covenant to be registered on the title to the property restricting the sale or other disposition of any of the New Homes for 10 years from the date of first occupancy of a dwelling unit in the New Homes pursuant to section 2(2) of the Homeowner Protection Act Regulation.

2. Plans and Policy

2.7 Legal Title

A number of charges on title restrict future development at the Beach Grove site.

Summary

Covenant: CA3407595 (2013) registered to the Crown in Right of British Columbia.

- The Covenantor intends to develop the Lands in three phases by way of a phased strata plan in accordance with Part 13 of the Strata Property Act of British Columbia.
- Pursuant to Section 222 of the Strata Property Act, the Covenantor must obtain the approval of the MOTI Approving Officer to a Phased Strata Plan Declaration.
- As a condition of the Approving Officer signing the Declaration approving the Phase 1 Strata Plan and the Phase 2 Strata Plan, he requires that the Covenantor enter into the Covenant with respect to the use of the Lands and:
 - The construction of a temporary access to Schneider Road from the Lands for approval of the Phase 1 Strata Plan and,
 - The construction of an intersection in accordance with MOTI standards and substantially in accordance with certain engineered drawings.
- The Covenantor will not apply to the Approving Officer for the approval of the Phase 1 Strata Plan for the Development until the Covenantor has completed construction of the temporary access from the Lands to Schneider Place Road and has decommissioned the existing direct access from the Lands to Highway Number 1.
- The Covenantor will not apply to the Approving Officer for the approval of the Phase 2 Strata Plan for the Development until the Covenantor has completed construction of the intersection in accordance with MOTI standard and in accordance with the Phase 2 Strata Plan Intersection drawings.

Other Charges on Title

- Strata Property Act Lien: CA8466754 (2020) registered to the Owners of Strata Plan EPS1523
- Strata Property Act Lien: CA8466455 (2020) registered to the Owners of Strata Plan EPS1523
- Strata Property Act Lien: CA8466428 (2020) registered to the Owners of Strata Plan EPS1523
- Strata Property Act Lien: CA8466386 (2020) registered to the Owners of Strata Plan EPS1523
- Judgement: CA8206883 (2020) registered to Robert Thomas Eastwood
- Judgement: CA7783167 (2019) registered to the Workers Compensation Board
- Judgement CA7339744 (2019) registered to Robert Thomas Eastwood
- Judgement: CA6348294 (2017) registered to the Workers Compensation Board
- Judgement: CA6915937 (2018) registered to Robert Thomas Eastwood
- Certificate of Pending Litigation: CA7877164 (2019) registered to WCC Westpoint Capital Corporation
- Certificate of Pending Litigation: CA7235121 (2018) registered to Donald Joseph Dee Easthorpe

While it is understood that a number of these charges may further impact value and the development potential of the site, the financial analysis conducted indicates that irrespective of the charges on title, they only work to further devalue the site and the residual value achievable.



3 Financial Analysis

3. Financial Analysis



3.1 Overview

- The financial analysis of this site consists of valuing the as-is condition of the subject property as well as examines the future value of the site if the proposed development is completed given a number of assumptions.
- The as-is valuation is based on the in-place planning policy and compares the subject parcel with similar properties with similar land uses in the area and adjusts for the site-specific context, affirmed in discussion with the Colliers Brokerage team active in the Shuswap Region. The comparable properties and their mapped locations are found in Section 3.5 "Land Comparables".
- The average townhouse sale price applied in the pro-forma is based on market comparable sales in the surrounding area as well as recent sales within the Beach Grove Development site. As a townhouse unit sale occurred on the subject site in August 2020 for \$240,000, Colliers has used this as the indicative sale price for the remaining townhouse units.
- The rural nature of the site and existing site conditions indicate little to no inflation in end sale values over the development timeline. Colliers has not applied an inflation rate to average unit sale prices.
- The fully developed value was determined by examining a best-case scenario and a realistic scenario. The material differences in the assumptions for each of these scenarios are:
 - Best-Case Scenario
 - Phase 1 has 3 dwellings that require zero remediation in order to be sold.
 - Phase 2 has 10 dwellings that require zero remediation in order to be sold.
 - Phase 1, 2, and 3 have 21 dwelling units to be built from scratch.
 - While these assumptions regarding development status and potential are unrealistic in the current planning context, the best-case scenario makes these assumptions to indicate that even if these dwellings were in a completed stated, the market conditions indicate the proposed project is still not viable.
 - Realistic Scenario
 - Phase 1 has 3 dwellings that require complete rebuild.
 - Phase 2 has 10 dwellings that required complete rebuild.
 - Phase 1, 2, and 3 have 21 dwellings to be built from scratch.
 - Through discussion with a licensed home builder and building inspector in the Okanagan Region, it is understood that in order to achieve home warranty, substantial remedial work is necessary, with total rebuild as a likely scenario. This is the basis of the realistic scenario's assumptions and reiterates the unviability of this proposed development.
- Each scenario is expected to have a 4-year project timeline, where 1 year is dedicated to design, permitting, and resolving any outstanding litigation and charges against the property, and 3 years are dedicated to MOTI improvements, site servicing and other site works, along with the construction of the dwellings.

3. Financial Analysis



3.2 Major Assumptions

Summary of Financial Assumptions

Project Funding	Colliers assumes all development capital will be contributed through 50% construction loan and 50% equity investment.
Unit Sizes	All the assumptions about unit size are based on the information garnered from the appraisal titled "Five Single Family Building Strata Units And The Remaining Development Land "Beach Grove Properties" 5211 Trans-canada Highway Tappen, BC," prepared by Flynn Myrtle Morgan for Miller Thompson LLP, October 28, 2019. Without a comprehensive list of data on each of the existing unit sizes or the planned sizes of the to-be-built units, Colliers assumes units will average 1,320 sf, which is the size used for sale price and construction cost.
Sale Price	The assumptions of townhouse sale prices applied to the pro-forma are assumed based on market comparable sales in the surrounding area as well as recent sales within the Beach Grove Development lands. Colliers has used an average unit sale price of \$240,000.
Soft Costs & Municipal Costs	<ul style="list-style-type: none"> •Architects & Consultant Costs •Insurance and Legal Fees (1% of Hard Costs); •Development Management Fees (4.5% of Total Project Costs); •Building Permit Fees are estimated to be \$2,500 per dwelling. •OCP, Rezoning, and Development Permit fees are estimated to be \$10,000. •Property Tax During the Construction is inconsequential
Hard Costs	<p>Hard cost per townhouse unit is estimated by conversation with a certified builder active in the Okanagan Region. Upon reading the building specification outlined in the appraisal and assuming the average building area is 1,320 sf, they estimated a hard cost per unit of \$160,000. The total project cost per unit is \$203,000 (which is aligned with the appraisal build cost estimate of \$200,000 per unit).</p> <p>Ministry of Transportation and Infrastructure costs were determined by 1) inflating the original estimate from the 2013 MOTI Construction Guide to 2020 prices as well as through conversation with a project managing engineer from a transportation design firm. Both values came to an approximate cost of \$1,100,000.</p> <p>Site works, servicing, and demolition costs were identical to those listed in the appraisal at \$1.16M</p> <p>Land cost is determined as the residual value in the completed development for each scenario.</p>
Contingency	Colliers has assumed a 10% soft cost contingency and 10% hard cost contingency to provide for any unforeseen cost overruns, which is in line with standard market best practice.
Financing Costs	<p>Financing cost is calculated as interest during construction and the construction loan underwriting fee.</p> <ul style="list-style-type: none"> •Construction loan interest rate : 4.50%, Loan to Cost ratio: 50% •Mortgage loan interest rate: 3.00%, mortgage term: 35 years
Liens and Charges	While it is understood that a number of these charges may further impact value and the development potential of the site, the financial analysis conducted indicates that irrespective of the charges on title, they only work to further devalue the site and the residual value achievable. Colliers has not included the additional cost attributed to the lien and charges in this financial analysis.

3. Financial Analysis



3.3 Timeline Assumptions Best-Case Scenario

Timeline	Year 1	Year 2	Year 3	Year 4
CONSTRUCTION				
Permits & Design	█			
MOTI		█		
Site Works, Demolition and Misc.		█		
Phase 1 - 3 Warranty Remediation Townhomes	█			
Phase 1 - 2 Complete Townhomes			█	
Phase 2 - 4 Complete Townhomes			█	
Phase 2 - 10 Warranty Remediation Townhomes	█			
Phase 3 - 15 Complete Townhomes				█
SALES				
Phase 1 - 3 Warranty Remediation Townhomes		█		
Phase 1 - 2 Complete Townhomes		█		
Phase 2 - 4 Complete Townhomes		█		
Phase 2 - 10 Warranty Remediation Townhomes			█	
Phase 3 - 15 Complete Townhomes				█

3. Financial Analysis



3.4 Timeline Assumptions Realistic Scenario

Timeline	Year 1	Year 2	Year 3	Year 4
CONSTRUCTION				
Permits & Design	█			
MOTI		█		
Site Works, Demolition and Misc.		█		
Phase 1 - 3 Warranty Remediation Townhomes		█		
Phase 1 - 2 Complete Townhomes		█		
Phase 2 - 4 Complete Townhomes		█		
Phase 2 - 10 Warranty Remediation Townhomes			█	
Phase 3 - 15 Complete Townhomes				█
SALES				
Phase 1 - 3 Warranty Remediation Townhomes		█		
Phase 1 - 2 Complete Townhomes		█		
Phase 2 - 4 Complete Townhomes		█		
Phase 2 - 10 Warranty Remediation Townhomes			█	
Phase 3 - 15 Complete Townhomes				█

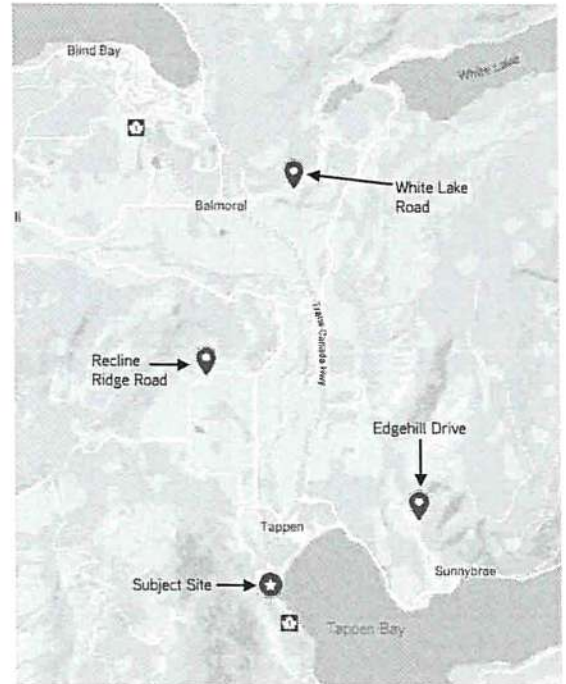
3. Financial Analysis



3.5 As-Is Valuation Analysis: Land Comparables

Land Transactions – Rural Residential							
No.	Date Sold	Address	Property Type	Land Use	Lot Area (SF)	Price	PPLSF*
1	5/11/2020	Lot 14 Recline Ridge Road	Land	RR	107,594	\$ 121,500	\$ 1.13
2	8/22/2020	Lot 15 Recline Ridge Road	Land	RR	107,594	\$ 115,000	\$ 1.07
3	4/30/2020	Lot B Edgehill Drive	Land	RR	134,601	\$ 147,900	\$ 1.10
4	8/22/2020	Lot 2 Recline Ridge Road	Land	RR	107,594	\$ 150,000	\$ 1.39
5	9/26/2019	Lot 18 Recline Ridge Road	Land	RR	181,646	\$ 165,000	\$ 0.91
6	5/11/2019	Lot 4 Recline Ridge Road	Land	RR	122,404	\$ 180,500	\$ 1.47
7	2/7/2018	Lot 3 White Lake Road	Land	RR2	151,154	\$ 177,500	\$ 1.17
8	9/1/2020	Lot 7 Recline Ridge Road	Land	RR	128,938	\$ 202,000	\$ 1.57
9	11/5/2018	Lot 11 Recline Ridge Road	Land	RR	188,180	\$ 220,000	\$ 1.17
10	7/31/2020	Lot 9 Recline Ridge Road	Land	RR	146,362	\$ 220,000	\$ 1.50
11	4/15/2019	Lot 5 Recline Ridge Road	Land	RR	201,248	\$ 266,500	\$ 1.32
Average						\$178,718	\$1.26

- The above land transaction comparables were for sites of similar land use and conditions. Comparables utilized are partially serviced development lots with views or partial views and are cleared for development.
- Based on recent and comparable land transactions, the remaining 2.5-acre development parcel is valued at **approximately \$1.26 per square foot of land** resulting in an estimated land value of **\$137,000 at it's highest and best use.**
- Given the challenges related to the site's location and characteristics, which demand demolition of existing structures, as well as the outstanding liens, charges, and litigations on the properties, **the Subject Site is effectively worth zero dollars,**



Land Comparables

*PPLSF: \$ Price per Land Square Ft..

3. Financial Analysis

3.6 Tappen Residential Transaction Comparables

No.	Address	Date Sold	Residential Land Transaction						
			Transaction Value	Bed	Bath	Lot Size (AC)	Building SF	\$/SF	\$/Acre Land
1	5-5211 Trans Canada Highway	8/25/2020	\$ 240,000	3	2		1,156	\$ 207.61	
2	8097 Skimikin Road	1/16/2020	\$ 396,000	2	1	4.43	938	\$ 422.17	\$ 89,390.52
3	1-5373 Sunnbrae Canoe Point Road	7/22/2020	\$ 485,000	3	2	1.04	1,928	\$ 251.56	\$ 466,346.15
4	836 Mobley Road	11/5/2020	\$ 485,000	4	2	6.77	2,680	\$ 180.97	\$ 71,639.59
5	3634 Pakka Road	6/6/2020	\$ 539,000	3	3	2	2,161	\$ 249.42	\$ 269,500.00
6	968 Mobley Road	7/24/2020	\$ 535,000	4	2	10	3,195	\$ 167.45	\$ 53,500.00
7	1450 Vella Road	8/6/2020	\$ 565,000	3	3	3.5	2,824	\$ 200.07	\$ 161,428.57
8	382 Sumac Road	4/27/2020	\$ 538,000	3	3	0.24	2,335	\$ 230.41	\$ 2,241,666.67
9	4559 Sunnbrae Canoe Pt Road	6/30/2020	\$ 576,000	3	3	0.44	2,100	\$ 274.29	\$ 1,309,090.91
10	1649 Tappen Notch Hill Road	10/9/2020	\$ 575,000	3	3	1.73	2,894	\$ 198.69	\$ 332,369.94
11	3430 Roberge Road	3/25/2020	\$ 582,500	3	4	1.93	2,239	\$ 260.16	\$ 301,813.47
12	1569 Vella Road	6/8/2020	\$ 570,000	3	3	9.55	2,295	\$ 248.37	\$ 59,685.86
13	3572 White Lake Road	10/18/2020	\$ 618,000	4	3	1.08	2,744	\$ 225.22	\$ 572,222.22
14	4083 Hacking Road	7/2/2020	\$ 630,000	4	2	0.26	1,836	\$ 343.14	\$ 2,423,076.92
15	2176 Wuori Road	6/3/2020	\$ 625,000	3	1	10	3,056	\$ 204.52	\$ 62,500.00
16	2786 Schmid Road	9/28/2020	\$ 657,500	3	3	2.91	2,258	\$ 291.19	\$ 225,945.02
17	4331 Trans Canada Highway	11/10/2020	\$ 645,000	3	3	1	2,794	\$ 230.85	\$ 645,000.00
18	3682 Southview Road	11/5/2020	\$ 644,000	2	3	0.78	2,630	\$ 244.87	\$ 825,641.03
Average								\$246.16	\$594,753

- Based on comparable home transactions in the Tappen region in the past year, along with a directly comparable property recently resold on the subject site, a base market value of approximately **\$240,000** has been applied to fully developed homes on the Beach Grove property at 5211 Trans Canada Highway.
- Please note, the majority of house transactions in Tappen are for freehold land parcels instead of strata lot as is the scenario at Beach Grove.

Transactions at 5211 Trans Canada Highway (Beach Grove) as of December 1 st 2020							
No.	Address	Date Sold	Transaction Value	Bed	Bath	Building SF	\$/SF
1	5-5211 Trans Canada Highway	8/25/2020	\$240,000	3	2	1,156	\$207.61
2	41-5211 Trans Canada Highway	5/1/2019	\$250,000	3	3	1,700	\$147.06
3	3-5211 Trans Canada Highway	4/15/2014	\$229,000	3	2	1,332	\$171.92
4	43-5211 Trans Canada Highway	1/4/2018	\$279,000	3	3	1,531	\$182.23
5	1-5211 Trans Canada Highway	3/25/2014	\$264,000	3	2	1,320	\$200.00
6	2-5211 Trans Canada Highway	3/31/2014	\$258,000	3	2	1,664	\$155.05
Average							\$177.31

3. Financial Analysis



3.7 Financial Analysis – Best-Case Scenario

- A best-case scenario was modeled under ideal (and unrealistic) site conditions. The market conditions for build cost and sale value suggest this project is not viable, as indicated by the negative residual land value.

Site Information		
Site Area	(sf)	109,771
GBA Residential	(sf)	49,696

Total Project Costs	\$ Value	\$/SF
Total Project Costs	7,641,894	154
Total Project Costs (Before Land)	7,641,893	154
Soft Costs	1,040,020	21
Hard Costs	5,620,000	113
Contingency Costs	675,129	14
Financing Costs	306,744	6
Tax (GST)	-	-
Property Transfer Tax	-	-
Soft Costs as a % of Hard Costs (Less Contingency)	18.51%	

Sources of Development Capital			\$
Total Sources of Capital	(\$)		7,641,895
Equity Investment (Land)	(\$)		0
Land Loan	(\$)		1
Land Loan Interest Rate	(\$)		0
Land LTC	(\$)		1
Equity Investment (Construction)	(\$)		3,820,947
Construction Loan	(\$)		3,820,947
Construction Loan Interest Rate	(%)		0
Construction Loan LTV	%		1

Land Residual			\$
Created Value			7,761,600
Total Project Costs (Excl. Land)			(7,641,893)
Developer Profit	15.00%		(1,012,383)
Residual Land Value			(892,675)
Price Per Buildable			(18.0)

Unit Mix	Unit SF	# Of Units	Total SF	\$/Unit Sale
Phase 1 - 3 Warranty Remediation Townhomes	1,320	3	3,960	240,000
Phase 1 - 2 Complete Townhomes	1,320	2	2,640	240,000
Phase 2 - 4 Complete Townhomes	1,664	4	6,656	240,000
Phase 2 - 10 Warranty Remediation Townhomes	1,664	10	16,640	240,000
Phase 3 - 15 Complete Townhomes	1,320	15	19,800	240,000
Total/Avg	1,345	34	45,736	240,000

3. Financial Analysis

3.8 Financial Analysis – Realistic Scenario

- A realistic scenario was modeled under expected site conditions. The market conditions for build cost and sale value suggest this project is not viable, as indicated by the negative residual land value.


Site Information		
Site Area	(sf)	109,771
GBA Residential	(sf)	49,696

Total Project Costs	\$ Value	\$/SF
Total Project Costs	10,547,004	212
Total Project Costs (Before Land)	10,547,003	212
Soft Costs	1,411,504	28
Hard Costs	7,800,000	157
Contingency Costs	944,108	19
Financing Costs	391,392	8
Tax (GST)	-	-
Property Transfer Tax	-	-
Soft Costs as a % of Hard Costs (Less Contingency)	18.10%	

Sources of Development Capital			\$
Total Sources of Capital	(\$)		10,547,005
Equity Investment (Land)	(\$)		0
Land Loan	(\$)		1
Land Loan Interest Rate	(\$)		0
Land LTC	(\$)		1
Equity Investment (Construction)	(\$)		5,273,502
Construction Loan	(\$)		5,273,502
Construction Loan Interest Rate	(%)		0
Construction Loan LTV	%		1

Land Residual			\$
Created Value			7,761,600
Total Project Costs (Excl. Land)			(10,547,003)
Developer Profit	15.00%		(1,012,383)
Residual Land Value			(3,797,785)
Price Per Buildable			(76.4)

Unit Mix	Unit SF	# Of Units	Total SF	\$/Unit Sale
Phase 1 - 3 Warranty Remediation Townhomes	1,320	3	3,960	240,000
Phase 1 - 2 Complete Townhomes	1,320	2	2,640	240,000
Phase 2 - 4 Complete Townhomes	1,664	4	6,656	240,000
Phase 2 - 10 Warranty Remediation Townhomes	1,664	10	16,640	240,000
Phase 3 - 15 Complete Townhomes	1,320	15	19,800	240,000
Total/Avg	1,345	34	45,736	240,000



4 Recommendations

4. Recommendations

4.1 Planning Requirements

The site would require a land use change and two development permits in order to receive the building permit required to resume construction.

Official Community Plan

- As the site is currently designated RR2 Rural Residential 2, for the site to be developed, the site would need to be amended to a new land use designation to allow for intensified residential uses.
- The Official Community Plan states that it discourages OCP amendments to allow intensified residential uses outside of designated areas.

Development Permit Areas (DPA)

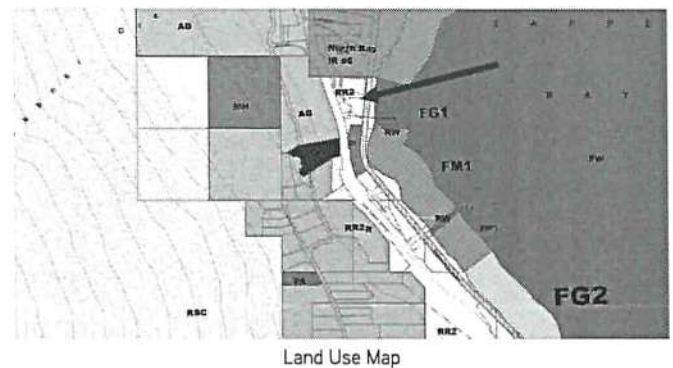
- As a condition to receiving a building permit, the requirements of the development permit areas need to be fulfilled.
- Where land is subject to more than one development permit area designation, a single development permit is required. The application will be subject to the requirements of all applicable development permit areas, and any development permit issued will be in accordance with the guidelines of all such areas.

Steep Slope DPA

- The CSRD preliminary identifies that the site may need to conform to the Steep Slope DPA. An analysis on GIS reaffirms this assessment, however, a topographic survey will need to be conducted to determine if the topography of the site exceeds the 30% gradient threshold.
- The area identified in yellow on the adjacent map is the location of the Steep Slope DPA.

100m Lakeside DPA

- The CSRD preliminary identifies that a significant portion of the site is in the 100m Lakeside DPA. An analysis through GIS reaffirms this assessment. A survey will need to be conducted to determine the extent of this DPA, however, it appears that it impacts building lots on the eastern portion of the site.
- The area identified in blue on the adjacent map is the location of the 100m Lakeside DPA.



Development Permit Areas

4. Recommendations

4.2 Development Conditions

A number of legal and financial obligations need to be met before intensified development can occur on site.

Beach Grove Properties LTD.

- Colliers understands that the original permits that were formerly issued to Beach Grove Properties are no longer valid.
- From conversations with planning staff at the CSRD, Colliers understands a number of permits will be required prior to the issuance of a new building permit including: Development Permits and a by-law amendment.

Servicing Costs

- The estimated cost to properly service the site as required by the CSRD to allow a bylaw amendment is approximately \$1,160,000 as noted by the previous appraisal report.
- As a condition of development for Phases 2 and 3, there is a covenant registered on title requiring that the developer complete highway improvements to the satisfaction of the Ministry of Transportation and Infrastructure. These improvements were initially quoted at \$900,000 in 2013 in the initial valuation. This work is currently estimated to cost approximately \$1.1 million, verified by inflating the original estimate according to Stats Canada's Infrastructure Construction inflation history and through conversion with an infrastructure project manager at a transportation engineering firm.

Building Permit

- As a condition to receiving a building permit, the developer must satisfy the requirements of a by-law amendment, the requirements of the development permit and the requirements set forth by MOTI and the CSRD regarding infrastructure and servicing.
- The original building permit is no longer valid as any new development needs to comply with the development permit areas as a condition of receiving a new building permit.
- Irrespective of the new requirements of the development permit area, a building permit issuance requires construction to begin within six months from the date of issuance. Construction cannot be suspended for a period of more than six months and must be completed within a period of three years. If these conditions are not met, the permit will expire.



4. Recommendations

4.3 Feedback from Staff

In general, Staff could be receptive to a land use change, however, conditions must be met in order for development to be approved. There are potentially significant financial impacts in meeting the requirements of the CSRD.

Conversation with Staff 11/23/2020 regarding a land use change in the Official Community Plan to a new land use designation that allows for higher density development.

- Bylaw amendments have occurred that are similar, although not to this degree of density. It wouldn't be anything brand new although it is a level of intensity that is higher than what has been in the past.
- The board has been receptive to OCP amendments in the past to continue development but only with a proper servicing plan. The development would be one of the densest proposals in the region.
- Staff are concerned with how the site can be effectively serviced.
 - Without a community water and sewer system, it would be very difficult to service. The CSRD would not pay for this extension of servicing.
- The CSRD is not supportive of a private small system sewer. The system that can potentially accommodate this through a community system – (see water and sewer regulation of the CSRD).
- As the site is near a waterfront parcel, this would make a small sewer system more contentious. Lake discharge is not supportable in any way. If a community sewer system is being established, and it could adequately service the site (through engineering approval) then the Board could be amenable.

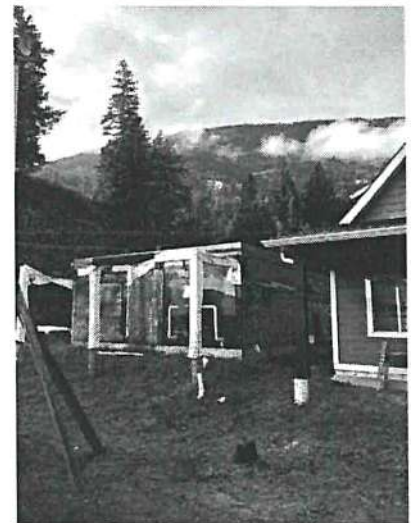


4. Recommendations

4.4 Conclusions


Given the risks associated with redevelopment or continuing development, it is recommended that an offer be accepted at a value equal to or greater than \$137,000.


- Given the changes in the current planning context since the inception of the development in 2012, for development on site to occur, a number of high-risk conditions must be satisfied to permit further residential intensification. These include land use changes, requirements outlined in two development permit areas along with the issuance of a new building permit.
- Current charges on legal title limit the developability, title transfer and underwriting of the site. Notably, the charge registered on title to the Province of British Columbia require costly Ministry of Transportation and Infrastructure improvements to be implemented, at the cost of the developer, for Phases 2 and 3 to commence.
- Colliers has conducted two financial analyses for this property for 2 possible development & project cost scenarios - a best-case scenario and a realistic scenario. Given development & infrastructure costs and potential revenues indicated by the market, the analysis indicates that even a best-case development scenario - where a number of potentially unrealistic assumptions are made - indicate a project that is financially unviable.
- Current land value comparables indicate that the highest and best use of the site, based on the rural residential land use designation, is valued at approximately \$137,000. Given the challenges related to the site's location and characteristics, which demand demolition of existing structures, as well as the outstanding liens, charges, and litigations on the properties, the Subject Site is effectively worth zero dollars.
- Given the risks associated with redevelopment or continuing development, it is recommended that any offer for the site be accepted.








5 | Appendix


		5-5211 TRANS CANADA HIGHWAY				
		Area Shuswap / Revelstoke Sub Area TS - Tappen / Sunnybrae Property Type Townhouse Type Dwelling One and a half Storeys One and a half PID Number 029-242-321 MLS® 10212213 Year Blt 2016 Year Blt Desc Postal Code Taxes \$1,149 (2020)	Status Sold Shop/Den Bedrooms 3 Bathrooms 2 Ensuite Pce List Price \$248,000 Date Listed Jul 23/20 Date Sold Aug 25/20			
Rooms (SqFt Finished: 1,156)		Lot Information				
Totals Sqft	Bsmt	Main	Above	Other	Frontage Depth Acres Water Influence Lakeshore, Waterfront Nearby	Irregular View Water Frontage
		864			Parking	
					Parking Types Covered Uncovered Garage Opt	RV Add Park Avail Garage Desc
Listing Information						
Listing Date Jul 23/20	Act Date Jul 24/20	Permit Pub	Cancellation Type	Cancellation Date	TC Length	Last Modified 2020-08-25 16:22:29 X List Farm X List Comm
Features						
Rentals	Ext Finish Hardie Board	Foundation Concrete	B&B Const	Roof Frame - Wood Asphalt/Fibreglass Shingles	Heat Fuel Geothermal	Suites Desc Water Fireplace Private Utility Sewer Septic Basement Bsmnt Dev Pets
Pool Type	Pool Feat	Itms Not Incl	Flooring	Int Features	Ext Features	Fin./Rough-In Gated Equip/Appl Structures Site Influence Handicap Eq
Title						
Title Freehold	Terms Sale	Trades Desc	Fract Interest	Court Sale	Trades (Y/N)	Possession Contingency Desc Title Form Assign Cont
Legal						
Native Res	LR Own	Spc Improv	Sellers Disc	Seller Name	Legal Desc	Levies Spec Improv Fin Strmts Survey Improv Ttl Asmnt Occupied By Non-Fin Enc Stat Tax Re-Zone Land Asmnt
						Strata Lot 5, Plan EPS1523, Sec 9, Twp 21, Rg 10, W6M, KDYD, together with an int
Strata						
Complex	Gated	Age Restr	Type	Fee Incl	Approv Stalls Strata Fees \$127.00	Units in Proj Units in Bldg Stry in Bldg Stry in Unit Amenities Laundry Bylaws Strg Lkr
Sale Information						
Date Sold	Aug 25/20	Sold Price	\$240,000			
Office/Agent Info						
Selling Office	Fair Realty	Selling Agent	BRENDA PATTERSON	Phone	250-675-5117	Email
				778-220-1822	brendapatterson@hhre.ca	
Remarks						
<p>2016 Townhouse on the Shuswap Lake waterfront in Tappen. Beach Grove Properties with low strata fees of \$127.00 per month. Fabulous views. QUICK POSSESSION AVAILABLE! Move-In READY! Pride of ownership. Grade Level entry 3 bedroom, 2 Baths, Affordable functional & well designed unit, perfect for an investment/Rental as Salmon Arm has next to none vacancy rate, Bright modern kitchen, Large Dining room, living room, huge windows for natural light to shine in, loft style master bedroom with own ensuite, Laminate flooring, Freshly painted, Geothermal heating, Own extra Storage and so much more. Taxes \$ 1,149.00 for 2020 with NO Grants. Great as a vacation home or retire in style. Won't last at this low price. LOCATION LOCATION LOCATION = Between Salmon Arm and Tappen. Pet friendly. Listed By: Fair Realty</p>						

		41-5211 TRANS CANADA HIGHWAY		
		Area Shuswap / Revelstoke Sub Area TS - Tappen / Sunnybrae Property Type Single Family Type Dwelling Two Storey Stores PID Number 029-242-363 MLS# 10172534 Year Blt 2013 Year Blt Desc Postal Code Taxes \$1,706 (2018)	Status Sold Shop/Den Bedrooms 3 Bathrooms 3 Ensuite Pce List Price \$269,900 Date Listed Nov 23/18 Date Sold May 1/19	
Rooms (SqFt Finished: 1,734)				
	Bsmt	Main	Above	Other
Totals Sqft		969	247	518
Entrance				
Living Room			13'8x21'8	
Dining Room			9'1x11'10	
Kitchen			19'4x9'3	
Master Bdrm		11'6x17'6		
Bathroom			4pc	4pc
Bedroom			9'1x9'5	9'9x9'
Laundry Rm			x	
Ensuite		3pc		
Foyer				21'x7'10
Storage				7'4x11'4
Rec Room				12'7x14'
Other			8'3x7'5	
		Lot Information Frontage Depth Acres Water Influence Lakeshore, Semi-Lakeshore		
		Parking Parking Types Covered Uncovered Garage Opt RV Add Park Avail Garage Desc		
Listing Information				
Listing Date Nov 23/18	Cancellation Type		Last Modified 2019-05-01 14:43:49	
Act Date Nov 23/18	Cancellation Date		X List Farm	
Permit Pub	TC Length		X List Comm	
Features				
Rentals		B&B	Suites Desc	
Ext Finish Hardie Board		Const Frame - Wood	Water Private Utility	Sewer
Foundation		Roof Asphalt/Fibreglass Shingles	Fireplace	Basement
Pool Type		Heat Geothermal	Fin./Rough-In 1	Bsmnt Dev
Pool Feat		Fuel Geothermal	Gated	Pets
Itms Not Incl			Equip/Appl	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings
Flooring			Structures	
Int Features			Site Influence	
Ext Features			Handicap Eq	
Title				
Title Freehold	Court Sale		Trades (Y/N)	Assign Cont
Terms Sale			Possession	
Trades Desc			Contingency Desc	
Fract Interest			Title Form	
Legal				
Native Res	Levies		Survey	Stat Tax
LR Own	Spec Improv		Improv	Re-Zone
Spc Improv	Fin Strmts		Ttl Asmnt	Land Asmnt
Sellers Disc			Occupied By	
Seller Name			Non-Fin Enc	
Legal Desc	Lot 9, Sec 9, Tnshp 21, R 10, Plan EPS 1523, Mer 6, KDYD			
Sale Information				
Date Sold May 1/19	Sold Price		\$250,000	
Buyer				
Office/Agent Info		Phone		Email
Selling Office	MLS? Manager	250-491-4560		
Selling Agent	UNREPRESENTED BUYER	250-491-4560		
Remarks				
<p>Year round living strata development or lock and leave, fully secured. This 1,700 + sq ft 3-4 bedroom/3 full bathroom home, features include spacious open living area with large pictures windows, 20' vaulted ceilings with exposed fir beams, hardwood flooring, ceramic tile, Shaker style cabinetry, designer fixtures/lighting and wonderful finishings throughout. The open floor plan has an upstairs loft with / master bedroom and ensuite bath. Stainless steel appliances and an island in the open kitchen. From the covered deck you get a view of the lake and mountains., Hardi Board siding, geothermal heat and A/C. Low monthly fees and yearly taxes makes this home the best deal around. Call before it's gone! Listed By: Homelife Salmon Arm Realty.Com</p>				

		3-5211 TRANS CANADA HIGHWAY		
		Area Shuswap / Revelstoke Sub Area TS - Tappen / Sunnybrae Property Type Single Family Type Dwelling One and a half Stores PID Number 017-169-798 MLS# 10074391 Year Blt 2013 Year Blt Desc Postal Code Taxes (2013)	Status Sold Shop/Den Bedrooms 3 Bathrooms 2 Ensuite Pce List Price \$279,000 Date Listed Dec 2/13 Date Sold Apr 15/14	
Rooms (SqFt Finished: 1,320)				
	Bsmt	Main	Above	Other
Totals Sqft		893	427	
Lot Information				
Frontage		Irregular		
Depth		View		
Acres		Water Frontage		
Water Influence				
Parking				
Parking Types		RV		
Covered		Add Park Avail		
Uncovered		Garage Desc		
Garage Opt				
Listing Information				
Listing Date	Dec 2/13	Cancellation Type	Last Modified 2014-04-15 09:59:27	
Act Date	Dec 3/13	Cancellation Date	X List Farm	
Permit Pub		TC Length	X List Comm	
Features				
Rentals		B&B	Suites Desc	
Ext Finish	Hardie Board	Const	Frame - Wood	Private Utility
Foundation	Concrete	Roof	Asphalt/Fibreglass Shingles	Sewer Basement
Pool Type		Heat	Geothermal	Bsmnt Dev
Pool Feat		Fuel	Geothermal	Pets
Itms Not Incl			Fin./Rough-In Gated Equip/Appl	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer
Flooring			Structures	
Int Features			Site Influence	Level, No Thru Road, Landscaped,
Ext Features			Handicap Eq	
Title				
Title	Freehold	Court Sale	Trades (Y/N)	Assign Cont
Terms Sale			Possession	
Trades Desc			Contingency Desc	
Fract Interest			Title Form	
Legal				
Native Res		Levies	Survey	Stat Tax
LR Own		Spec Improv	Improv	Re-Zone
Spc Improv		Fin Strmts	Ttl Asmnt	Land Asmnt
Sellers Disc			Occupied By	
Seller Name			Non-Fin Enc	
Legal Desc	SL3, Plan EPS1523, KDYD, Sec 9, Twsh 21, R 10, W6M			
Sale Information				
Date Sold	Apr 15/14	Sold Price	\$229,000	
Buyer				
Office/Agent Info			Phone	Email
Selling Office	Homelife Salmon Arm Realty.Com		250-832-7871	
Selling Agent	COLIN BLAIR		250-253-7280	colinblair@telus.net
Remarks				
<p>Beach Grove Properties is a new affordable, year round living strata development with 46 fully detached homes and four amazing house styles to choose from. This 1,332, sq ft 3 bedroom/2 bathroom home, features include spacious open living area with large pictures windows, 20' vaulted ceilings with exposed fir beams, hardwood flooring, ceramic tile, Shaker style cabinetry, designer fixtures/lighting and wonderful finishings throughout. The open floor plan has an upstairs loft with sitting area, master bedroom and ensuite bath. The homes come with full appliance package including washer/dryer, covered deck, Hardi Board siding, geothermal heat and A/C, and includes New Home Warranty, proposed foot bridge for easier beach access. For more information about this home or the development call Colin Blair at 800-890-9166 or 250-253-7280 or email me at colinblair@telus.net. Listed By: Homelife Salmon Arm Realty.Com</p>				

				43-5211 TRANS CANADA HIGHWAY			
				Area	Shuswap / Revelstoke		Status
Sub Area	TS - Tappen / Sunnybrae		Shop/Den				
Property Type	Single Family		Bedrooms	3			
Type Dwelling			Bathrooms	3			
Storeys			Ensuite Pce				
PID Number	029-242-380		List Price	\$279,900			
MLS®	10146470		Date Listed	Dec 11/17			
Year Blt	2013		Date Sold	Jan 4/18			
Year Blt Desc							
Postal Code							
Taxes	\$1,561 (2016)						
Rooms (SqFt Finished: 1,531)				Lot Information			
Totals Sqft	Bsmt	Main	Above	Other	Frontage		
Entrance		836	421	274	Depth		
Living Room					Acres		
Dining Room		11'5x7'10			Water Influence		
Kitchen		11'5x16'3			Semi-Lakeshore, Waterfront Nearby		
Master Bdrm			3		Parking		
Bathroom	x	x			Parking Types		
Great Room		11'5x24			Covered	RV	
Bedroom		4			Uncovered	Add Park Avail	
Bedroom		9x11'4			Garage Opt	Garage Desc	
Family Room	12x23'5						
Ensuite			3pc				
Listing Information							
Listing Date	Dec 11/17		Cancellation Type	Last Modified 2018-01-04 16:02:38			
Act Date	Dec 12/17		Cancellation Date	X List Farm			
Permit Pub			TC Length	X List Comm			
Features							
Rentals	B&B		Suites Desc				
Ext Finish	Hardie Board		Water	Co-operative			
Foundation	Concrete		Roof	Sewer Septic			
Pool Type			Heat	Bsmnt Dev			
Pool Feat			Fuel	Pets			
Itms Not Incl				Dishwasher, Refrigerator, Stove - Electric			
Flooring							
Int Features							
Ext Features							
Title							
Title	Freehold		Court Sale	Assign Cont			
Terms Sale			Trades (Y/N)				
Trades Desc			Possession				
Fract Interest			Contingency Desc				
			Title Form				
Legal							
Native Res	Levies		Survey	Stat Tax			
LR Own	Spec Improv		Improv	Re-Zone			
Spc Improv	Fin Stmt		Ttl Asmnt	Land Asmnt			
Sellers Disc			Occupied By				
Seller Name			Non-Fin Enc				
Legal Desc	Plan EPS1523, Lot 11, Tnshp 21, R-10, M6, Sec 9, 25 Kamloops Div of Yale....						
Sale Information							
Date Sold	Jan 4/18		Sold Price	\$279,900			
Buyer							
Office/Agent Info			Phone		Email		
Selling Office	Homelife Salmon Arm Realty.Com		250-832-7871				
Selling Agent	COLIN BLAIR		250-253-7280		colinblair@telus.net		
Remarks							
<p>Detached CAPE COD style 3 bedroom 3 bath home situated on bare land strata lot with spectacular panoramic views of Shuswap Lake and the towering surrounding mountains. OPEN FLOOR PLAN with 2 bedrooms and 1 bathroom on main floor and the master bedroom and en-suite are upstairs in the loft. Featuring 20' vaulted ceilings with EXPOSED fir beams, hardwood flooring, ceramic tile, over-size kitchen, Shaker style cabinetry throughout, appliance package (fridge, stove, dishwasher, washer, dryer, micro fan), laundry on main floor, efficient GEOTHERMAL heating and A/C. Hardie-board siding, large picture windows, covered deck. On Shuswap Lake just across tracks. Listed By: Homelife Salmon Arm Realty.Com</p>							

		1-5211 TRANS CANADA HIGHWAY		
		Area Shuswap / Revelstoke Sub Area TS - Tappen / Sunnybrae Property Type Single Family Type Dwelling One and a half Storeys One and a half PID Number 029-242-304 MLS® 10076252 Year Blt 2012 Year Blt Desc Postal Code Taxes \$1 (2014)	Status Sold Shop/Den Bedrooms 3 Bathrooms 2 Ensuite Pce List Price \$289,000 Date Listed Feb 3/14 Date Sold Mar 25/14	
Rooms (SqFt Finished: 1,320)				
Totals Sqft	Bsmt	Main	Above	Other
		893	427	
Lot Information				
Frontage		Irregular		
Depth		View		
Acres		Water Frontage		
Water Influence		Lakeshore, Waterfront		
		Nearby		
Parking				
Parking Types		RV		
Covered		Add Park Avail		
Uncovered		Garage Desc		
Garage Opt				
Listing Information				
Listing Date Feb 3/14	Cancellation Type		Last Modified 2014-03-25 13:13:43	
Act Date Feb 5/14	Cancellation Date		X List Farm	
Permit Pub	TC Length		X List Comm	
Features				
Rentals	B&B	Suites Desc	Private Utility	
Ext Finish Hardie Board	Const Frame - Wood	Water	Sewer	
Foundation Concrete	Roof Asphalt/Fibreglass Shingles	Fireplace	Basement	
Pool Type	Heat Geothermal	Fin./Rough-In	Bsmnt Dev	
Pool Feat	Fuel Geothermal	Gated	Pets	
Itms Not Incl		Equip/Appl	Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer	
Flooring		Structures	Cablevision Available	
Int Features		Site Influence		
Ext Features		Handicap Eq		
Title				
Title Freehold	Court Sale		Assign Cont	
Terms Sale	Trades (Y/N)			
Trades Desc	Possession			
Fract Interest	Contingency Desc			
	Title Form			
Legal				
Native Res	Levies	Survey	Stat Tax	
LR Own	Spec Improv	Improv	Re-Zone	
Spc Improv	Fin Strmts	Ttl Asmnt	Land Asmnt	
Sellers Disc		Occupied By		
Seller Name		Non-Fin Enc		
Legal Desc SL#1 Plan EPS1523, Sec 9, Twsh 21, R-10, W6M				
Sale Information				
Date Sold Mar 25/14	Sold Price		\$264,000	
Buyer				
Office/Agent Info		Phone	Email	
Selling Office	Re/Max At Mara Lake	250-836-2223		
Selling Agent	KAREN SINGBEIL	250-804-3939	karen@shuswap4sale.ca	
Remarks				
Beach Grove Properties is a new affordable, year round lakeside development with 46 fully detached homes and four amazing house styles to choose from. This 1,332 sq ft 3 bedroom/2 bathroom home has 20' vaulted ceilings with exposed fir beams, hardwood flooring, ceramic tile, Shaker style cabinetry, designer fixtures. The homes come with full appliance package, geothermal heat and A/C, and includes New Home Warranty, proposed foot bridge for easier beach access. For more information about this home or the development call Colin Blair at 800-890-9166 or 250-253-7280 or email me at colinblair@telus.net. Listed By: Homelife Salmon Arm Realty.Com				

		2-5211 TRANS CANADA HIGHWAY					
		Area Shuswap / Revelstoke Sub Area TS - Tappen / Sunnybrae Property Type Single Family Type Dwelling One and a half Storeys PID Number 017-169-798 MLS® 10074365 Year Blt 2013 Year Blt Desc Postal Code Taxes (2013)	Status Sold Shop/Den Bedrooms 3 Bathrooms 2 Ensuite Pce List Price \$299,000 Date Listed Dec 2/13 Date Sold Mar 31/14				
Rooms (SqFt Finished: 1,664)				Lot Information			
	Bsmt	Main	Above	Other	Frontage	Irregular	
Totals Sqft		1,231	433		Depth	View	
Entrance					Acres	Water Frontage	
Living Room					Water Influence		
Dining Room					Parking		
Kitchen		11'3x17'3			Parking Types		
Master Bdrm			16x10		Covered	RV	
Bathroom		8'7x8			Uncovered	Add Park Avail	
Great Room		24x17'3			Garage Opt	Garage Desc	
Den		9x10'10					
Foyer		11'3x6'2					
Bedroom		12'5x9'8					
Bedroom		12'5x9					
Ensuite			3pc				
Listing Information							
Listing Date	Dec 2/13	Cancellation Type	Last Modified 2015-09-03 14:17:15				
Act Date	Dec 2/13	Cancellation Date	X List Farm				
Permit Pub		TC Length	X List Comm				
Features							
Rentals		B&B	Suites Desc				
Ext Finish	Hardie Board	Const	Water	Private Utility	Sewer	Other (See Remarks)	
Foundation	Concrete	Roof	Fireplace		Basement		
Pool Type		Heat	Fin./Rough-In		Bsmnt Dev		
Pool Feat		Fuel	Gated		Pets		
Itms Not Incl			Equip/Appl	Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Washer			
Flooring			Structures				
Int Features			Site Influence				
Ext Features			Handicap Eq				
Title							
Title	Freehold	Court Sale	Trades (Y/N)	Assign Cont			
Terms Sale			Possession				
Trades Desc			Contingency Desc				
Fract Interest			Title Form				
Legal							
Native Res		Levies	Survey	Stat Tax			
LR Own		Spec Improv	Improv	Re-Zone			
Spc Improv		Fin Strmts	Ttl Asmnt	Land Asmnt			
Sellers Disc			Occupied By				
Seller Name			Non-Fin Enc				
Legal Desc	SL2, Plan ESP1523, Sect 9, Tw21, R 10, W6M						
Sale Information							
Date Sold	Mar 31/14		Sold Price	\$258,000			
Buyer							
Office/Agent Info			Phone		Email		
Selling Office	Homelife Salmon Arm Realty.Com		250-832-7871				
Selling Agent	COLIN BLAIR		250-253-7280		colinblair@telus.net		
Remarks							
<p>Beach Grove Properties is a new affordable, year round living strata development with 46 fully detached homes and four amazing house styles to choose from. The 1,664 sq ft 3 bedroom/2 bathroom home, features include spacious open living area with large pictures windows, 20' vaulted ceilings with exposed fir beams, hardwood flooring, ceramic tile, Shaker style cabinetry, designer fixtures/lighting and wonderful finishings throughout. The open floor plan has an upstairs loft with sitting area, master bedroom and ensuite bath. The homes come with full appliance package including washer/dryer, covered deck, Hardi Board siding, geothermal heat and A/C, and includes New Home Warranty. Developer has a proposed foot bridge planned for easy beach access. For more information about this home or the development call Colin Blair at 800-890-9166 or 250-253-7280 or email me at colinblair@telus.net. Listed By: Homelife Salmon Arm Realty.Com</p>							

TITLE SEARCH PRINT

2020-11-19, 13:21:14

File Reference:

Requestor: Christopher Kuno

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under SECTION 189 LAND TITLE ACT

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number LB525935
From Title Number CA1730809

Application Received 2014-01-27

Application Entered 2014-01-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BEACH GROVE PROPERTIES LTD., INC.NO. BC0881266
BAG 9000, SUITE 312 - 231 TRANS CANADA HWY., N.E.
SALMON ARM, BC
V1E 1S3

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 017-169-798
Legal Description:
LOT 1 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP44752 EXCEPT STRATA PLAN EPS1523 (PHASE 1)

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT CA3523573 OVER THE COMMON PROPERTY STRATA
PLAN EPS1523 (PHASE 1)

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

2020-11-19, 13:21:14

File Reference:

Requestor: Christopher Kuno

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
 Registration Number: KL9451
 Registration Date and Time: 1997-01-30 13:37
 Registered Owner: BC GAS UTILITY LTD.
 INCORPORATION NO. 368681
 Remarks: INTER ALIA

Nature: MORTGAGE
 Registration Number: CA2380200
 Registration Date and Time: 2012-02-06 09:24
 Registered Owner: DONALD JOSEPH DEE EASTHOPE
 Remarks: MODIFIED BY CA3446744

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2380201
 Registration Date and Time: 2012-02-06 09:24
 Registered Owner: DONALD JOSEPH DEE EASTHOPE
 Remarks: MODIFIED BY CA3446745

Nature: MORTGAGE
 Registration Number: CA2532610
 Registration Date and Time: 2012-05-09 10:12
 Registered Owner: KEVIN LOVE
 Transfer Number: CA5165683
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533422
 Registration Date and Time: 2012-05-09 13:54
 Remarks: GRANTING CA2532610 PRIORITY OVER CA2380200

Nature: MORTGAGE
 Registration Number: CA2905588
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
 MODIFIED BY CA3143335

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2905589
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA

TITLE SEARCH PRINT

2020-11-19, 13:21:14

File Reference:

Requestor: Christopher Kuno

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908949
 Registration Date and Time: 2012-12-11 09:20
 Remarks: GRANTING CA2905588 PRIORITY OVER CA2380201 AND CA2380200

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: GRANTING CA2905589 PRIORITY OVER CA2380201 AND CA2380200

Nature: MODIFICATION
 Registration Number: CA3143335
 Registration Date and Time: 2013-05-24 15:26
 Remarks: INTER ALIA
 MODIFICATION OF CA2905588

Nature: MORTGAGE
 Registration Number: CA3331668
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3331669
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: CA3407595
 Registration Date and Time: 2013-10-17 10:25
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA3407596
 Registration Date and Time: 2013-10-17 10:25
 Remarks: INTER ALIA
 GRANTING CA3407595 PRIORITY OVER CA2905589,
 CA2178264, CA2905588, CA2380201, CA3143335,
 CA3331668, CA3331669, CA2380200 AND CA2532610

TITLE SEARCH PRINT

2020-11-19, 13:21:14

File Reference:

Requestor: Christopher Kuno

Nature: PRIORITY AGREEMENT
Registration Number: CA3446561
Registration Date and Time: 2013-11-07 14:09
Remarks: GRANTING CA2905588, CA3143335 PRIORITY OVER CA2380200

Nature: PRIORITY AGREEMENT
Registration Number: CA3446562
Registration Date and Time: 2013-11-07 14:09
Remarks: GRANTING CA2905588, CA3143335 PRIORITY OVER CA2380201

Nature: PRIORITY AGREEMENT
Registration Number: CA3446563
Registration Date and Time: 2013-11-07 14:09
Remarks: GRANTING CA3331668 PRIORITY OVER CA2380201 AND CA2380200

Nature: PRIORITY AGREEMENT
Registration Number: CA3446564
Registration Date and Time: 2013-11-07 14:09
Remarks: GRANTING CA3331669 PRIORITY OVER CA2380201 AND CA2380200

Nature: MODIFICATION
Registration Number: CA3446744
Registration Date and Time: 2013-11-07 14:47
Remarks: MODIFICATION OF CA2380200

Nature: MODIFICATION
Registration Number: CA3446745
Registration Date and Time: 2013-11-07 14:47
Remarks: MODIFICATION OF CA2380201

Nature: JUDGMENT
Registration Number: CA6348294
Registration Date and Time: 2017-10-04 08:47
Registered Owner: WORKERS' COMPENSATION BOARD
Remarks: INTER ALIA RENEWED BY CA7783167

Nature: JUDGMENT
Registration Number: CA6915937
Registration Date and Time: 2018-07-06 15:37
Registered Owner: ROBERT THOMAS EASTWOOD
Remarks: INTER ALIA RENEWED BY CA8206883

TITLE SEARCH PRINT

2020-11-19, 13:21:14

File Reference:

Requestor: Christopher Kuno

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CA7235121
Registration Date and Time:	2018-12-06 12:02
Registered Owner:	DONALD JOSEPH DEE EASTHOPE

Nature:	JUDGMENT
Registration Number:	CA7339744
Registration Date and Time:	2019-02-07 16:13
Registered Owner:	WORKERS' COMPENSATION BOARD INCORPORATION NO. 6951
Remarks:	INTER ALIA

Nature:	JUDGMENT
Registration Number:	CA7783167
Registration Date and Time:	2019-10-01 11:39
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWAL OF CA6348294

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CA7877164
Registration Date and Time:	2019-11-19 15:01
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION
Remarks:	INTER ALIA

Nature:	JUDGMENT
Registration Number:	CA8206883
Registration Date and Time:	2020-05-26 11:26
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWAL OF CA6915937

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3523562
From Title Number CA1730809

Application Received 2013-12-23

Application Entered 2014-01-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BEACH GROVE PROPERTIES LTD., INC.NO. BC0881266
BAG 9000, SUITE 312 - 231 TRANS CANADA HWY., N.E.
SALMON ARM, BC
V1E 1S3

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-347
Legal Description:
STRATA LOT 7 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: KL9451
Registration Date and Time: 1997-01-30 13:37
Registered Owner: BC GAS UTILITY LTD.
INCORPORATION NO. 368681
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA2178264
Registration Date and Time: 2011-09-06 16:15
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA
Cancelled By: CA5171961
Cancelled Date: 2016-05-10

Nature: MORTGAGE
Registration Number: CA2380200
Registration Date and Time: 2012-02-06 09:24
Registered Owner: DONALD JOSEPH DEE EASTHOPE
Remarks: INTER ALIA
MODIFIED BY CA3446744
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2380201
Registration Date and Time: 2012-02-06 09:24
Registered Owner: DONALD JOSEPH DEE EASTHOPE
Remarks: INTER ALIA
MODIFIED BY CA3446745
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
Registration Number: CA2532610
Registration Date and Time: 2012-05-09 10:12
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Transfer Number: CA2532610 TRANSFERRED TO CA5165683
Registered Owner: KEVIN LOVE
Transfer Number: CA5165683
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533422
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533423
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
 Registration Number: CA2905588
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
 MODIFIED BY CA3143335

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2905589
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908949
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905588 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905589 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

Nature: MODIFICATION
Registration Number: CA3143335
Registration Date and Time: 2013-05-24 15:26
Remarks: INTER ALIA
MODIFICATION OF CA2905588

Nature: MORTGAGE
Registration Number: CA3331668
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3331669
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: LB522564
Registration Date and Time: 2013-10-02 09:46
Registered Owner: LAVERNE TURNER CONTRACTING LTD.
Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610

TITLE SEARCH PRINT

2020-12-03, 09:31:59

File Reference: 0240413.0001

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446561
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446562
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446563
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331668 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446564
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331669 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3446744
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Nature:	MODIFICATION
Registration Number:	CA3446745
Registration Date and Time:	2013-11-07 14:47
Remarks:	INTER ALIA MODIFICATION OF CA2380201
Cancelled By:	CA3683048
Cancelled Date:	2014-04-17

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA3510696
Registration Date and Time:	2013-12-16 14:26
Registered Owner:	TORBRAM ELECTRIC SUPPLY CORPORATION INCORPORATION NO. A0070874
Remarks:	INTER ALIA
Cancelled By:	CA3692110
Cancelled Date:	2014-04-25

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA3710391
Registration Date and Time:	2014-05-05 16:30
Registered Owner:	BURNCO ROCK PRODUCTS LTD. INCORPORATION NO. A0076979
Remarks:	INTER ALIA
Cancelled By:	CA3756323
Cancelled Date:	2014-06-01

Nature:	JUDGMENT
Registration Number:	CA3761379
Registration Date and Time:	2014-06-04 08:29
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA
Cancelled By:	CA4288754
Cancelled Date:	2015-03-18

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB530978
Registration Date and Time:	2014-07-21 08:46
Registered Owner:	RANDALL MICHAEL ARSENAULT
Remarks:	INTER ALIA
Cancelled By:	LB532537
Cancelled Date:	2014-09-29

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB535205
Registration Date and Time:	2014-12-24 09:33
Registered Owner:	LAVERNE TURNER CONTRACTING LTD.
Remarks:	INTER ALIA
Cancelled By:	CA4261284
Cancelled Date:	2015-03-02

Nature:	JUDGMENT
Registration Number:	CA6348294
Registration Date and Time:	2017-10-04 08:47
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWED BY CA7783167

Nature:	JUDGMENT
Registration Number:	CA6915937
Registration Date and Time:	2018-07-06 15:37
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWED BY CA8206883

Nature:	JUDGMENT
Registration Number:	CA7339744
Registration Date and Time:	2019-02-07 16:13
Registered Owner:	WORKERS' COMPENSATION BOARD INCORPORATION NO. 6951
Remarks:	INTER ALIA

Nature:	JUDGMENT
Registration Number:	CA7783167
Registration Date and Time:	2019-10-01 11:39
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWAL OF CA6348294

Nature:	JUDGMENT
Registration Number:	CA8206883
Registration Date and Time:	2020-05-26 11:26
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWAL OF CA6915937

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CA8466386
Registration Date and Time:	2020-09-30 13:57
Registered Owner:	THE OWNERS, STRATA PLAN EPS 1523
Remarks:	STRATA PROPERTY ACT

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3523563
From Title Number CA1730809

Application Received 2013-12-23

Application Entered 2014-01-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BEACH GROVE PROPERTIES LTD., INC.NO. BC0881266
BAG 9000, SUITE 312 - 231 TRANS CANADA HWY., N.E.
SALMON ARM, BC
V1E 1S3

Taxation Authority Vernon Assessment Area

Description of Land

Parcel Identifier: 029-242-355

Legal Description:
STRATA LOT 8 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA5171961
Cancelled Date:	2016-05-10

Nature:	MORTGAGE
Registration Number:	CA2380200
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446744
Cancelled By:	CA3683047
Cancelled Date:	2014-04-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2380201
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446745
Cancelled By:	CA3683048
Cancelled Date:	2014-04-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2020-12-03, 09:31:59

File Reference: 0240413.0001

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533422
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533423
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
 Registration Number: CA2905588
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
 MODIFIED BY CA3143335

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2905589
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908949
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905588 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905589 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Nature: MODIFICATION
Registration Number: CA3143335
Registration Date and Time: 2013-05-24 15:26
Remarks: INTER ALIA
MODIFICATION OF CA2905588

Nature: MORTGAGE
Registration Number: CA3331668
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3331669
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: LB522564
Registration Date and Time: 2013-10-02 09:46
Registered Owner: LAVERNE TURNER CONTRACTING LTD.
Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446561
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446562
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446563
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331668 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446564
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331669 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3446744
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59

Requestor: Jessie Zhang

Nature: MODIFICATION
 Registration Number: CA3446745
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA3510696
 Registration Date and Time: 2013-12-16 14:26
 Registered Owner: TORBRAM ELECTRIC SUPPLY CORPORATION
 INCORPORATION NO. A0070874
 Remarks: INTER ALIA
Cancelled By: CA3692110
Cancelled Date: 2014-04-25

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA3710391
 Registration Date and Time: 2014-05-05 16:30
 Registered Owner: BURNCO ROCK PRODUCTS LTD.
 INCORPORATION NO. A0076979
 Remarks: INTER ALIA
Cancelled By: CA3756323
Cancelled Date: 2014-06-01

Nature: JUDGMENT
 Registration Number: CA3761379
 Registration Date and Time: 2014-06-04 08:29
 Registered Owner: WORKERS' COMPENSATION BOARD
 Remarks: INTER ALIA
Cancelled By: CA4288754
Cancelled Date: 2015-03-18

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: LB530978
 Registration Date and Time: 2014-07-21 08:46
 Registered Owner: RANDALL MICHAEL ARSENAULT
 Remarks: INTER ALIA
Cancelled By: LB532537
Cancelled Date: 2014-09-29

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB535205
Registration Date and Time:	2014-12-24 09:33
Registered Owner:	LAVERNE TURNER CONTRACTING LTD.
Remarks:	INTER ALIA
Cancelled By:	CA4261284
Cancelled Date:	2015-03-02

Nature:	JUDGMENT
Registration Number:	CA6348294
Registration Date and Time:	2017-10-04 08:47
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWED BY CA7783167

Nature:	JUDGMENT
Registration Number:	CA6915937
Registration Date and Time:	2018-07-06 15:37
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWED BY CA8206883

Nature:	JUDGMENT
Registration Number:	CA7339744
Registration Date and Time:	2019-02-07 16:13
Registered Owner:	WORKERS' COMPENSATION BOARD INCORPORATION NO. 6951
Remarks:	INTER ALIA

Nature:	JUDGMENT
Registration Number:	CA7783167
Registration Date and Time:	2019-10-01 11:39
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWAL OF CA6348294

Nature:	JUDGMENT
Registration Number:	CA8206883
Registration Date and Time:	2020-05-26 11:26
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWAL OF CA6915937

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CA8466428
Registration Date and Time:	2020-09-30 14:02
Registered Owner:	THE OWNERS, STRATA PLAN EPS1523

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:31:59
Requestor: Jessie Zhang

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3523565
From Title Number CA1730809

Application Received 2013-12-23

Application Entered 2014-01-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BEACH GROVE PROPERTIES LTD., INC.NO. BC0881266
BAG 9000, SUITE 312 - 231 TRANS CANADA HWY., N.E.
SALMON ARM, BC
V1E 1S3

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-371
Legal Description:
STRATA LOT 10 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: KL9451
Registration Date and Time: 1997-01-30 13:37
Registered Owner: BC GAS UTILITY LTD.
INCORPORATION NO. 368681
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA2178264
Registration Date and Time: 2011-09-06 16:15
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA
Cancelled By: CA5171961
Cancelled Date: 2016-05-10

Nature: MORTGAGE
Registration Number: CA2380200
Registration Date and Time: 2012-02-06 09:24
Registered Owner: DONALD JOSEPH DEE EASTHOPE
Remarks: INTER ALIA
MODIFIED BY CA3446744
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2380201
Registration Date and Time: 2012-02-06 09:24
Registered Owner: DONALD JOSEPH DEE EASTHOPE
Remarks: INTER ALIA
MODIFIED BY CA3446745
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
Registration Number: CA2532610
Registration Date and Time: 2012-05-09 10:12
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Transfer Number: CA2532610 TRANSFERRED TO CA5165683
Registered Owner: KEVIN LOVE
Transfer Number: CA5165683
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533422
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533423
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
 Registration Number: CA2905588
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
 MODIFIED BY CA3143335

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2905589
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908949
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905588 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905589 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Nature: MODIFICATION
Registration Number: CA3143335
Registration Date and Time: 2013-05-24 15:26
Remarks: INTER ALIA
MODIFICATION OF CA2905588

Nature: MORTGAGE
Registration Number: CA3331668
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3331669
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: LB522564
Registration Date and Time: 2013-10-02 09:46
Registered Owner: LAVERNE TURNER CONTRACTING LTD.
Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610

TITLE SEARCH PRINT

2020-12-03, 09:32:01
Requestor: Jessie Zhang

File Reference: 0240413.0001

Nature: PRIORITY AGREEMENT
Registration Number: CA3446561
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446562
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446563
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA3331668 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446564
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA3331669 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
Registration Number: CA3446744
Registration Date and Time: 2013-11-07 14:47
Remarks: INTER ALIA
MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Nature: MODIFICATION
Registration Number: CA3446745
Registration Date and Time: 2013-11-07 14:47
Remarks: INTER ALIA
MODIFICATION OF CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA3510696
Registration Date and Time: 2013-12-16 14:26
Registered Owner: TORBRAM ELECTRIC SUPPLY CORPORATION
INCORPORATION NO. A0070874
Remarks: INTER ALIA
Cancelled By: CA3692110
Cancelled Date: 2014-04-25

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA3710391
Registration Date and Time: 2014-05-05 16:30
Registered Owner: BURSCO ROCK PRODUCTS LTD.
INCORPORATION NO. A0076979
Remarks: INTER ALIA
Cancelled By: CA3756323
Cancelled Date: 2014-06-01

Nature: JUDGMENT
Registration Number: CA3761379
Registration Date and Time: 2014-06-04 08:29
Registered Owner: WORKERS' COMPENSATION BOARD
Remarks: INTER ALIA
Cancelled By: CA4288754
Cancelled Date: 2015-03-18

Nature: CLAIM OF BUILDERS LIEN
Registration Number: LB530978
Registration Date and Time: 2014-07-21 08:46
Registered Owner: RANDALL MICHAEL ARSENAULT
Remarks: INTER ALIA
Cancelled By: LB532537
Cancelled Date: 2014-09-29

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB535205
Registration Date and Time:	2014-12-24 09:33
Registered Owner:	LAVERNE TURNER CONTRACTING LTD.
Remarks:	INTER ALIA
Cancelled By:	CA4261284
Cancelled Date:	2015-03-02

Nature:	JUDGMENT
Registration Number:	CA6348294
Registration Date and Time:	2017-10-04 08:47
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWED BY CA7783167

Nature:	JUDGMENT
Registration Number:	CA6915937
Registration Date and Time:	2018-07-06 15:37
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWED BY CA8206883

Nature:	JUDGMENT
Registration Number:	CA7339744
Registration Date and Time:	2019-02-07 16:13
Registered Owner:	WORKERS' COMPENSATION BOARD INCORPORATION NO. 6951
Remarks:	INTER ALIA

Nature:	JUDGMENT
Registration Number:	CA7783167
Registration Date and Time:	2019-10-01 11:39
Registered Owner:	WORKERS' COMPENSATION BOARD
Remarks:	INTER ALIA RENEWAL OF CA6348294

Nature:	JUDGMENT
Registration Number:	CA8206883
Registration Date and Time:	2020-05-26 11:26
Registered Owner:	ROBERT THOMAS EASTWOOD
Remarks:	INTER ALIA RENEWAL OF CA6915937

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CA8466455
Registration Date and Time:	2020-09-30 14:05
Registered Owner:	THE OWNERS, STRATA PLAN EPS1523

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01
Requestor: Jessie Zhang

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3523567
From Title Number CA1730809

Application Received 2013-12-23

Application Entered 2014-01-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BEACH GROVE PROPERTIES LTD., INC.NO. BC0881266
BAG 9000, SUITE 312 - 231 TRANS CANADA HWY., N.E.
SALMON ARM, BC
V1E 1S3

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-398
Legal Description:
STRATA LOT 12 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA5171961
Cancelled Date:	2016-05-10

Nature:	MORTGAGE
Registration Number:	CA2380200
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446744
Cancelled By:	CA3683047
Cancelled Date:	2014-04-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2380201
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446745
Cancelled By:	CA3683048
Cancelled Date:	2014-04-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2020-12-03, 09:32:02
Requestor: Jessie Zhang

File Reference: 0240413.0001

Nature: PRIORITY AGREEMENT
Registration Number: CA2533422
Registration Date and Time: 2012-05-09 13:54
Remarks: INTER ALIA
GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA2533423
Registration Date and Time: 2012-05-09 13:54
Remarks: INTER ALIA
GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
Registration Number: CA2905588
Registration Date and Time: 2012-12-07 10:57
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Remarks: INTER ALIA
MODIFIED BY CA3143335

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2905589
Registration Date and Time: 2012-12-07 10:57
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA2908949
Registration Date and Time: 2012-12-11 09:20
Remarks: INTER ALIA
GRANTING CA2905588 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA2908950
Registration Date and Time: 2012-12-11 09:20
Remarks: INTER ALIA
GRANTING CA2905589 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02
Requestor: Jessie Zhang

Nature: MODIFICATION
Registration Number: CA3143335
Registration Date and Time: 2013-05-24 15:26
Remarks: INTER ALIA
MODIFICATION OF CA2905588

Nature: MORTGAGE
Registration Number: CA3331668
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3331669
Registration Date and Time: 2013-09-04 15:04
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A0081870
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN
Registration Number: LB522564
Registration Date and Time: 2013-10-02 09:46
Registered Owner: LAVERNE TURNER CONTRACTING LTD.
Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02
Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446561
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446562
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA2905588, CA3143335 PRIORITY OVER
 CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446563
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331668 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446564
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331669 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3446744
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

Nature: MODIFICATION
 Registration Number: CA3446745
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA3510696
 Registration Date and Time: 2013-12-16 14:26
 Registered Owner: TORBRAM ELECTRIC SUPPLY CORPORATION
 INCORPORATION NO. A0070874
 Remarks: INTER ALIA
Cancelled By: CA3692110
Cancelled Date: 2014-04-25

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA3710391
 Registration Date and Time: 2014-05-05 16:30
 Registered Owner: BURNCO ROCK PRODUCTS LTD.
 INCORPORATION NO. A0076979
 Remarks: INTER ALIA
Cancelled By: CA3756323
Cancelled Date: 2014-06-01

Nature: JUDGMENT
 Registration Number: CA3761379
 Registration Date and Time: 2014-06-04 08:29
 Registered Owner: WORKERS' COMPENSATION BOARD
 Remarks: INTER ALIA
Cancelled By: CA4288754
Cancelled Date: 2015-03-18

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: LB530978
 Registration Date and Time: 2014-07-21 08:46
 Registered Owner: RANDALL MICHAEL ARSENAULT
 Remarks: INTER ALIA
Cancelled By: LB532537
Cancelled Date: 2014-09-29

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: LB535205
 Registration Date and Time: 2014-12-24 09:33
 Registered Owner: LAVERNE TURNER CONTRACTING LTD.
 Remarks: INTER ALIA
Cancelled By: CA4261284
Cancelled Date: 2015-03-02

Nature: JUDGMENT
 Registration Number: CA6348294
 Registration Date and Time: 2017-10-04 08:47
 Registered Owner: WORKERS' COMPENSATION BOARD
 Remarks: INTER ALIA
 RENEWED BY CA7783167

Nature: JUDGMENT
 Registration Number: CA6915937
 Registration Date and Time: 2018-07-06 15:37
 Registered Owner: ROBERT THOMAS EASTWOOD
 Remarks: INTER ALIA
 RENEWED BY CA8206883

Nature: JUDGMENT
 Registration Number: CA7339744
 Registration Date and Time: 2019-02-07 16:13
 Registered Owner: WORKERS' COMPENSATION BOARD
 Remarks: INCORPORATION NO. 6951
 INTER ALIA

Nature: JUDGMENT
 Registration Number: CA7783167
 Registration Date and Time: 2019-10-01 11:39
 Registered Owner: WORKERS' COMPENSATION BOARD
 Remarks: INTER ALIA
 RENEWAL OF CA6348294

Nature: JUDGMENT
 Registration Number: CA8206883
 Registration Date and Time: 2020-05-26 11:26
 Registered Owner: ROBERT THOMAS EASTWOOD
 Remarks: INTER ALIA
 RENEWAL OF CA6915937

Nature: STRATA PROPERTY ACT LIEN
 Registration Number: CA8466754
 Registration Date and Time: 2020-09-30 14:39
 Registered Owner: THE OWNERS, STRATA PLAN EPS1523

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3674976
From Title Number CA3523556

Application Received 2014-04-11

Application Entered 2014-04-15

Registered Owner in Fee Simple
Registered Owner/Mailing Address: JACQUELINE FRANCES GAUDREAU, BRANCH MANAGER
1-5211 TRANS CANADA HIGHWAY
TAPPEN, BRITISH COLUMBIA
V0E 2X3

Taxation Authority Vernon Assessment Area

Description of Land

Parcel Identifier: 029-242-282

Legal Description:
STRATA LOT 1 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA3694497
Cancelled Date:	2014-04-28

Nature:	MORTGAGE
Registration Number:	CA2380200
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446744
Cancelled By:	CA3683047
Cancelled Date:	2014-04-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2380201
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446745
Cancelled By:	CA3683048
Cancelled Date:	2014-04-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA
Cancelled By:	CA3694498
Cancelled Date:	2014-04-28

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533422
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
 Registration Number: CA2533423
 Registration Date and Time: 2012-05-09 13:54
 Remarks: INTER ALIA
 GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
 Registration Number: CA2905588
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
 MODIFIED BY CA3143335
Cancelled By: CA3694499
Cancelled Date: 2014-04-28

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA2905589
 Registration Date and Time: 2012-12-07 10:57
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A81870
 Remarks: INTER ALIA
Cancelled By: CA3694500
Cancelled Date: 2014-04-28

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908949
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905588 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905589 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3143335
 Registration Date and Time: 2013-05-24 15:26
 Remarks: INTER ALIA
 MODIFICATION OF CA2905588
Cancelled By: CA3694499
Cancelled Date: 2014-04-28

Nature: MORTGAGE
 Registration Number: CA3331668
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3694501
Cancelled Date: 2014-04-28

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3331669
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3694502
Cancelled Date: 2014-04-28

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: LB522564
 Registration Date and Time: 2013-10-02 09:46
 Registered Owner: LAVERNE TURNER CONTRACTING LTD.
 Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

2020-12-03, 09:31:56
Requestor: Jessie Zhang

File Reference: 0240413.0001
Declared Value \$255813

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610

Cancelled By: CA3694502
Cancelled Date: 2014-04-28

Nature: PRIORITY AGREEMENT
Registration Number: CA3446561
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380200

Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446562
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380201

Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446563
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA3331668 PRIORITY OVER CA2380201 AND
CA2380200

Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA3446564
 Registration Date and Time: 2013-11-07 14:09
 Remarks: INTER ALIA
 GRANTING CA3331669 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3446744
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3446745
 Registration Date and Time: 2013-11-07 14:47
 Remarks: INTER ALIA
 MODIFICATION OF CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA3510696
 Registration Date and Time: 2013-12-16 14:26
 Registered Owner: TORBRAM ELECTRIC SUPPLY CORPORATION
 INCORPORATION NO. A0070874
 Remarks: INTER ALIA
Cancelled By: CA3692110
Cancelled Date: 2014-04-25

Nature: MORTGAGE
 Registration Number: CA3674977
 Registration Date and Time: 2014-04-11 15:44
 Registered Owner: FIRST NATIONAL FINANCIAL GP CORPORATION
 INCORPORATION NO. A0067816
 Transfer Number: CA3674977 TRANSFERRED TO CA5262484
 Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE
 Transfer Number: CA5262484

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$255813

2020-12-03, 09:31:56

Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA3710391
Registration Date and Time:	2014-05-05 16:30
Registered Owner:	BURNCO ROCK PRODUCTS LTD. INCORPORATION NO. A0076979
Remarks:	INTER ALIA
Cancelled By:	CA3756323
Cancelled Date:	2014-06-01

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB530978
Registration Date and Time:	2014-07-21 08:46
Registered Owner:	RANDALL MICHAEL ARSENAULT
Remarks:	INTER ALIA
Cancelled By:	LB532537
Cancelled Date:	2014-09-29

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$199000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3675200
From Title Number CA3523561

Application Received 2014-04-11

Application Entered 2014-04-15

Registered Owner in Fee Simple
Registered Owner/Mailing Address: TAMMY LOUISE TURNER, TEACHER
CRAIG DANIEL TURNER, CONSTRUCTION SUPERVISOR
27 HIDDEN CREEK CIRCLE NW
CALGARY, AB
T3A 6J3
AS JOINT TENANTS

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-339
Legal Description:
STRATA LOT 6 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$199000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA3694503
Cancelled Date:	2014-04-28

Nature:	MORTGAGE
Registration Number:	CA2380200
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446744
Cancelled By:	CA3683047
Cancelled Date:	2014-04-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2380201
Registration Date and Time:	2012-02-06 09:24
Registered Owner:	DONALD JOSEPH DEE EASTHOPE
Remarks:	INTER ALIA MODIFIED BY CA3446745
Cancelled By:	CA3683048
Cancelled Date:	2014-04-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA
Cancelled By:	CA3694504
Cancelled Date:	2014-04-28

TITLE SEARCH PRINT

2020-12-03, 09:31:58
Requestor: Jessie Zhang

File Reference: 0240413.0001
Declared Value \$199000

Nature: PRIORITY AGREEMENT
Registration Number: CA2533422
Registration Date and Time: 2012-05-09 13:54
Remarks: INTER ALIA
GRANTING CA2532610 PRIORITY OVER CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA2533423
Registration Date and Time: 2012-05-09 13:54
Remarks: INTER ALIA
GRANTING CA2532610 PRIORITY OVER CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MORTGAGE
Registration Number: CA2905588
Registration Date and Time: 2012-12-07 10:57
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Remarks: INTER ALIA
MODIFIED BY CA3143335
Cancelled By: CA3694505
Cancelled Date: 2014-04-28

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2905589
Registration Date and Time: 2012-12-07 10:57
Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
INCORPORATION NO. A81870
Remarks: INTER ALIA
Cancelled By: CA3694506
Cancelled Date: 2014-04-28

Nature: PRIORITY AGREEMENT
Registration Number: CA2908949
Registration Date and Time: 2012-12-11 09:20
Remarks: INTER ALIA
GRANTING CA2905588 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$199000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

Nature: PRIORITY AGREEMENT
 Registration Number: CA2908950
 Registration Date and Time: 2012-12-11 09:20
 Remarks: INTER ALIA
 GRANTING CA2905589 PRIORITY OVER CA2380201 AND
 CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
 Registration Number: CA3143335
 Registration Date and Time: 2013-05-24 15:26
 Remarks: INTER ALIA
 MODIFICATION OF CA2905588
Cancelled By: CA3694505
Cancelled Date: 2014-04-28

Nature: MORTGAGE
 Registration Number: CA3331668
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3694507
Cancelled Date: 2014-04-28

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3331669
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3694508
Cancelled Date: 2014-04-28

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: LB522564
 Registration Date and Time: 2013-10-02 09:46
 Registered Owner: LAVERNE TURNER CONTRACTING LTD.
 Remarks: INTER ALIA
Cancelled By: CA3683046
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

2020-12-03, 09:31:58
Requestor: Jessie Zhang

File Reference: 0240413.0001
Declared Value \$199000

Nature: COVENANT
Registration Number: CA3407595
Registration Date and Time: 2013-10-17 10:25
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA3407596
Registration Date and Time: 2013-10-17 10:25
Remarks: INTER ALIA
GRANTING CA3407595 PRIORITY OVER CA2905589,
CA2178264, CA2905588, CA2380201, CA3143335,
CA3331668, CA3331669, CA2380200 AND CA2532610
Cancelled By: CA3694508
Cancelled Date: 2014-04-28

Nature: PRIORITY AGREEMENT
Registration Number: CA3446561
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446562
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA2905588, CA3143335 PRIORITY OVER
CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: PRIORITY AGREEMENT
Registration Number: CA3446563
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA3331668 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

TITLE SEARCH PRINT

2020-12-03, 09:31:58
Requestor: Jessie Zhang

File Reference: 0240413.0001
Declared Value \$199000

Nature: PRIORITY AGREEMENT
Registration Number: CA3446564
Registration Date and Time: 2013-11-07 14:09
Remarks: INTER ALIA
GRANTING CA3331669 PRIORITY OVER CA2380201 AND
CA2380200
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: MODIFICATION
Registration Number: CA3446744
Registration Date and Time: 2013-11-07 14:47
Remarks: INTER ALIA
MODIFICATION OF CA2380200
Cancelled By: CA3683047
Cancelled Date: 2014-04-17

Nature: MODIFICATION
Registration Number: CA3446745
Registration Date and Time: 2013-11-07 14:47
Remarks: INTER ALIA
MODIFICATION OF CA2380201
Cancelled By: CA3683048
Cancelled Date: 2014-04-17

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA3510696
Registration Date and Time: 2013-12-16 14:26
Registered Owner: TORBRAM ELECTRIC SUPPLY CORPORATION
INCORPORATION NO. A0070874
Remarks: INTER ALIA
Cancelled By: CA3692110
Cancelled Date: 2014-04-25

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA3710391
Registration Date and Time: 2014-05-05 16:30
Registered Owner: BURNCO ROCK PRODUCTS LTD.
INCORPORATION NO. A0076979
Remarks: INTER ALIA
Cancelled By: CA3756323
Cancelled Date: 2014-06-01

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$199000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB530978
Registration Date and Time:	2014-07-21 08:46
Registered Owner:	RANDALL MICHAEL ARSENAULT
Remarks:	INTER ALIA
Cancelled By:	LB532537
Cancelled Date:	2014-09-29

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$258000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3699524
From Title Number CA3523557

Application Received 2014-04-30

Application Entered 2014-05-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address: K&T PATTISON ENTERPRISES LTD., INC.NO. 2018102091
78 SPRINGBOROUGH POINT SW
CALGARY, ALBERTA
T3H 5M9

Taxation Authority Vernon Assessment Area

Description of Land

Parcel Identifier: 029-242-291

Legal Description:
STRATA LOT 2 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$258000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA3784470
Cancelled Date:	2014-06-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA
Cancelled By:	CA3784471
Cancelled Date:	2014-06-17

Nature:	MORTGAGE
Registration Number:	CA2905588
Registration Date and Time:	2012-12-07 10:57
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Remarks:	INTER ALIA MODIFIED BY CA3143335
Cancelled By:	CA3784472
Cancelled Date:	2014-06-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2905589
Registration Date and Time:	2012-12-07 10:57
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Remarks:	INTER ALIA
Cancelled By:	CA3784473
Cancelled Date:	2014-06-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$258000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Nature: MODIFICATION
 Registration Number: CA3143335
 Registration Date and Time: 2013-05-24 15:26
 Remarks: INTER ALIA
 MODIFICATION OF CA2905588
Cancelled By: CA3784472
Cancelled Date: 2014-06-17

Nature: MORTGAGE
 Registration Number: CA3331668
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3784474
Cancelled Date: 2014-06-17

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3331669
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3784475
Cancelled Date: 2014-06-17

Nature: COVENANT
 Registration Number: CA3407595
 Registration Date and Time: 2013-10-17 10:25
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA3407596
 Registration Date and Time: 2013-10-17 10:25
 Remarks: INTER ALIA
 GRANTING CA3407595 PRIORITY OVER CA2905589,
 CA2178264, CA2905588, CA3143335, CA3331668,
 CA3331669 AND CA2532610
Cancelled By: CA3784475
Cancelled Date: 2014-06-17

Nature: MORTGAGE
 Registration Number: CA3699525
 Registration Date and Time: 2014-04-30 08:27
 Registered Owner: ROYAL BANK OF CANADA

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$258000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA3710391
Registration Date and Time:	2014-05-05 16:30
Registered Owner:	BURNCO ROCK PRODUCTS LTD. INCORPORATION NO. A0076979
Remarks:	INTER ALIA
Cancelled By:	CA3756323
Cancelled Date:	2014-06-01

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB530978
Registration Date and Time:	2014-07-21 08:46
Registered Owner:	RANDALL MICHAEL ARSENAULT
Remarks:	INTER ALIA
Cancelled By:	LB532537
Cancelled Date:	2014-09-29

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$229000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA3721222
From Title Number CA3523558

Application Received 2014-05-13

Application Entered 2014-05-15

Registered Owner in Fee Simple
Registered Owner/Mailing Address: LAURA JANE ENDERSBY, OFFICER AT CREDIT UNION
IAN RICHARD ENDERSBY, SALESMAN
35350 MCCORKELL DRIVE
ABBOTSFORD, BRITISH COLUMBIA
V3G 2C3
AS JOINT TENANTS

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-304
Legal Description:
STRATA LOT 3 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$229000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2178264
Registration Date and Time:	2011-09-06 16:15
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A0081870
Remarks:	INTER ALIA
Cancelled By:	CA3784478
Cancelled Date:	2014-06-17

Nature:	MORTGAGE
Registration Number:	CA2532610
Registration Date and Time:	2012-05-09 10:12
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Transfer Number:	CA2532610 TRANSFERRED TO CA5165683
Registered Owner:	KEVIN LOVE
Transfer Number:	CA5165683
Remarks:	INTER ALIA
Cancelled By:	CA3784479
Cancelled Date:	2014-06-17

Nature:	MORTGAGE
Registration Number:	CA2905588
Registration Date and Time:	2012-12-07 10:57
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Remarks:	INTER ALIA MODIFIED BY CA3143335
Cancelled By:	CA3784480
Cancelled Date:	2014-06-17

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2905589
Registration Date and Time:	2012-12-07 10:57
Registered Owner:	WCC WESTPOINT CAPITAL CORPORATION INCORPORATION NO. A81870
Remarks:	INTER ALIA
Cancelled By:	CA3784481
Cancelled Date:	2014-06-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$229000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Nature: MODIFICATION
 Registration Number: CA3143335
 Registration Date and Time: 2013-05-24 15:26
 Remarks: INTER ALIA
 MODIFICATION OF CA2905588
Cancelled By: CA3784480
Cancelled Date: 2014-06-17

Nature: MORTGAGE
 Registration Number: CA3331668
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3784482
Cancelled Date: 2014-06-17

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3331669
 Registration Date and Time: 2013-09-04 15:04
 Registered Owner: WCC WESTPOINT CAPITAL CORPORATION
 INCORPORATION NO. A0081870
 Remarks: INTER ALIA
Cancelled By: CA3784483
Cancelled Date: 2014-06-17

Nature: COVENANT
 Registration Number: CA3407595
 Registration Date and Time: 2013-10-17 10:25
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: CA3407596
 Registration Date and Time: 2013-10-17 10:25
 Remarks: INTER ALIA
 GRANTING CA3407595 PRIORITY OVER CA2905589,
 CA2178264, CA2905588, CA3143335, CA3331668,
 CA3331669 AND CA2532610
Cancelled By: CA3784483
Cancelled Date: 2014-06-17

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$229000

2020-12-03, 09:31:57

Requestor: Jessie Zhang

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CA3710391
Registration Date and Time:	2014-05-05 16:30
Registered Owner:	BURNCO ROCK PRODUCTS LTD. INCORPORATION NO. A0076979
Remarks:	INTER ALIA
Cancelled By:	CA3756323
Cancelled Date:	2014-06-01

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	LB530978
Registration Date and Time:	2014-07-21 08:46
Registered Owner:	RANDALL MICHAEL ARSENAULT
Remarks:	INTER ALIA
Cancelled By:	LB532537
Cancelled Date:	2014-09-29

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$250000

2020-12-03, 09:32:00

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA7532943
From Title Number CA3676170

Application Received 2019-05-31

Application Entered 2019-06-04

Registered Owner in Fee Simple
Registered Owner/Mailing Address: ROBERT JAMES LIGHT, CONSULTANT
SYLVIA MAXINE LIGHT, RETIRED
#9, 5211 TRANS CANADA HWY
TAPPEN, BC
V0E 2X3
AS JOINT TENANTS

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-363
Legal Description:
STRATA LOT 9 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$250000

2020-12-03, 09:32:00

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3407595
Registration Date and Time:	2013-10-17 10:25
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA3676171
Registration Date and Time:	2014-04-14 11:43
Registered Owner:	SCOTIA MORTGAGE CORPORATION
Cancelled By:	CA7572872
Cancelled Date:	2019-06-21

Nature:	MORTGAGE
Registration Number:	CA7532944
Registration Date and Time:	2019-05-31 08:46
Registered Owner:	SALMON ARM SAVINGS AND CREDIT UNION INCORPORATION NO. FI-120
Cancelled By:	CA8540970
Cancelled Date:	2020-11-02

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$240000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA8450687
From Title Number CA5864227

Application Received 2020-09-24

Application Entered 2020-09-28

Registered Owner in Fee Simple
Registered Owner/Mailing Address: AARON WILLIAM FEDECHKO, EXTRA GANG FOREMAN
#5 5211 TRANS CANADA HWY
TAPPEN, BC
V0E 2X0

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-321
Legal Description:
STRATA LOT 5 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$240000

2020-12-03, 09:31:58

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3407595
Registration Date and Time:	2013-10-17 10:25
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA5864228
Registration Date and Time:	2017-03-10 10:35
Registered Owner:	B2B BANK
Cancelled By:	CA8604547
Cancelled Date:	2020-11-27

Nature:	MORTGAGE
Registration Number:	CA8450688
Registration Date and Time:	2020-09-24 14:10
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$305000

2020-12-03, 09:32:03

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number LB558902
From Title Number CA5335387

Application Received 2017-08-16

Application Entered 2017-08-23

Registered Owner in Fee Simple
Registered Owner/Mailing Address: DONNA NANCY ALLEN, CATEGORY ANALYST
2107 11 MAHOGANY ROW SE
CALGARY, AB
T3M 2L6

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-410
Legal Description:
STRATA LOT 14 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

Declared Value \$305000

2020-12-03, 09:32:03

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3407595
Registration Date and Time:	2013-10-17 10:25
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA5335388
Registration Date and Time:	2016-07-12 14:40
Registered Owner:	ROYAL BANK OF CANADA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number WX2117287
From Title Number CA6231753

Application Received 2019-06-26

Application Entered 2019-07-03

Registered Owner in Fee Simple
Registered Owner/Mailing Address: TIMOTHY EDWARD GIANDOMENICO, BUSINESSMAN
PO BOX 756
SALMON ARM, BC
V1E 4N8

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-401
Legal Description:
STRATA LOT 13 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:02

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3407595
Registration Date and Time:	2013-10-17 10:25
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA6231754
Registration Date and Time:	2017-08-18 08:46
Registered Owner:	SALMON ARM SAVINGS AND CREDIT UNION INCORPORATION NO. FI 120

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01

Requestor: Jessie Zhang

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number WX2117288
From Title Number CA6654618

Application Received 2019-06-26

Application Entered 2019-07-03

Registered Owner in Fee Simple
Registered Owner/Mailing Address: TIMOTHY EDWARD GIANDOMENICO, BUSINESSMAN
PO BOX 756
TAPPEN, BC
V1E 4N8

Taxation Authority Vernon Assessment Area

Description of Land
Parcel Identifier: 029-242-380
Legal Description:
STRATA LOT 11 SECTION 9 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS1523
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3523555
2013-12-23

HERETO IS ANNEXED EASEMENT KE15702 OVER THAT PART OF LOT 1 PLAN 39506
EXCEPT PLAN KAP44752 SHOWN ON PLAN KAP44753

TITLE SEARCH PRINT

File Reference: 0240413.0001

2020-12-03, 09:32:01

Requestor: Jessie Zhang

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KL9451
Registration Date and Time:	1997-01-30 13:37
Registered Owner:	BC GAS UTILITY LTD. INCORPORATION NO. 368681
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3407595
Registration Date and Time:	2013-10-17 10:25
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA6654619
Registration Date and Time:	2018-03-01 08:41
Registered Owner:	SALMON ARM SAVINGS AND CREDIT UNION INCORPORATION NO. FI 120

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

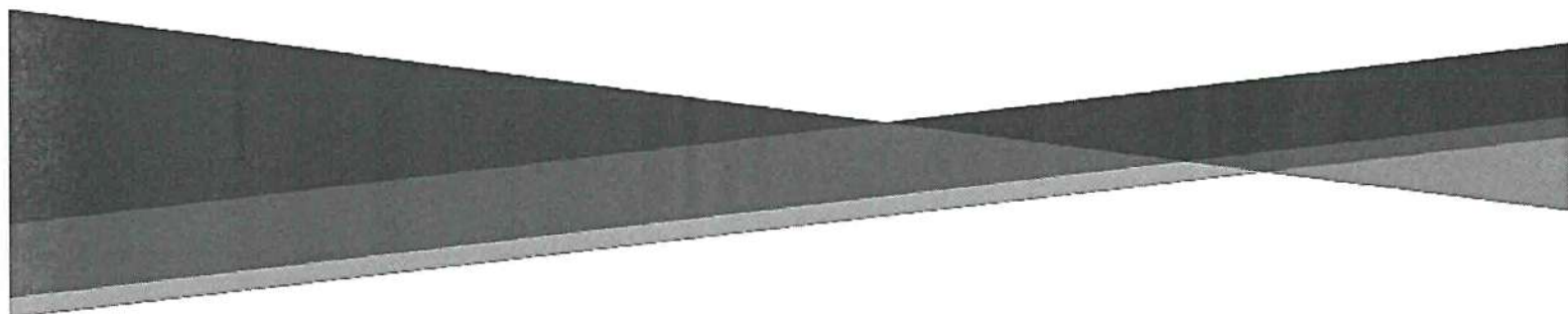
Corrections NONE



Gordon Easton
Managing Director, Consulting
Gordon.Easton@Colliers.com

Howie Charters
Vice President, Consulting
Howie.Charters@Colliers.com

Justen Harcourt
Vice President, Consulting
Justen.Harcourt@Colliers.com



Accelerating success.

EXHIBIT 6

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**



MILLER THOMSON
AVOCATS | LAWYERS

MILLER THOMSON LLP
COMMERCE PLACE
10155 - 102 STREET, SUITE 2700
EDMONTON, AB T5J 4G8
CANADA

T 780.429.1751
F 780.424.5866

MILLERTHOMSON.COM

December 1, 2021

Private and Confidential
Sent via E-mail

Terrence M. Warner
Direct Line: 780.429.9727
twarner@millerthomson.com

File: 240413.1

Dentons Canada LLP
2500 Stantec Tower,
10220 - 103 Avenue NW Edmonton, AB
T5J 0K4

Attention: Richard Cotter, Q.C.

Dear Sir:

Re: Notice of Objection of Star Prebuilt Homes Ltd. to the Notice of Disallowance of Receiver
Your File No. 556138.6

You will recall that on March 11, of 2020, the Receiver issued a disallowance of a portion of the claim of Star Prebuilt Homes Ltd. wherein the amount of \$690,743.51 was allowed by the Receiver and \$1,744,242.10 was disallowed by the Receiver out of a total claim submitted by Star of \$2,434,985.61. Subsequent to that, you provided to the Receiver a Notice of Objection to the partial disallowance, dated March 26, 2020. In your covering email, you indicated that in compliance with the November 15, 2019 Claims Process Order of Associate Chief Justice Nielsen, you would prepare an Application in accordance therewith, which presumably you would eventually file. Draft documents were forwarded to us by email on April 9, 2020, but we were never provided with filed documents relating to an application.

Paragraph 19 of the Claims Process Order provides:

"19. The affected Creditor shall thereafter serve on the Receiver, a Notice of Motion in these proceedings returnable within fifteen days after it gave its Notice of Objection to the Notice of Disallowance issued by the Receiver. In the event that the affected Creditor fails to file a motion in accordance within the time period set out above, unless otherwise ordered by this Court, the affected creditor shall be conclusively deemed to have accepted the assessment of its claim set out in the Notice of Disallowance."

As you are aware, The Minister of Justice and Solicitor General issued a Ministerial Order to suspend limitation periods and any period of time within which any step must be taken in any proceeding or intended proceeding subject to the discretion of the Court, tribunal, or decision-maker. The Ministerial Order was made retroactive to March 17, 2020 and continued until June 1, 2020. Giving this provision the most generous reading possible, you were required to file and serve on the Receiver a Notice of Motion returnable within 15 days of June 1, 2020. Given filing delays at the Court of Queen's Bench, this provision of the 2019 Claims Process Order, we assume, would have been relaxed, but we are 18 months beyond even

the most generous interpretation of this provision. We are of the view that this failure leads to the conclusion that "...the affected creditor shall be conclusively deemed to have accepted the assessment of its claim set out in the Notice of Disallowance."

You may recall that we advised you in subsequent conversations with you that we believed Dentons, and you in particular, to be in a material conflict given your involvement in the underlying circumstances, and the fact that you would be a material witness in these proceedings. We advised that we would apply to have Dentons removed as counsel of record in the event that this matter was not referred to other counsel. Given that we have heard nothing further since July, 2020, we assume this never occurred.

In light of the forgoing, we would ask that you advise us of your position as soon as possible.

Yours sincerely,

MILLER THOMSON LLP

Per:



Terrence M. Warner

TMW/

c. BDO Canada Limited
Attn.: David Lewis



EXHIBIT 7

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

To:

BDO Canada Limited, in its capacity as Court-appointed Receiver of Westpoint Capital Corporation, Westpoint Capital Management Corporation, Westpoint Capital Services 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. (the "Receiver")
9897 - 34 Avenue
Edmonton, AB T6E 5X9
Attention: David R. Lewis

And To:

Miller Thomson LLP
2700 Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4G8
Attention: Terrence M. Warner

Re: Notice of Objection of Star Prebuilt Homes Ltd. to the Notice of Disallowance of Receiver

TAKE NOTICE THAT Star Prebuilt Homes Ltd. ("Star") objects to the Notice of Disallowance of Claim issued March 11, 2020 by the Receiver wherein only an unsecured amount of \$690,743.51 was allowed by the Receiver and \$1,744,242.10 was disallowed by the Receiver out of a total claim submitted by Star of \$2,434,985.61.

Star's reasons for objection of the disallowance of a portion of its claim submitted include:

1. By agreement and its conduct, in 2016, Westpoint Capital Corporation ("WCC") extended the Letters of Credit in issue to cover not only the obligations of Tri-State Signature Homes Ltd. but also each of Tri-State Community Ltd. and Trend Aurora Ltd. In January of 2017, WCC paid, at sight, in respect to the written demand of Star, as Beneficiary, by presentation of the required Notice of Intention to Draw Down Sufficient Letters of Credit and Certificate, in respect to Letter of Credit numbered 920, by Star, and that Letter of Credit was presented to satisfy the Deficiency in the sum of \$121,121.25 (as defined in and determined by the provisions of the Dispute Resolution Agreement (the "DRA")) which included the indebtedness and obligations of each of Tri-State Signature Homes Ltd., Tri-State Community Ltd., and Trend Aurora Ltd.
2. a. The obligations to Star, as set out in the DRA, of Tri-State Signature Homes Ltd., Tri-State Community Ltd., and Trend Aurora Ltd. are joint and several. The allocation of legal fees on a 1/3 basis between each of these companies is arbitrary and incorrect. Moreover, as the Letters of Credit extend not only to Tri-State Signature Homes but the other companies as well, all legal fees claimed should be allowed in full.

b. Alternatively, when the assessment of costs in respect of this matter came before the Assessment Officer, Mr. Dennis Pawlowski, it was acknowledged by Mr. Pawlowski that almost all of the legal work performed was completed in respect to the claim(s) as against and by Tri-State Signature Homes Ltd.

3. Interest being payable on outstanding amounts, owing to Star, was provided for in the provisions of the DRA. Interest continued to be payable on the amounts payable to Star as contemplated by the DRA at the rate set forth in the Master Agreement, being the prime rate of interest charged by the Bank of Montreal from time to time plus 4.00% per annum. Ms. Marnie Kiel, who was familiar with the terms and conditions of the DRA, acknowledged this both through email correspondence and under oath at her Questioning.

AND FURTHER TAKE NOTICE THAT Star Prebuilt Homes Ltd. intends to file an application returnable within 15 days pursuant to the Order of the Honourable Associate Chief Justice K.G. Nielsen issued March 8, 2019 or such longer period as allowed pursuant to the Notices to the Profession, sometimes known as Practice Directions, of the Court of Queen's Bench of Alberta.

Dated at Edmonton, Alberta, this 26th day of March, 2020.

Dentons Canada LLP as Solicitor and Agent for
Star PreBuilt Homes Ltd.

Per: _____

Ryan Bosch

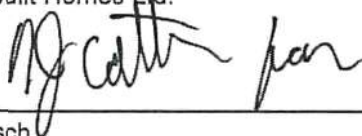


EXHIBIT 8

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

I hereby certify this to be a true copy of
the original order

Dated this 2 day of May 2019

[Signature]
for Clerk of the Court

COURT FILE NUMBER 1501-12193
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF WESTPOINT CAPITAL CORPORATION
(RESPONDENT)
DEFENDANTS BLACK & ASSOCIATES APPRAISAL INC. AND DARREN BLACK
(APPLICANT)
DOCUMENT **ORDER FOR SUMMARY DISMISSAL**



ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

Norton Rose Fulbright Canada LLP
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2 CANADA

Email: joshua.sadovnick@nortonrosefulbright.com

Tel: +1 403.267.8222

Fax: +1 403.264.5973

Attention: Joshua D. Sadovnick/ Geoffrey S. Poelman

File no.: 1000153903

DATE ON WHICH ORDER WAS PRONOUNCED: May 1, 2019


LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta

NAME OF MASTER WHO MADE THIS ORDER: J. FARRINGTON

UPON THE APPLICATION of the Defendant, Black & Associates Appraisal Inc. and Darren Black (**Black**) for summary judgment dismissing the entirety of the claims against it; **AND UPON** having read the Affidavits filed on behalf of Black and the Plaintiff, Westpoint Capital Corporation (**Westpoint**); **AND UPON** hearing the submissions of counsel for Black, and counsel for Westpoint;

IT IS HEREBY ORDERED THAT:

1. Summary judgment is granted and the claim against Black is dismissed in its entirety.
2. Costs of this application and of the action against Black are awarded, ~~and are due and payable by Westpoint forthwith.~~ ✓
3. If counsel are unable to agree upon costs, they may contact the master's chambers clerk to address the Court.



Master of the Court of Queen's Bench of Alberta

EXHIBIT 9

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

COURT FILE NUMBER 1501-12193

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF WESTPOINT CAPITAL CORPORATION

DEFENDANTS BLACK & ASSOCIATES APPRAISAL INC. and DARREN BLACK

DOCUMENT **BILL OF COSTS**



ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Norton Rose Fulbright Canada LLP
3700, 400 – 3 Avenue SW
Calgary, AB T2P 4H2 Canada

Email: joshua.sadovnick@nortonrosefulbright.com
Phone: (403) 267-8222
Fax: (403) 264-5973

Attention: Joshua D. Sadovnick / Geoffrey S. Poelman

File #: 1000153903

Bill of Costs of Black & Associates Appraisal Inc. and Darren Black, Defendants

Fees claimed:

ITEM NO.	ITEM	AMOUNT
1(1)	Commencement documents, affidavits, pleadings and related documents, and amendments	\$2,500.00
3(1)	Disclosure of records under Part 5, including affidavit of records	\$1,250.00
3(2)	Review of opposite party records	\$1,250.00
5(1)	Preparation for questioning under Part 5	\$1,250.00
5(2)	First half-day for attendance at questioning	\$1,250.00
5(3)	One additional half-day attendance at questioning	\$1,250.00
8(1)	Application requiring a written brief	\$1,750.00
	Subtotal:	\$10,500.00

Taxable Disbursements:

DESCRIPTION	AMOUNT
Search fees	\$7.00
Courier fees	\$112.70
Questioning transcript	\$1,029.10
Court runner fees	\$63.00
Avison Young – appraisal/ expert review (50% reduction by agreement of counsel)	\$1,125.00
	\$562.50
Subtotal:	\$1,774.30

Non-Taxable Disbursements:

DESCRIPTION	AMOUNT
Court search & photocopying fees	\$123.00
Court filing fees	\$100.00
Subtotal:	\$223.00

Total Disbursements: **\$1,997.39**

Other Charges:

DESCRIPTION	AMOUNT
Long distance calling charges	\$13.80
Fax charges	\$1.00
Subtotal:	\$14.80

GST:

- (a) Amount claimed on fees: \$525.00
- (b) Amount claimed on disbursements: \$99.87
- (c) Amount claimed on other charges: \$0.74

TOTAL GST: \$625.61

By making the above claim for an additional amount on account of goods and services tax, the party entitled to the costs award warrants that it is not entitled under the *Excise Tax Act* (Canada) to a refund or rebate of any goods and services tax paid.

Total amount claimed:

Fees: \$10,500.00
Disbursements: \$1,997.39
Other Charges: \$14.80
GST: \$625.61
TOTAL: \$13,137.80

Person responsible for preparation of this Bill of Costs, as agreed to by counsel for Westpoint Capital Corporation:



Geoffrey S. Peelman

EXHIBIT 10

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

District of: Alberta
Division No. 01 - Edmonton
Court No. 24-115987
Estate No. 24-115987

FORM 31
Proof of Claim
(Sections 50.1, 81.5, 81.6, Subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 102(2), 124(2), 128(1),
and Paragraphs 51(1)(e) and 66.14(b) of the Act)

In the matter of the receivership of
Westpoint Capital Corporation, et al
of the City of Edmonton, in the Province of Alberta

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

#111, 9440-49 Street, Edmonton, Alberta T6B 2M9

In the matter of the receivership of Westpoint Capital Corporation, et al of the City of Edmonton in the Province of Alberta and the claim of
Stirling Capital Partners creditor, and Kevin Love

I, _____ (name of creditor or representative of the creditor), of the city of Edmonton in the province of _____ do hereby certify:

1. That I am a creditor of the above named debtor (or I am _____ (position/title) of _____ creditor).

2. That I have knowledge of all the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of receivership, namely the 10th day of April 2019, and still is, indebted to the creditor in the sum of \$ _____ as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. (The attached statement of account or affidavit must specify the vouchers or other evidence in support of the claim.)

4. (Check and complete appropriate category.)

A. UNSECURED CLAIM OF \$ _____

(other than as a customer contemplated by Section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and
(Check appropriate description.)

Regarding the amount of \$ 750,000.00, I claim a right to a priority under section 136 of the Act.

Regarding the amount of \$ _____, I do not claim a right to a priority.
(Set out on an attached sheet details to support priority claim.)

B. CLAIM OF LESSOR FOR DISCLAIMER OF A LEASE \$ _____

That I hereby make a claim under subsection 65.2(4) of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

C. SECURED CLAIM OF \$ _____

That in respect of this debt, I hold assets of the debtor valued at \$ _____ as security, particulars of which are as follows:
(Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents.)

D. CLAIM BY FARMER, FISHERMAN OR AQUACULTURIST OF \$ _____

That I hereby make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _____
(Attach a copy of sales agreement and delivery receipts.)

- E. CLAIM BY WAGE EARNER OF \$ _____
- That I hereby make a claim under subsection 81.3(8) of the Act in the amount of \$ _____
- That I hereby make a claim under subsection 81.4(8) of the Act in the amount of \$ _____
- F. CLAIM BY EMPLOYEE FOR UNPAID AMOUNT REGARDING PENSION PLAN OF \$ _____
- That I hereby make a claim under subsection 81.5 of the Act in the amount of \$ _____
- That I hereby make a claim under subsection 81.6 of the Act in the amount of \$ _____
- G. CLAIM AGAINST DIRECTOR \$ _____

(To be completed when a proposal provides for the compromise of claims against directors.)
 That I hereby make a claim under subsection 50(13) of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

- H. CLAIM OF A CUSTOMER OF A BANKRUPT SECURITIES FIRM \$ _____

That I hereby make a claim as a customer for net equity as contemplated by section 262 of the Act, particulars of which are as follows:
(Give full particulars of the claim, including the calculations upon which the claim is based.)

5. That, to the best of my knowledge, I _____ (am/am not) (or the above-named creditor _____ (is/is not)) related to the debtor within the meaning of section 4 of the Act, and _____ (have/has/have not/has not) dealt with the debtor in a non-arm's-length manner.


6. That the following are the payments that I have received from, and the credits that I have allowed to, and the transfers at undervalue within the meaning of subsection 2(1) of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of Section 2 of the Act: *(Provide details of payments, credits and transfers at undervalue.)*

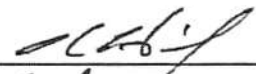
7. *(Applicable only in the case of the bankruptcy of an individual.)*

- Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to paragraph 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.

- I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Dated at Edmonton, Alberta this 12th day of March, 2020


 Witness


 solicitor for Creditor
 Phone Number: 780-4502929
 Fax Number: 780-4102-1672
 E-mail Address: kheintz@venturelaw.ca

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

WARNINGS: A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in a proof of security, by the secured creditor.

Subsection 201(1) of the Act provides severe penalties for making any false claim, proof, declaration or statement of account.

EXHIBIT 11

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

Lewis, David

From: McDonald, Jesse
Sent: July 24, 2020 10:05 AM
To: Diana Brinco
Cc: Lewis, David
Subject: RE: [EXT] Westpoint Capital

Diana,

BDO Canada Limited is not the Receiver of 1008245 BC Ltd. and the documents appear to list lands in Vancouver. The Receiver is not in control of any property in Vancouver.

The claim form used is for claims in the matter of one of the Companies that are in Receivership, and based on these supporting documents, it appears this claim would only be against 1008245 BC Ltd., which we are not the Receiver of.

Does Kevin Love have a mortgage or claim against any of the Companies which are in Receivership? These are:

- 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.
- 1897849 Alberta Ltd.
- 1780384 Alberta Ltd.
- 1897837 Alberta Ltd.
- The Village at Paldi Ent. Ltd.

The supporting documents provided do not appear to prove a claim against any of the above entities. Are there supporting documents for a claim against one of the above entities? It was our understanding that Kevin Love may have a mortgage on a different property.

Thank you,

Jesse McDonald, CPA
Senior Analyst, Corporate FRS
BDO Canada Limited
jemcdonald@bdo.ca

9897 34 Avenue NW

Edmonton, AB T6E 5X9
Canada
Tel: 780 424 3434
Direct: 780 441 2159
Fax: 780 424 3222
www.bdo.ca

 Before you print think about the environment

From: Diana Brinco <Diana@venturelaw.ab.ca>
Sent: July-24-20 9:45 AM
To: McDonald, Jesse <jemcdonald@bdo.ca>
Subject: [EXT] Westpoint Capital

Hi Jesse,

The documents provided to you are the supporting documents regarding the secured loan with Munir Virani, authorized representative for 1008245 B.C. Ltd.

Should you have any questions or concerns, please do not hesitate to contact our office.

Regards,

Diana Brinco
Legal Assistant
 **Venture Law Group LLP**
Barristers and Solicitors
Suite 111, 9440-49 Street
Edmonton, Alberta T6B 2M9
Phone: (780) 450-2929
Fax: (780) 462-1672
Email: diana@venturelaw.ab.ca

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EXHIBIT 12

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**



BC Company Summary

For
1008245 B.C. LTD.

Date and Time of Search: September 10, 2020 03:21 PM Pacific Time
Currency Date: February 28, 2020

HISTORICAL - Dissolved for Failure to File on January 01, 2018

Incorporation Number: BC1008245
Name of Company: 1008245 B.C. LTD.
Recognition Date and Time: Incorporated on July 16, 2014 02:56 PM Pacific Time
Last Annual Report Filed: July 16, 2015
In Liquidation: No
Receiver: No

Location of the Dissolved Company Records Office has not been filed with this office.

DISSOLUTION/RESTORATION INFORMATION

Filing/Event	Date of Filing
System Dissolution - Fail to File	January 01, 2018

REGISTERED OFFICE INFORMATION

Mailing Address: PO BOX 49130 2900 - 595 BURRARD STREET VANCOUVER BC V7X 1J5 CANADA	Delivery Address: PO BOX 49130 2900 - 595 BURRARD STREET VANCOUVER BC V7X 1J5 CANADA
--	---

RECORDS OFFICE INFORMATION

Mailing Address: PO BOX 49130 2900 - 595 BURRARD STREET VANCOUVER BC V7X 1J5 CANADA	Delivery Address: PO BOX 49130 2900 - 595 BURRARD STREET VANCOUVER BC V7X 1J5 CANADA
--	---

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Virani, Munir

Mailing Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

Delivery Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

OFFICER INFORMATION AS AT July 16, 2015

Last Name, First Name, Middle Name:

Kiel, Marnie

Office(s) Held: (Other Office(s))

Mailing Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

Delivery Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

Last Name, First Name, Middle Name:

Oberle, Matthew Edwin

Office(s) Held: (Other Office(s))

Mailing Address:

6709 - 162A AVENUE
EDMONTON AB T5Z 3C7
CANADA

Delivery Address:

6709 - 162A AVENUE
EDMONTON AB T5Z 3C7
CANADA

Last Name, First Name, Middle Name:

Schraeder, Miguel Angel

Office(s) Held: (Other Office(s))

Mailing Address:

9419 - 152 AVENUE
EDMONTON AB T5E 2R8
CANADA

Delivery Address:

9419 - 152 AVENUE
EDMONTON AB T5E 2R8
CANADA

Last Name, First Name, Middle Name:

Virani, Munir

Office(s) Held: (CEO)

Mailing Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

Delivery Address:

#201, 1230-91 STREET SW
EDMONTON AB T6X 0P2
CANADA

EXHIBIT 13

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

TITLE SEARCH PRINT

2020-09-10, 16:21:11

File Reference:

Requestor: Andrew Chou

Declared Value \$2800000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA4662206
From Title Number CA2842325

Application Received 2015-09-08

Application Entered 2015-09-16

Title Cancelled **2016-05-30**

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 1008245 B.C. LTD., INC.NO. BC1008245
2900 - 595 BURRARD STREET
VANCOUVER, BC
V7X 1J5

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 003-429-172
Legal Description:
LOT 12 BLOCK 502 DISTRICT LOT 526 PLAN 2354

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA5171137
Registration Date and Time: 2016-05-10 09:04
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5171138
Registration Date and Time: 2016-05-10 09:04
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI-97

TITLE SEARCH PRINT

File Reference:

Declared Value \$2800000

2020-09-10, 16:21:11
Requestor: Andrew Chou

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

Registration Date:

2016-05-30

Description:

ALL NOW PLAN EPP50408 CA5198417

EXHIBIT 14

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

Lewis, David

From: Warner, Terry <twarner@millerthomson.com>
Sent: September 28, 2020 2:19 AM
To: Diana@venturelaw.ab.ca
Cc: Lewis, David; McDonald, Jesse
Subject: [EXT] Westpoint Capital Corporation (in receivership); Claim of Stirling Capital [MTDMS-Legal.FID9137219]

We are legal counsel for BDO Canada Limited in its capacity as Receiver of *inter alia*, Westpoint Capital Corporation ("WCC"). I have reviewed the documents you submitted to the Receiver, and have determined that neither Stirling nor Kevin Love have any claim against the company in receivership. The mortgage at issue was issued to 1008245 B.C. Ltd. in regard to lands legally described as "PID: 003-439-172, Lot 12, Block 502, District Lot 526, Vancouver District Plan 2354." Title to the affected lands is in the name of 1008245 B.C. Ltd. This company is not one of the companies in receivership. The extension letter from Venture Law Group Ltd. (Ken Heinz) was signed by Munir Virani on behalf of the BC numbered company. The email correspondence you refer to in your email to the Receiver does not make WCC liable for the mortgage debt. There is no covenant on behalf of WCC, nor is there a guarantee issued on behalf of WCC. The claim that you have submitted is being disallowed by the Receiver on its merits. It is also being disallowed as it was provided well beyond the claims bar date.

We note as an aside that a review of the title does not even disclose the Stirling Capital/Kevin Love mortgage. The only mortgage on title is to Vancouver City Savings Credit Union.

TERRENCE M. WARNER

Providing services on behalf of a Professional Corporation
Partner

Miller Thomson LLP
2700 Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4G8
Direct Line: +1 780.429.9727
Fax: +1 780.424.5866
Email: twarner@millerthomson.com
millerthomson.com

Connect with us on [LinkedIn](#)
View my [web page](#)



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EXHIBIT 15

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

NOTICE OF DISALLOWANCE OF CLAIM

Venture Law Group LLP
Attn: Diana Brinco
#111, 9440 49 Street
Edmonton, AB T6B 2M9

TAKE NOTICE THAT BDO Canada Limited in its capacity of Court appointed Receiver of 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., pursuant to the Claims Process Order issued by ACJ K. Nielsen, Justice of the Court of Queen's Bench of Alberta has reviewed your claim, which has been disallowed in for the following reasons:

1. Your claim was received late. The Claims Process Order outlined a deadline of January 31, 2020 at 5:00 pm Mountain Standard Time. Your claim was not received until March 12, 2020 at 4:15 pm Mountain Standard Time.
2. No evidence has been provided to support a claim against Westpoint Capital Corporation et al.
3. The Receiver is not in possession, and did not ever take possession, of the mortgaged lands described in the supporting documents to the claim.

AND FURTHER TAKE NOTICE THAT if you are dissatisfied with this decision in disallowing your claim in whole or in part, to challenge the disallowance, you must notify the Receiver of your objection in writing by registered mail, courier service or email within fifteen days after receipt of this Notice of Disallowance.

DATED at Edmonton Alberta, this 4th day of November, 2020.

BDO Canada Limited in its capacity of Court appointed Receiver of 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.

Per:



David Lewis

EXHIBIT 16

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

COURT FILE NUMBER 2103 18677

COURT COURT OF QUEEN'S BENCH OF ALBERTA

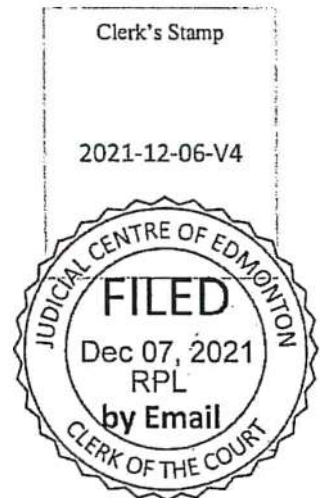
JUDICIAL CENTRE EDMONTON

PLAINTIFF KEVIN LOVE

DEFENDANTS WESTPOINT CAPITAL CORP.,
MUNIR VIRANI,
MARNIE KIEL, RICHARD CHIEW,
AND BRIAN MARKUS

DOCUMENT STATEMENT OF CLAIM

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Venture Law Group LLP
Barristers & Solicitors
#111, 9440 - 49 Street
Edmonton, Alberta
T6B 2M9
Phone: 780.450.2929
Fax: 780.462.1672
Attention: Kenneth G. Heintz
File: 63077



\$250
E20073

NOTICE TO DEFENDANT(S)

You are being sued. You are a defendant.

Go to the end of this document to see what you can do and when you must do it.

Note: State below only facts and not evidence (Rule 13.6)

Statement of facts relied on:

1. The Plaintiff is an individual who resides in Edmonton, Alberta.
2. The Defendant Westpoint Capital Corporation (WCC) was at all relevant times an Alberta company carrying on the business of, *inter alia*, venture capitalization in Western Canada. The Defendants Munir Virani, Marnie Kiel, and Richard Chiew were at all relevant times Officers of WCC.

3. The Defendant Brian Markus was at all relevant times a lawyer and a member of the Law Society of British Columbia with offices in Vancouver, British Columbia.
4. On or about January 15, 2016, the Plaintiff loaned WCC \$1,500,000 at the rate of 15% per annum.
5. On February 25, 2016, the Plaintiff loaned WCC an additional \$500,000 at the rate of 15% per annum.
6. The two advances aforesaid, in the total of \$2,000,000 are hereinafter referred to as the WCC Loan.
7. It was agreed between the Parties that the WCC Loan was to be repaid in full by May 31, 2016. The loan term was subsequently extended as described in paragraphs 18 and 19 hereof.
8. The WCC Loan was secured by a Mortgage registered against a property in Vancouver, British Columbia, and owned by a BC company called 1008245 BC Ltd., which at all relevant times was controlled by WCC.
9. In the spring of 2016, WCC sold the Vancouver property aforesaid and as at May 31, 2016 WCC had repaid the Plaintiff \$500,000 plus interest.
10. WCC provided replacement security for the remaining balance of \$1.5 Million dollars in the form of a Mortgage which constituted a first charge over Lots one, four, seven, eight, 10, 12, 13 and 14 of Section 9 Township 21 Range 10 W6M Kamloops Division Yale District (KDYD) Strata Plan EPS1523 and a second charge over Lot 57 Section 17 Township 22 Range 10, W6M Kamloops Division Yale District (KDYD) Plan KAP45826, hereinafter collectively referred to as the Beach Grove property.
11. Further to all of the foregoing the Plaintiff and WCC entered into an Assignment and Transfer Agreement dated on or about the 30th day of April 2016, whereby WCC transferred to the Plaintiff all of its interest in a mortgage or mortgages that it had registered over the Beach Grove Property (the Beach Grove Mortgage) and pursuant to which the Parties agreed, *inter alia* that the Plaintiff would discharge the Beach Grove Mortgage on each of the secured lots as they sold, thereby paying down the WCC Loan.
12. Further, WCC registered a Transfer of Charge with respect to the Beach Grove Mortgage in favor of the Plaintiff and the same was registered at the Kamloops Land Title Office on May 6, 2016.
13. Pursuant to the Assignment of Transfer Agreement, the Parties agreed that the interest rate of the WCC Loan would drop from 15% to 12% per annum in the event that the WCC Loan was paid down by \$ 500,000 by May 31, 2016.
14. WCC led the Plaintiff to believe that the Beach Grove Properties had a value significantly in excess of the WCC Loan amount plus interest plus costs and it was a term of the Assignment and Transfer Agreement that the Plaintiff would pay WCC any amounts in excess of the WCC Loan.

15. In July of 2016 WCC asked the Plaintiff to discharge its Mortgage over one of the lots and it represented once again to the Plaintiff that the value of the secured properties after the said discharge would continue to be far in excess of the outstanding amounts under the WCC Loan.
16. In reliance upon the representations of WCC, the Plaintiff discharged its security over Lot 14 on July 12, 2016.
17. During the spring and summer of 2016, the Defendant Munir Virani, on behalf of WCC had many discussions with the Plaintiff whereby he claimed that the loan would be repaid on a timely basis.
18. On September 28, 2016, WCC, in the form of an email from Munir Virani advised the Plaintiff via email, (as it had done orally previously), that it was expecting a \$ 2.7 Million payout from funds being held in Court. WCC asked in its correspondence for a "six-month extension on the payout", so that the Plaintiff could be paid in full from the funds allegedly being held in Court.
19. Further to and in reliance upon WCC's representations regarding repayment and further to subsequent discussions held between WCC and the Plaintiff, the Plaintiff agreed that the WCC Loan would be renewed on a month to month basis and that the interest rate would increase to 15% per annum. It was also agreed between the Parties that the interest rate of 15% per annum would apply to the Beach Grove Mortgage. These arrangements formed part of the contract between the Plaintiff and WCC as of on or about October 1, 2016.
20. One of the conditions for the extension of the WCC Loan on a month to month basis was that the security over the Beach Grove Property would remain in full force and effect and the interest rate would be 15% per annum. WCC agreed. The term of the Mortgage on the Beach Grove Property was confirmed to be on a month to month demand basis.
21. On or about August 17, 2017, at the request of WCC, and in reliance upon all of its representations aforesaid, the Plaintiff provided a discharge for Lot 13 of the Beach Grove Property.
22. On or about March 7 and March 9, 2017, WCC made additional payments toward the WCC Loan of \$500,000 and \$250,000 respectively.
23. On or about November 8, 2017, Brian Markus issued a Demand Letter to the owners of the Beach Grove property, House and Castle Construction Ltd. and Beach Grove Properties Ltd., demanding full payment of the Beach Grove Mortgage and Mr. Markus also provided a Notice Intention to Enforce Security along with his Demand Letter.
24. With respect to the Demand Letter, and Notice of Intention to Enforce Security aforesaid, Mr. Markus took his instructions from the Defendants WCC, Munir Virani, Marnie Kiel and Richard Chiew, or any of them.

25. The Plaintiff was unaware of the existence of Mr. Markus and specifically, the Plaintiff was unaware that Mr. Markus was purporting to represent the Plaintiff until on or about May 7, 2021, when Beach Grove Properties Ltd. and House and Castle Construction Ltd. served the Plaintiff with an Application in the Supreme Court of British Columbia to have the Beach Grove Mortgage discharged without any payment being made to the Plaintiff.
26. Throughout the remainder of 2017 and throughout 2018 WCC assured the Plaintiff that his security was in good standing.
27. On or about October 25, 2017, WCC confirmed that it had paid the property taxes on the secured properties in the sum of \$30,567.68, "on behalf of Kevin Love".
28. On March 8, 2019 BDO Canada Ltd. was appointed by the Alberta Court of Queen's Bench as Interim Receiver of all of WCC's assets as well as those of nine other companies under the control of WCC.
29. In the fall of 2019, BDO paid the property taxes for the Beach Grove Property.
30. As at July 1, 2021 the principal amount outstanding pursuant to the WCC loan was \$750,000 and the interest owing to that date was in the sum of \$366,164, for a total of principal interest of \$1,116,164.
31. WCC, by instructing Counsel to act on behalf of the Plaintiff without advising the Plaintiff thereof, has jeopardized the Plaintiff's security and in the event that their actions eventually cause or contribute to the loss of the said security, the Plaintiff will suffer damages accordingly.
32. WCC breached its contract with the Plaintiff by failing to repay the WCC Loan.
33. WCC, Munir Virani, Richard Chiew and Marnie Kiel, or either of them:
 - a) made negligent or fraudulent misrepresentations upon which the Plaintiff relied;
 - b) committed theft and fraud or either of them as against the Plaintiff in that they intended to deprive him of the amounts owing pursuant to the WCC Loan;
 - c) converted the loan proceeds to their own use.
34. At all relevant times hereto WCC, Munir Virani, Richard Chiew and Marnie Kiel or any of them were fiduciaries of the Plaintiff and they breached their fiduciary duties, thereby causing the Plaintiff damage.
35. The Defendants, except for Brian Marcus, have attempted to defraud the Plaintiff by the commission of their actions as herein described.

36. The Defendant Brian Markus committed several acts of negligence to the detriment of the Plaintiff, including but not necessarily limited to the following:
- a) Mr. Markus failed to confirm that the instructions upon which he acted reflected the intentions of the Plaintiff;
 - b) Mr. Markus failed to confirm the identity of his client;
 - c) In the event that the demand made by Mr. Markus, purportedly on behalf of the Plaintiff, triggered a limitation period, Mr. Markus failed to commence an action within the limitation period.

Remedy sought:

37. Wherefore the Plaintiff prays for the following relief as against the Defendants, jointly and severally:
- a) An order declaring that there will be no distribution of funds or discharge granted with respect to the WCC Receivership without further order of the Court or agreement between the Parties;
 - b) Judgment in the sum of \$750,000.00, or such other amount that may be proven at trial, plus interest on the said sum at 12% per annum from May 31, 2016 to October 1, 2016 and at the rate of 15% per annum from October 1, 2016 to the date of Judgment, or in the alternative, statutory interest.
 - c) Costs on a Solicitor and his own client basis;
 - d) In the alternative costs on a party basis;
 - e) Punitive damages in the sum of \$150,000.00;
 - f) Such further and other relief as this Honourable Court deems meet.

NOTICE TO THE DEFENDANT(S)

You only have a short time to do something to defend yourself against this claim:

20 days if you are served in Alberta
1 month if you are served outside Alberta but in Canada
2 months if you are served outside Canada.

You can respond by filing a statement of defence or a demand for notice in the office of the clerk of the Court of Queen's Bench at Edmonton, Alberta, AND serving your statement of defence or a demand for notice on the plaintiff's(s') address for service.

WARNING

If you do not file and serve a statement of defence or a demand for notice within your time period, you risk losing the law suit automatically. If you do not file, or do not serve, or are late in doing either of these things, a court may give a judgment to the plaintiff(s) against you.

EXHIBIT 17

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**



MILLER THOMSON
AVOCATS | LAWYERS

MILLER THOMSON LLP
COMMERCE PLACE
10155 - 102 STREET, SUITE 2700
EDMONTON, AB T5J 4G8
CANADA

T 780.429.1751
F 780.424.5866

MILLERTHOMSON.COM

March 2, 2022

Terrence M. Warner
Direct Line: 780.429.9727
twarner@millerthomson.com

Private and Confidential

Sent via E-mail: kheintz@venturelaw.ab.ca

File: 240413.1

Venture Law Group LLP
Barristers & Solicitors
Suite 111, 9440 - 49 Street
Edmonton, Alberta, T6B 2M9

Attention: Kenneth G. Heintz

Dear Sir/Madam:

Re: Kevin Love v. Westpoint Capital Corp., Munir Virani, Marnie Kiel, Richard Chiew, and Brian Markus Queen's Bench Action Number: 2013 18677

As you will recall, we are counsel to BDO Canada Limited, the Court Appointed Receiver (the "Receiver") of Westpoint Capital Corp. ("WCC").

We are in receipt of a Statement of Claim you filed on behalf of Kevin Love naming *inter alia*, WCC as a defendant. You are obviously aware of the receivership proceedings, as the receivership is referenced in the Statement of Claim. The Order appointing the Receiver was issued by the Honourable Justice K. Nielsen, as he then was, on April 10, 2019 (the "Receivership Order"). The Receivership Order imposed a general stay of proceedings barring the commencement of any action against the parties in receivership "...except with the written consent of the Receiver or with leave of this Court". As far as we are aware, neither the Receiver's consent or leave of the Court was sought. As such, by filing this claim, you are clearly in violation of a Court Order. Your comments at the bottom of the letter:

"Please take note of the Notice at the bottom of the Statement of Claim which advises that you have twenty (20) days to respond to this Claim."

are clearly inappropriate under the circumstances. In light of the stay of proceedings, we trust you will not take any further steps as against WCC.

Equally concerning is the relief being sought in your client's proceeding. The relief that is sought is relief that you are well aware your client would not be entitled to in the Receivership Proceedings. Reference is made to paragraph (a) of the relief, which seeks an order that would interfere with the Receivership Proceedings. As experienced counsel, you are well aware of the fact that this is a matter for the Court in the Receivership Proceedings to address, not in a separate proceeding. This amounts to a collateral attack on the Receivership Proceedings.

Furthermore, as you are also well aware, there was a Claims Process Order issued on November 13, 2019 by ACJ Neilsen in the Receivership Proceedings that set out how claims against WCC were to be addressed. The definition of "claim" is set out in paragraph 2 (c) of the Order, as follows (in part):

"(c) "Claim" means:

- (i) any right or claim of any Person against ... Westpoint Capital Corporation, ... whether or not asserted, in connection with any indebtedness, liability or obligation of any kind of the Debtors in existence on the Receivership Date, whether or not such right or claim is reduced to judgment, liquidated, unliquidated, fixed, contingent, matured, unmatured, disputed, undisputed, legal, equitable, secured, unsecured, perfected, unperfected, present, future, known, unknown, by guarantee, by surety or otherwise, and whether or not such right is executory or anticipatory in nature, including any Assessment and any right or ability of any Person to advance a claim for contribution or indemnity or otherwise with respect to any matter, action, cause or chose in action, whether existing at present or commenced in the future, which indebtedness, liability or obligation is based in whole or in part on facts that existed prior to the Receivership Date and any other claims that would have been claims provable in bankruptcy had the Debtors become bankrupt on the Receivership Date, including for greater certainty any claim against the Debtors, or Directors or Officers of the Respondents in respect of a Director/Officer Claim, in each case, where such monies remain unpaid as of the date hereof (each, a "Claim");"

Paragraph 15 of the Claims Process Order requires a Proof of Claim to be delivered to the Receiver by the Claims Bar Date, which is defined to be "5:00 p.m. on January 31, 2020, or such later date as may be ordered by the Court". "Creditor is defined to mean "any Person having or asserting a Claim". Paragraph 16 provides as follows:

"16. Any Person that does not deliver a Proof of Claim in respect of a Claim in the manner required by this Claims Procedure Order such that it is actually received by the Receiver on or before the Claims Bar date shall be and is hereby forever barred from making or enforcing such Claim against the Debtor, or the Directors or Officers or any of them, and such Claim shall be and is hereby extinguished without any further act or notification."

Your client was served with the Claims Process Order but did not comply with its provision. You submitted a Proof of Claim on behalf of Stirling Capital Partners and Kevin Love nearly six weeks outside of the Claims Bar Date. As such, any claim your client might otherwise have asserted, is barred pursuant to the failure to comply with the provisions of the Claims Process Order.

The Receiver issued a Notice of Disallowance in regard to your client's Proof of Claim, and pursuant to paragraph 18 of the Claims Process Order, if your client wanted to challenge the disallowance, he was required to notify the Receiver of his objection in writing by registered mail, courier service or email within fifteen days after the issuance of the Notice of Disallowance. No such objection was received.

In accordance with paragraph 19 of the Claims Process Order, your client was also required to serve on the Receiver, a Notice of Motion returnable within fifteen days after he gave its Notice of Objection to the Notice of Disallowance issued by the Receiver. No such Notice of Motion was received.



As such, as a result of your client's failure to comply with the provisions of the Claims Process Order, your client was conclusively deemed to have accepted the assessment of its claim set out in the Notice of Disallowance. The proceedings which you have commenced on behalf of your client as against WCC, apart from being in breach of the Receivership Order stay of proceedings, constitutes an abuse of process, as it appears to be an attempt to circumvent the Receivership Proceedings and Orders issued by the Court in the Receivership Proceedings, including the Claims Process Order.

We wish to be very clear; if the referenced proceeding is not withdrawn as against WCC immediately, we will apply to have it struck and we will seek solicitor and client costs.

Yours sincerely,

MILLER THOMSON LLP

Per:


Terrence M. Warner

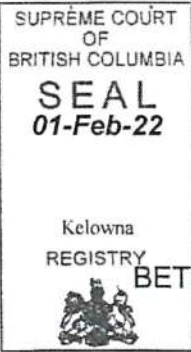
TMW/

c. BDO Canada Limited
Attn.: David Lewis



EXHIBIT 18

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**



IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

WESTPOINT CAPITAL CORPORATION with an assumed name of
WCC WESTPOINT CAPITAL CORPORATION

PETITIONER

AND:

HOUSE & CASTLE CONSTRUCTION LTD., BEACH GROVE PROPERTIES LTD.,
DAVIDED NICHOLAS BRODERICK, DANIEL THOMAS HOWDEN, KEVIN LOVE,
DONALD JOSEPH DEE EASTHOPE, WORKERS' COMPENSATION BOARD and
ROBERT THOMAS EASTWOOD

RESPONDENTS

CONSENT ORDER

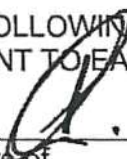
BEFORE))
) A REGISTRAR) The 1st day of February 2022
))
))
))

ON THE APPLICATION of the Respondents, House & Castle Construction Ltd., Beach Grove Properties Ltd. and Davied Nicholas Broderick, without a hearing and by consent;

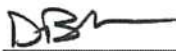
THIS COURT ORDERS that:

1. All claims in this proceeding are hereby dismissed without any costs to any party.
2. The dismissal shall be for all purposes and be of the same force and effect as if judgment were pronounced after a trial on the merits of the proceeding.
3. This order may be signed in counterpart and electronically.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE.



 Signature of
 party lawyer for the Petitioner
 Miller Thomson LLP per: Terrence M. Warner



 Signature of

party lawyer for House & Castle
Construction Ltd., Beach Grove Properties Ltd.
and Davied Nicholas Broderick
Devin K. Buchanan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

Signature of
 party lawyer for Donald Joseph Dee
Easthope
Elizabeth Sadorsky

Signature of
 party lawyer for Robert Thomas
Eastwood
Nathan Wahoski

Not served/no
response

Signature of
 party lawyer for
Daniel Thomas Howden

Digitally signed by
Jaque, Laurel

By the Court

Registrar

party lawyer for House & Castle
Construction Ltd., Beach Grove Properties Ltd.
and Davied Nicholas Broderick
Devin K. Buchanan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

Signature of
 party lawyer for Donald Joseph Dee
Easthope
Elizabeth Sadorsky

Signature of
 party lawyer for Robert Thomas
Eastwood
Nathan Wahoski

Not served/no
response

Signature of
 party lawyer for
Daniel Thomas Howden

By the Court

Registrar

party lawyer for House & Castle
Construction Ltd., Beach Grove Properties Ltd.
and Davied Nicholas Broderick
Devin K. Buchanan

Signature of

party lawyer for Kevin Love
Royal J. Morton

Signature of

party lawyer for Donald Joseph Dee
Easthope
Elizabeth Sadorsky

Signature of

party lawyer for Robert Thomas
Eastwood
Nathan Wahoski

Not served/no
response

Signature of

party lawyer for
Daniel Thomas Howden


By the Court

Registrar

party lawyer for House & Castle
Construction Ltd., Beach Grove Properties Ltd.
and Davied Nicholas Broderick
Devin K. Buchanan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

Signature of
 party lawyer for Donald Joseph Dee
Easthope
Elizabeth Sadorsky



Signature of
 party lawyer for Robert Thomas
Eastwood
Nathan Wahoski

Not served/no
response

Signature of
 party lawyer for
Daniel Thomas Howden

By the Court

Registrar

NO. 125689

KELOWNA REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

WESTPOINT CAPITAL
CORPORATION with an
assumed name of WCC
WESTPOINT CAPITAL
CORPORATION

PETITIONER

AND:

HOUSE & CASTLE CONSTRUCTION LTD.
AND OTHERS

RESPONDENTS

CONSENT ORDER

FILE NO. 72505-1

DKB/JLB

FULTON & COMPANY LLP
Lawyers & Trade-mark Agents
300 – 350 Lansdowne Street
Kamloops, B.C.
V2C 1Y1
Phone: (250) 372-5542



FORM 34 (RULES 8-3(1), 13-1(3) AND 17-1(2))

No. 55786
Kamloops Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

HOUSE & CASTLE CONSTRUCTION LTD.
BEACH GROVE PROPERTIES LTD.
DAVIED NICHOLAS BRODERICK

PLAINTIFFS

AND:

WEST POINT CAPITAL CORPORATION with an assumed name of
WCC WESTPOINT CAPITAL CORPORATION
KEVIN LOVE

DEFENDANTS

CONSENT ORDER

BEFORE) A JUDGE OF THE COURT) *Monday the*
) or) *07 February, 2022*
) A MASTER OF THE COURT)
) ^{XX} or)
) A REGISTRAR)

ON THE APPLICATION of the Plaintiffs, House & Castle Construction Ltd., Beach Grove Properties Ltd. and Davied Nicholas Broderick, without a hearing and by consent;

THIS COURT ORDERS that:

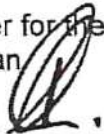
1. All claims in this proceeding are hereby dismissed without any costs to any party.
2. The dismissal shall be for all purposes and be of the same force and effect as if judgment were pronounced after a trial on the merits of the proceeding.

3. This order may be signed in counterpart and electronically.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE.



Signature of
 party lawyer for the Plaintiffs
Devin K. Buchanan



Signature of
 party lawyer for Westpoint Capital Corporation
Miller Thomson LLP per: Terrence M. Warner

Signature of
 party lawyer for Kevin Love
Royal J. Morton

By the Court

Digitally signed by
Lucier, Glen

Registrar

3. This order may be signed in counterpart and electronically.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE.

Signature of
 party lawyer for the Plaintiffs
Devin K. Buchanan

Signature of
 party lawyer for Westpoint Capital Corporation
Cobi Dayan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

By the Court

Registrar

NO. 55786

KAMLOOPS REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

HOUSE & CASTLE
CONSTRUCTION LTD. AND
OTHERS

PLAINTIFFS

AND:

WESTPOINT CAPITAL CORPORATION
AND OTHERS

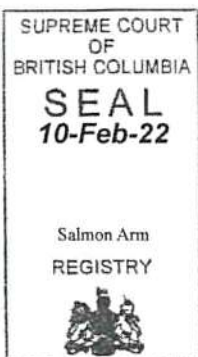
DEFENDANTS

CONSENT ORDER

FILE NO. 72505-1

DKB/bjb

FULTON & COMPANY LLP
Lawyers & Trade-mark Agents
300 – 350 Lansdowne Street
Kamloops, B.C.
V2C 1Y1
Phone: (250) 372-5542



FORM 34 (RULES 8-3(1), 13-1(3) AND 17-1(2))

No. 17925
Salmon Arm Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

WCC WESTPOINT CAPITAL CORPORATION

PETITIONER

AND:

HOUSE & CASTLE CONSTRUCTION LTD., DAVIED BRODERICK, DANIEL
HOWDEN, KEVIN LOVE, WCC WESTPOINT CAPITAL CORPORATION, JOHN DOE and
JANE DOE, as Tenants

RESPONDENTS

CONSENT ORDER

BEFORE) A JUDGE OF THE COURT)
) or) THURSDAY
) A MASTER OF THE COURT) _____, THE 10TH
) or) DAY OF FEBRUARY 2022.
) X A REGISTRAR)


ON THE APPLICATION of the Respondents, House & Castle Construction Ltd and Davied Broderick, without a hearing and by consent;

THIS COURT ORDERS that:


1. All claims in this proceeding are hereby dismissed without any costs to any party.
2. The dismissal shall be for all purposes and be of the same force and effect as if judgment were pronounced after a trial on the merits of the proceeding.

3. This order may be signed in counterpart and electronically.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND
CONSENT TO EACH OF THE ORDERS NOTED ABOVE.



Signature of
 party lawyer for the Petitioner
Miller Thomson LLP per: Terrence M. Warner



Signature of
 party lawyer for House & Castle
Construction Ltd. and Davied Broderick
Devin K. Buchanan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

Not served/no
response

Signature of
 party lawyer for
Daniel Howden

By the Court Digitally signed by
Cannon, Doreen

Registrar

*SIGNATURE OF ROYAL J. MORTON ON
SEPARATE PAGE*

3. This order may be signed in counterpart and electronically.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE.

Signature of
 party lawyer for the Petitioner
Cobi Dayan

Signature of
 party lawyer for House & Castle
Construction Ltd. and Davied Broderick
Devin K. Buchanan

Signature of
 party lawyer for Kevin Love
Royal J. Morton

Not served/no
response

Signature of
 party lawyer for
Daniel Howden

By the Court

Registrar

NO. 17925

SALMON ARM REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

WCC WESTPOINT CAPITAL
CORPORATION

PETITIONER

AND:

HOUSE & CASTLE CONSTRUCTION LTD.,
DAVID BRODERICK, DANIEL HOWDEN,
KEVIN LOVE, WCC WESTPOINT CAPITAL
CORPORATION, JOHN DOE and JANE DOE,
as Tenants

RESPONDENTS

CONSENT ORDER

FILE NO. 72505-1

DKB/bjb

FULTON & COMPANY LLP
Lawyers & Trade-mark Agents
300 – 350 Lansdowne Street
Kamloops, B.C.
V2C 1Y1
Phone: (250) 372-5542

EXHIBIT 19

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

Court No.: 1903-04121

BDO CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
RIVER'S CROSSING LTD.
INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	WIP	Disbursements	Invoice (Net)	GST	Invoice (Total)
18-Dec-19	CINV0418553	32,617.00	9,638.21	42,255.21	2,112.76	44,367.97
28-May-20	CINV0648126	85,040.25	26.08	85,066.33	4,253.32	89,319.65
06-Nov-20	CINV0858764	9,991.50	151.02	10,142.52	507.13	10,649.65
25-Aug-21	CINV1336752	6,605.50	-	6,605.50	330.28	6,935.78
	CINV142607	3,283.50	-	3,283.50	164.18	3,447.68
TOTAL		137,537.75	9,815.31	147,353.06	7,367.65	154,720.71

Court No.: 1903-04121

Miller Thomson LLP
LEGAL COUNSEL IN THE MATTER OF THE RECEIVERSHIP OF RIVER'S CROSSING LTD.
INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	Amount	Previously Paid	Disbursements	Invoice (Net)	GST	Invoice (Total)
	3477638	\$ 48,149.00		\$ 614.64	\$ 48,763.64	\$ 2,411.90	\$ 51,175.54
	3444248	4,160.00		105.70	4,265.70	213.29	4,478.99
	3465955	16,120.00		-	16,120.00	806.00	16,926.00
	3521026	845.00		-	845.00	42.25	887.25
	3499952	9,100.00		-	9,100.00	455.00	9,555.00
	3531974	5,222.50		-	5,222.50	261.13	5,483.63
	3486558	15,081.05		-	15,081.05	754.05	15,835.10
	3511970	2,730.00		-	2,730.00	136.50	2,866.50
	3584882	6,045.00		118.47	6,163.47	302.25	6,465.72
TOTAL		\$ 107,452.55		\$ 838.81	\$ 108,291.36	\$ 5,382.37	\$ 113,673.73
Reed Pope LLP Total		\$ 40,268.57	\$ (6,498.81)	\$ 8,585.82	\$ 42,355.58	\$ 3,361.32	\$ 45,716.90
TOTAL		\$ 147,721.12	\$ (6,498.81)	\$ 9,424.63	\$ 150,646.94	\$ 8,743.69	\$ 159,390.63

Court No.: 1903-04121

Reed Pope Law Corporation
 LEGAL COUNSEL IN THE MATTER OF THE RECEIVERSHIP OF RIVER'S CROSSING LTD.
 INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	Amount	Disbursements	Previously paid	Invoice (Net)	GST/PST	Invoice (Total)
	Prior invoices	\$ 21,894.07			\$ 21,894.07	\$ 1,081.16	\$ 22,975.23
	5448006-040918	325.00	59.78		384.78	27.57	412.35
	5448039-04232019	6,000.00	396.84	(6,498.81)	(101.97)	735.74	633.77
	5448038-05072019	150.00	45.95		195.95	21.70	217.65
	5448001-190813	1,780.00	-	-	1,780.00	213.60	1,993.60
	5448001-190911	150.00	-	-	150.00	18.00	168.00
	5448041-191231	1,050.00	181.21	-	1,231.21	136.46	1,367.67
	5448001-191231	2,360.00	139.91	-	2,499.91	290.20	2,790.11
	5448040-191231	3,412.50	474.04	-	3,886.54	434.61	4,321.15
	5448008-191231	787.50	94.34	-	881.84	97.80	979.64
	5448040-20200131	1,200.00	361.53	-	1,561.53	147.30	1,708.83
	5448001-20200131	825.50	6,709.11	-	7,534.61	111.93	7,646.54
	5448022-200212	114.00	21.50	-	135.50	13.76	149.26
	5448001-200416	220.00	101.61		321.61	31.49	353.10
	5448001-210714						
TOTAL		\$ 40,268.57	\$ 8,585.82	\$ (6,498.81)	\$ 42,355.58	\$ 3,361.32	\$ 45,716.90

Note: The Receiver did not receive the prior invoices but it was paid as part of a statement of adjustment on a property sale.

EXHIBIT 20

**To the Receiver's Seventh Report to Court
Dated March 17, 2022**

COURT FILE NO. 1903-04121
COURT COURT OF QUEEN'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

**AFFIDAVIT OF DAVID LEWIS
SWORN ON MARCH 17, 2022**

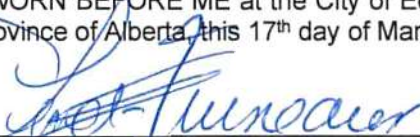
I, David Lewis, of the Hamlet of Sherwood Park, in the Province of Alberta, Insolvency Practitioner, MAKE OATH AND SAY THAT:

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 River's Crossing Ltd. ("RCL"). The reason for the separate affidavit for 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 RCL are attached as **Exhibit "A"**.
6. A detailed summary of BDO's fees and disbursements relating to its administration of the estate of RCL 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 February 28, 2022.
8. The statements of fees and disbursements of BDO's legal counsel, Miller Thomson LLP and Reed Pope Law Corporation, in respect of RCL 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 RCL. 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 RCL 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, over the estate of RCL.

SWORN BEFORE ME at the City of Edmonton, in the)
Province of Alberta, this 17th day of March 2022.)



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



DAVID LEWIS)

LINDA N. FURNEAUX
Commissioner for Oaths
Province of Alberta
Expiry Date: August 23, 2023

EXHIBIT A

To the Affidavit of David Lewis
Dated March 17, 2022

This is Exhibit "A" referred to in the
Affidavit of

David Lewis

Sworn before me this 17 day

of March A.D., 2022

Linda N. Furneaux

LINDA N. FURNEAUX
Commissioner for Oaths
Province of Alberta

Expiry Date: August 23, 2023

BDO Canada Limited
Statement of Receipts and Disbursements For
River's Crossing Ltd.

For the period of March 8, 2019 to January 5, 2022

Receipts

Sale of land	\$ 5,407,202
Cash on hand	32,949
Sewer hauling contract	31,750
GST collected	13,483
Sale of vehicle	10,010
Sale of office furniture	500
Interest income	381
	<hr/> 5,496,275

Disbursements

Payment to secured creditor	4,415,276
Real property taxes	372,016
Strata fees	144,216
Legal fees	147,723
Receiver fees	147,176
Holdback	78,600
Commission	58,880
Wages	46,515
Appraisal fees	19,360
GST/PST paid	19,224
Utilities	16,657
Repairs and maintenance	11,765
Insurance	9,591
GST remitted	4,821
Consulting fees	2,415
Advertising	1,000
Miscellaneous	920
Postage	76
Photocopies	34
Search fee	10
	<hr/> 5,496,275

\$ -

EXHIBIT B

**To the Affidavit of David Lewis
Dated March 17, 2022**

This is Exhibit " B " referred to in the
Affidavit of

David Lewis

Sworn before me this 17 day

of March A.D., 2022

Linda N. Furneaux

LINDA N. FURNEAUX
Commissioner for Oaths
Province of Alberta

Expiry Date: August 23, 2023

Court No.: 1903-04121

BDO CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
RIVER'S CROSSING LTD.
INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	WIP	Disbursements	Invoice (Net)	GST	Invoice (Total)
18-Dec-19	CINV0418553	32,617.00	9,638.21	42,255.21	2,112.76	44,367.97
28-May-20	CINV0648126	85,040.25	26.08	85,066.33	4,253.32	89,319.65
06-Nov-20	CINV0858764	9,991.50	151.02	10,142.52	507.13	10,649.65
25-Aug-21	CINV1336752	6,605.50	-	6,605.50	330.28	6,935.78
	CINV142607	3,283.50	-	3,283.50	164.18	3,447.68
TOTAL		137,537.75	9,815.31	147,353.06	7,367.65	154,720.71



BDO Canada Limited
10216 124 Street
Suite 616
Edmonton, AB T5N 0M1
Canada
(780) 424-3434

December 18, 2019

River's Crossing Ltd

1230 91 St NW
Edmonton, AB T6X 0P2
Canada

Invoice CINV0418553
Electronic Banking Account No. CUS0012477

For professional services with respect to the following:

On behalf of River's Crossing Ltd. in Receivership for the Period April 8, 2019 to May 31, 2019 (111.2 Hours)	\$ 32,617.00
Time Subtotal	\$ 32,617.00
Disbursements	
Recoverable Expenses	\$ 9,638.21
Disbursement Subtotal	\$ 9,638.21
GST/HST	\$ 2,112.76
Total	\$ 44,367.97

GST No. 101518124RT0001

Accounts are due when rendered

Interest at 1.00% per month (12.00% per annum) will be charged on accounts over 30 days

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Estate No.: 24-115987

Court No.: 24-115987

BDO Canada Limited

In the Matter of the Court-Appointed Receivership of River's Crossing Ltd.

Time Dockets for the period of April 8, 2019 to May 31, 2019

Date	Description	Hours	Amount	Worker
08/04/2019	Review and scan information to file; Arrange travel to River's Crossing site.	2.00	550.00	Jim Hutchinson
09/04/2019	Time Transfer from WCC - Mar 18 - 2.5, Mar 19 - 6.9, Mar 22 - 3.7.	13.10	3,602.50	Jim Hutchinson
10/04/2019	Preparation for trip to BC.	2.30	632.50	Jim Hutchinson
11/04/2019	Attend location in Edmonton; Pickup books and records; Assemble creditors list from records.	4.00	1,100.00	Jim Hutchinson
12/04/2019	Review and scan information to file; Attend location in Edmonton; Receiver funds from company account.	5.20	1,430.00	Jim Hutchinson
15/04/2019	File work; Prepare for trip to BC.	5.50	1,512.50	Jim Hutchinson
16/04/2019	Setting up work day file	2.50	362.50	Jacob Furneaux
16/04/2019	Entering into Ascend;	0.70	157.50	Lisa Luong
16/04/2019	Attend location in BC.	5.00	1,375.00	Jim Hutchinson
17/04/2019	Review quote and invoices for vac truck repair; emails from M Oberle.	0.90	382.50	David Lewis
17/04/2019	Attend location in BC; Tour of property with M. Oberle; Meeting with J. Oberle and V. Ketel of River's Crossing; Picture of Property.	6.50	1,787.50	Jim Hutchinson
18/04/2019	Review and scan information to file: Load pictures from BC properties.	3.20	880.00	Jim Hutchinson
23/04/2019	Letter to ATB; mail redirecting; cheque requisition for funds in General trust to trust account;	0.70	157.50	Lisa Luong
29/04/2019	Phone call with Nicky Li from Castlepeak regarding notice from Canada post on redirection of mail; advised to send a copy to J Hutchinson for the file;	0.20	45.00	Lisa Luong
29/04/2019	Review and scan information to file; Changing utilities, etc.	4.40	1,210.00	Jim Hutchinson
30/04/2019	Review email re HOA; Email re: various payments; review BC tenant law for the evictions of tenants; calls from creditors; review development materials for RCL; review expenses.	2.10	892.50	David Lewis

30/04/2019	Emails from/to M. Oberle; Phone calls from/to M. Oberle; Phone call to insurance broker; Phone call from N. Li; Review and scan information to file.	6.60	1,815.00	Jim Hutchinson
01/05/2019	Prepare of cheque requisition; phone call with Canada post to advise that mail redirection will be cancelled;	0.30	67.50	Lisa Luong
02/05/2019	Emails to/from M. Oberle, M. Kiel and Trace Associates; Email from Pillar Capital; Review and scan information to file.	2.90	797.50	Jim Hutchinson
03/05/2019	Emails to/from various parties; Continue reviewing and scanning information to file.	4.00	1,100.00	Jim Hutchinson
06/05/2019	Letters for utilities; discussion of utilities with J Hutchinson;	0.50	112.50	Lisa Luong
06/05/2019	Discussion with realtor about current listing; review current listing; emails; potential offer on lot; discussion with J Hutchinson regarding various matters.	1.90	807.50	David Lewis
07/05/2019	Phone call from V. Ketel Strata & HOA Manager for RCL.	0.80	220.00	Jim Hutchinson
08/05/2019	Sent letter to Shaw and Telus regarding utilities	0.30	43.50	Jacob Furneaux
08/05/2019	Emails from/to various; Phone calls to M. Oberle, M. Kiel.	2.00	550.00	Jim Hutchinson
13/05/2019	Email capital direct for mortgage payment schedule and address to mail payments; received emails from capital direct; replied; prepared cheque requisition; discussion of file with J Hutchinson; air BNB;	1.50	337.50	Lisa Luong
13/05/2019	Emails to/from various; Review and scan information to file.	2.90	797.50	Jim Hutchinson
14/05/2019	Prepare bank reconciliation - April 2019	0.10	14.50	Wanda Labonte [C]
15/05/2019	Letter to Capital Direct re mortgage payment and couriered payment;	0.20	45.00	Lisa Luong
15/05/2019	Phone calls to/from V. Ketel; Emails to/from M. Oberle; Meeting with D. Lewis and L. Luong re: RCL questions;	5.20	1,430.00	Jim Hutchinson
16/05/2019	cheque requisition; emailing H Kha regarding tenant in the log home re rent arrears	0.40	90.00	Lisa Luong
16/05/2019	Continue work on file contents; Meeting with D. Lewis and L. Luong re: file; Emails to M. Oberle re: various.	2.90	797.50	Jim Hutchinson

17/05/2019	Cheque Requisition;	0.10	14.50	Lisa Luong
21/05/2019	Reissued cheque to M Oberle via courier; prepare cheque requisition for payroll;	0.40	58.00	Lisa Luong
21/05/2019	Emails to/from M. Oberle re: various; Review and scan information to file; Meeting with L. Luong.	2.70	742.50	Jim Hutchinson
21/05/2019	Emails; discussions with M Oberle; review materials; calls from realtor regarding offers on the property. CRA payroll audit	3.20	1,360.00	David Lewis
24/05/2019	Discussions with realtor about the property, review property taxes.	0.70	297.50	David Lewis
27/05/2019	Preparation of cheque requisitions; Review and scan payables to file; Assist D. Lewis with email to appraiser.	3.70	1,017.50	Jim Hutchinson
28/05/2019	Discussion of file with D Lewis and J Hutchinson;	0.20	29.00	Lisa Luong
29/05/2019	Review auction lot sale that occurred in 2018; review marketing plan; review offer and counter offer on 112 Purcell; emails; discussions with the Realtor; emails and discussions with potential appraisers for RCL appraisal; sending required information for an appraisal; dealing with tenant issue on log home; discussions with the Realtor for the log home.	6.70	2,847.50	David Lewis
31/05/2019	Emails; discussion with appraiser; setup calls with engineer and Connexus; review sale agreement; discussions with T Warner regarding tenant and sale of 112 Purcell.	2.70	1,147.50	David Lewis

111.20

32,617.00

Estate No.: 24-115987

Court No.: 24-115987

BDO Canada Limited

In the Matter of the Court-Appointed Receivership of River's Crossing Ltd.

Disbursements for the period of April 8, 2019 to December 11, 2019

Date	Description	Disbursements	Worker
08/04/2019	Attend location in BC	120.05	Jim Hutchinson
08/04/2019	Attend location in BC	546.45	Jim Hutchinson
11/04/2019	Attend location in Edmonton	9.26	Jim Hutchinson
12/04/2019	Attend location in Edmonton	9.26	Jim Hutchinson
15/04/2019	Attend location in BC	48.46	Jim Hutchinson
15/04/2019	Attend location in Edmonton	9.26	Jim Hutchinson
16/04/2019	Attend location in BC	35.52	Jim Hutchinson
16/04/2019	Attend location in BC	19.18	Jim Hutchinson
17/04/2019	Attend location in BC	26.22	Jim Hutchinson
17/04/2019	Attend location in BC	25.80	Jim Hutchinson
17/04/2019	Attend location in BC	22.98	Jim Hutchinson
17/04/2019	Attend location in BC	446.05	Jim Hutchinson
23/04/2019	Mail redirection	253.45	Lisa Luong
29/04/2019	Dunlop Truck Centre - Repair to RCL sewer truck	8,051.42	Jim Hutchinson
11/12/2019	Mailing Documents overnight to T. Warner	14.85	Jesse McDonald

9,638.21

Disbursements:

Travel	1,318.49
Courier & Postage	268.30
Repairs & Maintenance	8,051.42
	<u>9,638.21</u>



BDO Canada Limited
10216 124 Street
Suite 616
Edmonton, AB T5N 0M1
Canada
(780) 424-3434

May 28, 2020

River's Crossing Ltd

1230 91 St NW
Edmonton, AB T6X 0P2
Canada

Invoice CINV0648126
Electronic Banking Account No. CUS0012477

For professional services with respect to the following:

On behalf of River's Crossing Ltd. in Receivership for the period June 1, 2019 to May 27, 2020 (302.35 Hours)	\$ 85,040.25
Time Subtotal	\$ 85,040.25
Disbursements	
Recoverable Expenses	\$ 26.08
Disbursement Subtotal	\$ 26.08
GST/HST	\$ 4,253.32
Total	\$ 89,319.65

Ways to pay:

- Online banking using your Account Number found at the top right of this page
- Credit card by phone or in person at your BDO office (in person payments are temporarily suspended due to COVID-19)
- Debit card in person at your BDO office (in person payments are temporarily suspended due to COVID-19)
- Wire/EFT – contact your local BDO office for details

GST No. 101518124RT0001

Accounts are due when rendered

Interest at 1.00% per month (12.00% per annum) will be charged on accounts over 30 days

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

BDO Canada Limited
In the Matter of the Court-Appointed Receivership of River's Crossing Ltd.
Time Dockets for the period of June 1, 2019 to May 27, 2020

Date	Description	Hours	Amount	Disbursements	Staff
03/06/2019	Post and allocate cheque for rental income; cheque requisition for payment to Capital Direct and Matt Oberle; emailing contractor regarding status of updated bank account for VRBO; prepare spreadsheet for reservations for Air bnb and VRBO;	1.50	337.50		Lisa Luong
03/06/2019	Sorting payables; Review and scan information to file; Numerous emails throughout the day.	4.00	1,100.00		Jim Hutchinson
04/06/2019	Scan and mailing out cheques; courier cheque to M Oberle;	0.20	45.00		Lisa Luong
04/06/2019	Preparation of cheque requisitions; Review and scan information to file.	2.50	687.50		Jim Hutchinson
04/06/2019	Preparing for call with Connexus, various emails; discussions with appraiser; follow up on sale of property.	2.30	977.50		David Lewis
05/06/2019	Prepare cheques to pay utility bills	0.50	72.50		Courtney Sword
05/06/2019	Continue work on file; Numerous emails throughout the day; Review and scan information to file.	2.30	632.50		Jim Hutchinson
05/06/2019	Discussion with WSP Engineering regarding RCL and sewer line.	0.40	170.00		David Lewis
06/06/2019	Numerous emails throughout the day; Review and scan information to file.	2.00	550.00		Jim Hutchinson
07/06/2019	Mail payables cheques; Fax to ATB re: bank account closure.	1.50	412.50		Jim Hutchinson
10/06/2019	Received timesheet from M Oberle; prepare cheque requisition;	0.10	22.50		Lisa Luong
11/06/2019	Submit cheque requisition to banking to issue cheque;	0.10	22.50		Lisa Luong
11/06/2019	Email re: estimate cost to update the disclosure statement; email re: additional appraisal; review and sign release letter regarding; follow up with Connexus regarding outstanding matters; review disclosure documents.	3.60	1,530.00		David Lewis
13/06/2019	Post and allocate interest - May 2019	0.05	7.25		Wanda Labonte [C]
14/06/2019	Letters to ATB re Bank Account Closure; Review and scan accounts payable records to file; Email to V. Ketel re: account payment.	3.50	962.50		Jim Hutchinson
17/06/2019	Cheque to Matt Oberle;	0.10	22.50		Lisa Luong
17/06/2019	Prepare bank reconciliation - May 2019	0.10	14.50		Wanda Labonte [C]
17/06/2019	Numerous emails throughout the day; Review and scan information to file.	1.10	302.50		Jim Hutchinson
18/06/2019	Reviewed and signed bank reconciliation report	0.10	55.00		Jordan Day
18/06/2019	Received timesheet from Matt; prepare cheque requisition for payment; spreadsheet on air bnb and VRBO; email from Valentino regarding Air Bnb and VRBO and bookings;	0.40	90.00		Lisa Luong
19/06/2019	Review and scan payables to file; Cheque requisitions; Numerous emails throughout the day.	4.00	1,100.00		Jim Hutchinson
20/06/2019	Prepare and courier cheque;	0.10	22.50		Lisa Luong
20/06/2019	Process cheques to pay utility invoices	0.40	58.00		Courtney Sword
20/06/2019	Review and scan accounts payable to file; Preparation of cheque requisitions; Numerous emails throughout the day.	6.60	1,815.00		Jim Hutchinson
21/06/2019	Numerous emails throughout the day; Review and scan information to file.	4.60	1,265.00		Jim Hutchinson
24/06/2019	Email from M Oberle re Timesheet; prepare cheque requisition	0.20	45.00		Lisa Luong
24/06/2019	Emails; discussions with Strata manger.	0.70	297.50		David Lewis
24/06/2019	Review and scan payables information to file; Numerous emails throughout the day.	1.10	302.50		Jim Hutchinson
25/06/2019	Sitting with Lisa getting a short run down on the file. Extended run down with Jim. Working on trying to get into Simply Accounting File.	1.50	337.50		Jesse McDonald
25/06/2019	Mail accounts payable cheques; Review and scan to file.	2.50	687.50		Jim Hutchinson
26/06/2019	Courier cheque to M. Oberle;	0.10	22.50		Lisa Luong
26/06/2019	Assist J. McDonald with GST and T2 returns; Review and scan information to file.	2.40	660.00		Jim Hutchinson

26/06/2019	1. Completed Bookkeeping in Simply for April 2019 and reconciled bank account. 2. Prepared December 31, 2018 year end, including financial spreadsheet and T2 return. 3. Prepared 2019 Q1 GST return. 4. Prepared 4 Cheque Requisitions - Telus, Reed Pope x 2, and Orest Pyszniak.	5.50	1,237.50		Jesse McDonald
27/06/2019	1. Scanning in approved Cheque Requisitions for Telus, Reed Pope, and Orest Pyszniak.	0.30	67.50		Jesse McDonald
27/06/2019	Phone call with J Hutchinson re T2 returns; discussion of file with J McDonald; cranbrook land titles to appraiser;	0.70	157.50		Lisa Luong
02/07/2019	Prepare cheque requisition;	0.10	22.50		Lisa Luong
03/07/2019	Prepared cheque requisition for sewer hauling services, had invoice approved by David, scanned invoice and cheque requisition in again, sent to AB West Banking.	0.30	67.50		Jesse McDonald
03/07/2019	Prepare trust cheques	0.10	14.50		Courtney Sword
03/07/2019	Discussions with Orest regarding the JV home; emails; review email from the appraiser and respond.	0.90	382.50		David Lewis
04/07/2019	Log home rental income	0.10	22.50		Lisa Luong
04/07/2019	Prepare bank deposit	0.10	14.50		Courtney Sword
04/07/2019	Prepared mail and mailed out cheques for the following expenses: Orest - Mortgage Matt - Sewer Hauling Reed Pope - Legal Fees x 2 Telus Mobility	0.50	112.50		Jesse McDonald
04/07/2019	Post and allocate interest - June 2019	0.05	7.25		Wanda Labonte (C)
05/07/2019	Reviewed meeting minutes and budgets from November 21, 2017 and compared to disclosure from June 2018 as per Shirley Organ there was a budget included in the disclosure that was not the approved budget, but was a budget created by RCL after the fact.	1.00	225.00		Jesse McDonald
05/07/2019	Cheque courier to M. Oberle	0.10	22.50		Lisa Luong
05/07/2019	Pulled 3 year comparative trial balance from simply and worked on variance analysis.	1.40	315.00		Jesse McDonald
05/07/2019	Phone call with BC fortis regarding utilities for 112 Purcell and 240 Shadow Mountain;	0.20	45.00		Lisa Luong
08/07/2019	Looking into financial statements for major variances. Looking into Simply file to see if I could isolate where the major jump in gross margin is arising.	0.70	157.50		Jesse McDonald
08/07/2019	Emails; review information; review tax return; calls from land owners on the property.	1.20	510.00		David Lewis
09/07/2019	Email to Nicky Li in regards to Cost of Sales on River's Crossing 2018 YE. Discussions with Nicky Li via phone in regards to Cost of Sales. Email from Matt in regards to Notices of Disconnection from Fortis. Looking into last payments to Fortis Correspondence with Matt as well as Fortis to determine if these will be an issue. Confirmed no issues, all payments received by Fortis.	1.50	337.50		Jesse McDonald
09/07/2019	time sheet; prepare cheque requisition;	0.20	45.00		Lisa Luong
10/07/2019	Updating cost of sales and inventory per discussions with Nicky Li. Updated T2. Looking into lots owned by R Stewart Investments. Correspondence with Val Ketel in regards to email from Shirley Organ.	1.50	337.50		Jesse McDonald
10/07/2019	Phone call with Reed Pope and advised that we had paid an invoice twice and advised to send back a cheque to my attention;	0.10	22.50		Lisa Luong
10/07/2019	Went through Cranbrook lots spreadsheet to ensure it agreed to spreadsheet sent by Dean from Rocky Mountain appraisals. Began investigating any variances. Looking into Invoices for Sewer hauling to Cherry Creek.	2.00	450.00		Jesse McDonald
10/07/2019	Emails; review information prepared by Dean, discussions with Matt and Orest.	1.00	425.00		David Lewis
11/07/2019	Emails	0.10	22.50		Lisa Luong

12/07/2019	Reviewing invoices for Strata Fees for June and July from Val. Correspondence with Val as it seems a page is missing. Prepared invoices from River's Crossing to Val for sewer hauling in Strata's. Prepared budget for now until the end of the year to evaluate cash flow.	3.20	720.00	Jesse McDonald
12/07/2019	Emails; discussions with J McDonald; review document regarding phase 3.	0.40	170.00	David Lewis
15/07/2019	Prepared cheque requisitions for Shaw and Fortis x2. Signed by David. Scanned back in and emailed to ABWestBanking. Prepared cheque requisitions for Strata fees. Correspondence with Val in regards to August Strata fees. Provided to David to sign.	2.00	450.00	Jesse McDonald
15/07/2019	Prepare cheques to pay utilities.	0.20	29.00	Courtney Sword
16/07/2019	Worked on Cheque Requisitions - scanning in all signed documents and mailing documents off. (5 invoices)	0.80	180.00	Jesse McDonald
17/07/2019	Received email from M Oberle; replied regarding timesheet; prepare cheque requisition;	0.30	67.50	Lisa Luong
18/07/2019	Correspondence with matt in regards to deposit held in trust with lawyers.	0.30	67.50	Jesse McDonald
19/07/2019	Prepared cheque requisitions for Shaw, Shell, and Fortis. Sorted through documents and invoices from Nicky Li (bank statements, mortgage statements, invoices, etc.) Correspondence with Raed Pope in regards to deposit held in trust on a collapsed deal.	1.40	315.00	Jesse McDonald
22/07/2019	Scanning in cheque requisitions, and sending to BDO west banking.	0.50	112.50	Jesse McDonald
23/07/2019	Cheque Requisition for Matt Oberle	0.10	22.50	Lisa Luong
23/07/2019	Prepare trust cheques	0.20	29.00	Courtney Sword
24/07/2019	Received statement from Reed Pope re hold back on sale of house;	0.10	22.50	Lisa Luong
25/07/2019	Prepare bank deposit	0.10	14.50	Courtney Sword
25/07/2019	Correspondence with lawyers regarding Release of Option to Purchase. Printed off documents for Jordan to sign. Organized meeting with Jordan. Correspondence with lawyer in regards to statement of account received and obtaining original invoice. Called Capital Direct after we received a notice of a missed payment to ensure payment was received. Prepared cheque requisitions for 3 BC Hydro invoices. Sent Cheque Rec to BDO west banking for Tetus. Mailed out four cheques.	2.50	562.50	Jesse McDonald
26/07/2019	Meeting with Jordan to discuss and have him sign Release. Correspondence with Terry to determine who can sign the release. Two cheque requisitions prepared.	0.80	180.00	Jesse McDonald
26/07/2019	Cheque to Matt Oberle; discussion of file with J McDonald	0.40	90.00	Lisa Luong
29/07/2019	Travel to Miller Thomson to have release notarized; email copy of notarized release; prepare cheque requisition;	1.70	382.50	Lisa Luong
29/07/2019	Reviewed and signed bank reconciliation report	0.10	55.00	Jordan Day
29/07/2019	Travel to Lawyers to have document notarized, and travel back to office.	0.80	180.00	Jesse McDonald
31/07/2019	Current status of file matters	0.30	165.00	Jervis Rodrigues
01/08/2019	Received email from Orest re utilities and replied; emailed Jesse to gather all the utilities bills; emailing Orest of wire-transfer confirmation;	0.30	67.50	Lisa Luong
02/08/2019	Received email from Orest re confirmation of wire-transfer; review of documents and emailing directors for signatures for River's crossing; emailing Castlepeak for current email for Jason So; received confirmation of wire-funds received; replied to legal counsel of wire-transfer confirmation; email to M Oberle re wire-transfer instructions for vac truck; email Orest utility bills for 240 Shadow Mountain; signed documents from directors of River's Crossing;	1.20	270.00	Lisa Luong
02/08/2019	Gathered invoices for Orest. Sent three cheques.	0.50	112.50	Jesse McDonald
06/08/2019	Sent Form 35 to Terry. Prepared one cheque rec for David to sign. Sent one cheque rec to BDO west banking.	0.30	67.50	Jesse McDonald
06/08/2019	Review sewer contract; review quote for sewer line; emails; set up call with appraiser.	2.00	850.00	David Lewis

07/08/2019	Prepared cheque requisitions.	1.00	225.00	Jesse McDonald
08/08/2019	Received email from Orest re signatures on business corporation; discuss file with J McDonald'	0.20	45.00	Lisa Luong
08/08/2019	Scanned in all signed cheque rec's. Prepared one new cheque rec. Discussions with Lisa regarding BC Registries and Online Services report.	1.30	292.50	Jesse McDonald
08/08/2019	Issue trust cheques	0.20	45.00	Lisa Luong
09/08/2019	Receivership status and update on realization/assets	0.50	275.00	Jervis Rodrigues
09/08/2019	Trust Cheques; WILMA and appraisals; discussion of Air bnb; emails; discussions;	1.50	337.50	Lisa Luong
09/08/2019	Correspondence with Cindy Chambers (Reed Pope) re: unsigned non voting shareholders resolutions. Correspondence with Nicky LI re: GST on sale of 156 and 160 SMB. Correspondence with Orest Pyshniak re: Fortis BC invoices. Prepared cheque requisitions and sent to BDOWestBanking. Mailed out cheques. Correspondence with Matt re: Vac Truck sale documents.	3.00	675.00	Jesse McDonald
12/08/2019	Time sheet from M Oberle; prepare cheque requisition; discussion of short fall of vac truck with J McDonald;	0.40	90.00	Lisa Luong
12/08/2019	Looked into GST on Sale of 156 and 160 SMB with information from Nicky LI. Confirmed with Matt items in regards to purchase of Vac Truck and couriered documents to him. Prepared cheque requisition for Matt's wages August 4 - 10, 2019.	1.50	337.50	Jesse McDonald
13/08/2019	Prepared cheque requisitions for Shaw and Reed Pope. Mailed out cheques.	0.90	202.50	Jesse McDonald
14/08/2019	Received phone call from an individual named Christine and advised that she had booked an "air bnb" through home away and wanted to know if the house was still available under air bnb. - 240 Shadow Mountain	0.30	67.50	Lisa Luong
14/08/2019	Filed 2018 T2. Looked into reservation with Air BnB this weekend for a lady, provided Orest and Matt's phone number as this is for property that Orest now owns outright.	0.50	112.50	Jesse McDonald
14/08/2019	Post and allocate interest - July 2019	0.05	7.25	Wanda Labonte [C]
15/08/2019	Scanning in cheque rec's and sending to BDO west banking Discussions with Bill Guest at CRA re: GST questions. Cheque mail outs.	0.90	202.50	Jesse McDonald
16/08/2019	Prepared deposit in ascend. Couriered out Matt's pay cheques.	0.30	67.50	Jesse McDonald
18/08/2019	Prepare bank reconciliation - July 2019	0.10	14.50	Wanda Labonte [C]
19/08/2019	112 rental cheque posting	0.10	22.50	Lisa Luong
19/08/2019	Bank reconciliation	0.10	42.50	David Lewis
20/08/2019	Prepare bank deposit	0.10	14.50	Courtney Sword
20/08/2019	Prepared cheque requisitions. Mailed out cheques. Contacted insurance company. Contacted auctioneers.	1.00	225.00	Jesse McDonald
21/08/2019	Scanned and sent 2 cheque req's to BDO West Banking.	0.10	22.50	Jesse McDonald
21/08/2019	Review of offer on property; review of appraisal; prepare for call with Conexus.	1.30	552.50	David Lewis
22/08/2019	Emails; discussions with Conexus; call to offeror' call from former employee	0.90	382.50	David Lewis
23/08/2019	Call to L Stokkes regarding sewer contract, discussion with Barry; email to L Stokkes with orders; discussion with L Stokker about extension.	1.90	807.50	David Lewis
23/08/2019	Reaching out to Matt re: insurance on truck and tippage. Reaching out to Val to schedule a phone call. Mailed out cheques. Prepared cheque req's.	1.30	292.50	Jesse McDonald
26/08/2019	Discussions with Val Ketel re: sewer hauling.	0.50	112.50	Jesse McDonald
26/08/2019	Discussions with HOA about sewerage hauling contract; emails; discussions with C Sherban about offer on the West lots from M Whitehead; email to R Sandbeck about discussions with C Sherban; review sewage hauling contract.	2.20	935.00	David Lewis

27/08/2019	Review sewage agreement; emails; discussion with T Warner about offer; review HOA emails.	2.20	935.00	David Lewis
28/08/2019	Prepared cheque requisition.	0.20	45.00	Jesse McDonald
29/08/2019	Discussion with legal counsel regarding offer; emails; review of offer; review of potential fraud allegation.	0.90	382.50	David Lewis
29/08/2019	Scanned in and mailed out cheques. Logged into AirBnB to update banking information. Reconciled deposits to ascend GL to figure out what Orest owes us.	0.80	180.00	Jesse McDonald
30/08/2019	Looking into upcoming reservations on AirBnB. Discussions with Pacific Home Warranty. Preparing application for renewal of Pacific Home Warranty. Prepared cheque req for Pacific Home Warranty.	0.80	180.00	Jesse McDonald
30/08/2019	Update and sign counter offer; emails.	0.20	85.00	David Lewis
03/09/2019	Reconciled deposits for RCL/Orest per AirBnB. Emailed Orest re: amount owing to BDO ITF RCL. Discussions with Matt re: email. Cheque req for mortgage prepared. Cheque req for August sewer hauling. Cheque req for Matts wages prepared.	2.20	495.00	Jesse McDonald
04/09/2019	Scanned in cheque reqs and sent to BDO west banking. Prepared August sewer hauling invoices to HOA. Prepared Letter for Pacific Home Warranty and sent out payment and package. Prepared Cheque req for BC Hydro. Sent cheque req to BDO Banking.	1.00	225.00	Jesse McDonald
05/09/2019	Post and allocate interest - August 2019	0.05	7.25	Wanda Labonte [C]
10/09/2019	Prepared cheque reqs, correspondence with Matt re: truck and employment ending. Correspondence with Val re: strata fees for September.	0.80	180.00	Jesse McDonald
10/09/2019	Discussion with C Sherbin regarding offer; calls from other interested parties on purchasing the property; follow up on sewage contract; emails;	1.10	467.50	David Lewis
11/09/2019	Scanned in cheque rec's and sent to BDO west banking. Following up with Jessica McMillan of Reed Pope re: shareholder resolutions. Followed up with Patrick Lough re: East Disclosure. Followed up with Reed Pope re: East Disclosure. Prepared cheque req for Reed Pope. Couriered cheque to Matt. Mailed out cheque to Spic n Span. Gathering documents for LOI.	3.50	787.50	Jesse McDonald
12/09/2019	Discussion of LOI with J McDonald;	0.20	45.00	Lisa Luong
12/09/2019	Read through appraisal and discussed documents needed with Lisa based on LOI. Reviewed Air BnB reservations and account. Followed up with Orest re: money owing to BDO.	2.40	540.00	Jesse McDonald
13/09/2019	Prepared excel sheet of East Lots and West Lots. Reviewed LOI with Jordan and had him sign it. Sent LOI to buyer. Looked into VRBO rentals for money owed to Orest.	1.60	360.00	Jesse McDonald
16/09/2019	Email to Matt re: tenant in 112 Purcell and cleaning. Email to Matt re: access to server. Looking into VRBO deposits that may be Orest's. Correspondence with Matt re: lot up for tax sale in Cranbrook.	1.10	247.50	Jesse McDonald
17/09/2019	Emails to Matt regarding VRBO reservations and east lot documents on the server. Email to Val looking for 3 years worth of Strata Fees.	0.30	67.50	Jesse McDonald
17/09/2019	Emails	0.20	85.00	David Lewis
18/09/2019	Received POC and reviewed and entered into ascend	0.10	22.50	Lisa Luong
19/09/2019	Correspondence with City of Cranbrook re: Tax Sale.	0.20	45.00	Jesse McDonald
23/09/2019	Prepared telus cheque req and sent to BDO west banking. Correspondence with Cherry Creek re: strata fees. Looking through WILMA for documents. Looking through two boxes of records for documents. Correspondence with Larry Morin Re: purchasing and selling lots.	2.50	562.50	Jesse McDonald
23/09/2019	Monthly bank reconciliation	0.10	42.50	David Lewis

24/09/2019	Prepared updated Offer Sheet for River's Crossing Ltd. Correspondence with Matt regarding documents needed for potential sale of west lots. Going through all documents provided by Matt and began sending to lawyer of potential purchaser. Mailed out Telus Mobility payment.	4.20	945.00	Jesse McDonald
26/09/2019	Correspondence with Matt re: his employment, and cleaning of 112 Purcell.	0.30	67.50	Jesse McDonald
27/09/2019	Emails	0.20	85.00	David Lewis
30/09/2019	Correspondence to Matt re: AirBnB vs VRBO listings. Correspondence to Matt re: his employment expectations. Followed up with Derek Elliot re: information provided to his for the sale of the west lots. Prepared cheque reqs for Matt, BC Hydro, and Duffy's Doors. Sent to BDOWestBanking.	1.50	337.50	Jesse McDonald
01/10/2019	Prepared cheque requisition for Capital 1 Direct Mortgage and sent to BDO west banking. Pulling documents off WCC server for East side and potential buyer.	2.60	585.00	Jesse McDonald
02/10/2019	Mailed out cheques to BC Hydro, Matt Oberle, Duffy's Doors and More, Capital 1 Direct. Prepared cheque requisition for BC Hydro. Meeting with Larry Morin to discuss his offers to purchase.	1.70	382.50	Jesse McDonald
03/10/2019	Follow up with Larry Morin re: offers. Correspondence with Matt re: timesheet, Spic n Span invoice, location of documents on server. Correspondence with Matt re: his duties and log home rental on air bnb.	1.00	225.00	Jesse McDonald
04/10/2019	2 Cheque Req's sent to banking. 2 Cheque Req's prepared, and sent to banking. Reviewing Matt's response to timesheet/work inquiry.	0.50	112.50	Jesse McDonald
06/10/2019	Post and allocate interest - September 2019	0.05	7.25	Wanda Labonte (C)
07/10/2019	Follow up with potential west side and east side purchasers. Email offer to Exchange to Terry to review. Scanned in 5 cheques and mailed out.	1.50	337.50	Jesse McDonald
08/10/2019	Courier Matt's pay cheque.	0.10	22.50	Jesse McDonald
10/10/2019	Correspondence with lawyers for potential west side purchasers. Correspondence with Larry Morin re: exchange of lots. Correspondence with Reed Pope re: transaction to exchange lots. Prepared Shell Canada cheque requisition.	0.50	112.50	Jesse McDonald
14/10/2019	Prepare bank reconciliation - September 2019	0.10	14.50	Wanda Labonte (C)
15/10/2019	Discussions with David re: design guidelines. Shaw cheque req prepared. Discussions with Larry Morin re: offer to exchange. Correspondence with Matt re: design guidelines. Prepared AirBnB/VRBO reconciliation and prepared cheque req for Orest for money deposited by BDO on 240 SMB.	1.50	337.50	Jesse McDonald
16/10/2019	Correspondence with Thomas McLachlan re: Phase 3 statutory building scheme, sale of lots, disclosure statements. Correspondence with Larry Morin re legal counsel contacts. Correspondence with Terry re Phase 3 building scheme. Correspondence with David re; what was discussed with Thomas. .	1.60	360.00	Jesse McDonald
16/10/2019	Emails, review information on WILMA	3.90	1,657.50	David Lewis
17/10/2019	Correspondence with Terry. Reviewing Thomas' comments re: REDMA. Mailed out cheques to Shaw and Shell. Mailed out cancellation to Shell. Deposited rental income funds from WCC. Prepared letter to Orest: re Air BnB funds. Couriered Offer and Cheque to Terry.	1.40	315.00	Jesse McDonald
17/10/2019	Review and download information off of WILMA	0.80	340.00	David Lewis

18/10/2019	Correspondence with Orest re: cable and internet at 240 SMB.	0.30	67.50	Jesse McDonald
18/10/2019	Review offer; counter offer; emails; review WILMA material and download.	3.50	1,487.50	David Lewis
21/10/2019	Followed up with Patrick Lough re: East Side offer, and Derek Elliot re: West side offer.	0.30	67.50	Jesse McDonald
22/10/2019	Correspondence with Matt Oberle re: timesheets. Prepared cheque requisitions for Matt for three weeks. Prepared cheque requisitions for Cherry Creek. Calculations to determine balance owing prepared. (Strata Fees less o/s sewer hauling invoices)	0.80	180.00	Jesse McDonald
23/10/2019	Prepared 1 cheque req, David signed, scanned in, and sent to BDO west banking. Scanned 3 cheque reqs in, and send to BDO west banking. Reached out to Matt Oberle for an update on items he is supposed to be working on.	0.80	180.00	Jesse McDonald
24/10/2019	Scanned in and mailed out 4 cheque requisitions.	0.40	90.00	Jesse McDonald
28/10/2019	Discussions regarding Confidential Supplement with David. Reviewing PSA received for West Lots. Discussions with Paul from Farm First Ltd. regarding deposit in trust he wants back as the house is now built.	0.80	180.00	Jesse McDonald
29/10/2019	Prepare banking deposit	0.10	14.50	Courtney Sword
29/10/2019	Reaching out to Larry Morin regarding his legal counsel for the lot exchange.	0.10	22.50	Jesse McDonald
31/10/2019	Prepared East Lot list of properties available for sale and provided to Patrick Lough (potential buyer).	0.30	67.50	Jesse McDonald
01/11/2019	Prepared and sent correspondence to Shaw cable to cancel the cable account.	0.40	90.00	Jesse McDonald
04/11/2019	Email to Matt Oberle regarding passing his contact information on to potential buyers. Looking through East Lot disclosure for title information to pass along to prospective buyer. Prepared cheque req's for Shaw and BC Hydro.	0.70	157.50	Jesse McDonald
04/11/2019	Post and allocate interest - October 2019	0.05	7.25	Wanda Labonte [C]
05/11/2019	Prepared Capital Direct 1 Income Trust cheque req. Had signed by D. Lewis. Sent to BDOWestBanking.	0.30	67.50	Jesse McDonald
07/11/2019	Mailed out cheque reqs. Correspondence with Paul Volson in regards to his security deposit held in trust.	0.50	112.50	Jesse McDonald
08/11/2019	Reviewed correspondence with Paul Volson regarding deposit on one of the strata lots he built a house on. Reached out to Terry re: security deposit and how we can have it released. Cheque req prepared for two weeks of Matt's wages.	0.40	90.00	Jesse McDonald
09/11/2019	Prepare bank reconciliation - October 2019	0.10	14.50	Wanda Labonte [C]
12/11/2019	Cheque req's to BDO west banking. Reviewed offer to purchase east lots received. Prepared Matt's cheque to be couriered.	0.30	67.50	Jesse McDonald
13/11/2019	Review and sign of bank reconciliation	0.10	42.50	David Lewis
13/11/2019	Review offers on east lot and compare to appraisal.	1.10	467.50	David Lewis
14/11/2019	Correspondence from Jenny Reed in regards to dissolution of River's Crossing by BC Registry as annual returns have not been filed. Working on obtaining documents she requested in order to file 2018 and 2019 annual returns. Correspondence to Munir in order to have 2018 annual return signed. Correspondence to Jenny Reed sending her the information we have.	1.60	360.00	Jesse McDonald
14/11/2019	Call with bank; preparation for call.	0.30	127.50	David Lewis
15/11/2019	Correspondence with Paul at Farm First in regards to his security deposits.	0.10	22.50	Jesse McDonald
18/11/2019	Review of paper record of River's Crossing Ltd.	7.50	1,087.50	Chad Coulombe
19/11/2019	Review of paper records	7.00	1,015.00	Chad Coulombe
20/11/2019	Review of paper records	4.50	652.50	Chad Coulombe
20/11/2019	Emails	0.10	42.50	David Lewis

21/11/2019	Correspondence with Larry Morin in regards to exchange of lots. Correspondence with Cherry Creek in regards to Strata fees. Correspondence with Patrick Lough re: offer on east lots update. Prepared cheque req's for strata fees and sent to BDO west banking. Left message with Shaw to confirm cancellation of account and discuss why we were still billed. Cheque req prepared for Shaw. Mailed out cheques. Prepared letter to shaw to accompany cheque re: cancellation of account.	1.20	270.00		Jesse McDonald
22/11/2019	Read through email correspondence from Reed Pope re: lot exchange transaction. Correspondence to Reed Pope with information they were requesting. Correspondence to Val Ketel in regards to minutes of Strata Meeting and payment of Strata Fee invoices.	1.20	270.00		Jesse McDonald
25/11/2019	Cheque req's to BDOWestBanking. Correspondence with Reed Pope regarding offer to exchange.	0.20	45.00		Jesse McDonald
26/11/2019	Discussions with Sherry at East Kootenay Realty regarding offer on a west lot. Emails with Matt Oberle. Reading through offer to exchange lots with the Morin's. Email to T. Warner re: security deposit on lot. Cheque req's prepared for BC hydro.	0.80	180.00		Jesse McDonald
27/11/2019	Email and voicemail to Larry Morin re: offer to exchange. Emails to Sunny Wright at Reed Pope re: offer to exchange. Discussions with Brad in regards to Farm First Ltd. and their deposits. Mailed out cheques.	2.30	517.50		Jesse McDonald
27/11/2019	Emails, review of budgets for 2020.	0.60	255.00		David Lewis
28/11/2019	Email to Scott Jamieson - owner of multifamily lands at River's Crossing Ltd. Reviewing Munir's affidavit to see if there was confirmation of his resignation as a director. Correspondence to T. Warner to see if he has written confirmation of such. Looking through all RCL and WCC records looking for copies of directors resignations. Calculation and cheque req prepared for property taxes.	1.80	405.00		Jesse McDonald
29/11/2019	Printed all documents for closing of 112 Purcell place. Saved on server. Correspondence with lawyer to update Direction to pay. Reviewed Strata Budgets provided.	0.80	180.00		Jesse McDonald
02/12/2019	Cheque req's to BDO west banking. Contact T. Warner to discuss closing documents to 112 Purcell. Email to Brandi at Miller Thomson re: Direction to pay. Email documents to Miller Thomson to close sale. Prepared cheque reqs for final cleaning of 112 Purcell and mortgage payment. Discussions with Larry Morin regarding a few outstanding items on offer to exchange.	1.00	225.00		Jesse McDonald
03/12/2019	Discussions with D. Lewis re: exchange of lots. Email to Reed Pope re: GST on exchange of lots.	0.10	22.50		Jesse McDonald
04/12/2019	Emailing banking regarding cheque to the estate that was deposited in error to the fees account;	0.10	22.50		Lisa Luong
04/12/2019	Correspondence with counsel on exchange of lots. Reviewing documents.	1.00	225.00		Jesse McDonald
04/12/2019	Emails	0.20	85.00		David Lewis
05/12/2019	Mailed out cheques. Prepared cheque req for BC Hydro.	0.80	180.00		Jesse McDonald
08/12/2019	Post and allocate interest - November 2019	0.05	7.25		Wanda Labonte [C]
09/12/2019	Discussions with real estate agent in BC regarding west lots	0.10	22.50		Jesse McDonald

10/12/2019	Combined remaining boxes of records. Reviewed boxes of records to determine if we need any of them. Reviewed all resolutions for AGM's for EPS 136, EPS 153, HOA.	1.80	405.00		Jesse McDonald
10/12/2019	Review information for HOA meeting; emails.	0.70	297.50		David Lewis
11/12/2019	Follow up on sale of 112 purcell; emails; review and signing documents for property transfer; dealing with questions from Matt.	1.50	637.50		David Lewis
11/12/2019	Forms scanned and signed for offer to exchange lots. Emailed forms to Terry. Mailed forms to Terry. Correspondence with Matt Oberle re: vacating clubhouse.	0.70	157.50		Jesse McDonald
12/12/2019	Correspondence to Sunny Wright re: payment of property taxes. Correspondence to City of Cranbrook re: payment of property taxes.	0.20	45.00		Jesse McDonald
12/12/2019	Prepare bank reconciliation - November 2019	0.10	14.50		Wanda Labonte [C]
12/12/2019	Review of PSA	2.00	850.00		David Lewis
14/12/2019	Bank rec signing	0.10	42.50		David Lewis
16/12/2019	Discussions on AGM resolutions with D. Lewis. Filled out proxy forms and resolutions for HOA, EPS 136 and EPS 153 Annual General Meetings. Sent to Val with HOA. Prepare and courier Release of Option to Purchase to T. Warner.	1.70	382.50		Jesse McDonald
17/12/2019	Drafted response to Patrick Lough and sent to Terry for modifications. Sent response to Patrick Lough. Discussions with Capital Direct re: payout of mortgage. Sent email request to capital direct for payout amount. Correspondence with T Warner re: termination of lease. Prepared cheque req and sent to BDO west banking.	1.40	315.00		Jesse McDonald
18/12/2019	Mailed out cheques. Correspondence with Reed Pope regarding lot transfer deal. Email to Munir and Jason So for missing information. Follow up with T. Warner on missing documents.	0.60	135.00		Jesse McDonald
19/12/2019	Cheque req prepared for Telus mobility.	0.10	22.50		Jesse McDonald
03/01/2020	Meeting with Counsel to sign documents	-	0.00	9.62	David Lewis
03/01/2020	Travel from home to office to sign documents	-	0.00	16.46	David Lewis
03/01/2020	Review purchase and sale agreement, sign; review transfer documents and sign; emails.	2.20	935.00		David Lewis
05/01/2020	Post and allocate interest - December 2019	0.05	7.25		Wanda Labonte [C]
06/01/2020	Review and sign additional documents for the transfer of property; emails.	0.50	212.50		David Lewis
07/01/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
07/01/2020	Prepared correspondence to Capital Direct Lending Corp and prepared cheque for courier to pay off mortgage. Scanned in and prepared all documents to complete lot exchange transaction. Emailed to Sunny Wright. Prepared documents for Courier.	1.60	360.00		Jesse McDonald
08/01/2020	Cheque req's prepared. Cheque req's sent to BDO west banking.	0.40	90.00		Jesse McDonald
09/01/2020	Reviewing amended offer on East lots.	0.30	67.50		Jesse McDonald
10/01/2020	Followed up with City of Cranbrook re: utility notices received. Cheque reqs to BDOwestbanking. Discussions with D. Lewis re: offer of east side. Correspondence with Patrick re: east offer.	0.50	112.50		Jesse McDonald
10/01/2020	Prepare bank reconciliation - December 2019	0.10	14.50		Wanda Labonte [C]
10/01/2020	Signing bank reconciliations	0.10	42.50		David Lewis
13/01/2020	Mailed out cheques.	0.30	67.50		Jesse McDonald
15/01/2020	Correspondence to Reed Pope re: updating registered owner of lots. Update to Patrick Lough re: offer on east lots.	0.30	67.50		Jesse McDonald
16/01/2020	Correspondence with Reed Pope regarding land titles. Correspondence with Reed Pope regarding GST certificate. Mailing out GST certificate. Correspondence to Matt to ask about office. Draft response to Val re: Matt Oberle.	0.50	112.50		Jesse McDonald
17/01/2020	Correspondence with Matt Oberle, re: shop space and update on files. Cheque req for Reed Pope prepared.	0.40	90.00		Jesse McDonald

20/01/2020	Correspondence to Matt Oberle re: bench missing from 112 Purcell Place. Correspondence to Morin's notary re: property taxes and strata fees paid. Correspondence to Reed Pope re: invoicing.	0.80	180.00		Jesse McDonald
22/01/2020	Reviewing offer on the east side. Sent to T. Warner to review. Correspondence with Capital Direct Lending Corporation re: mortgage blown off title.	0.50	112.50		Jesse McDonald
23/01/2020	Correspondence to T. Warner re: tax sale of properties.	0.20	45.00		Jesse McDonald
27/01/2020	Cheque req for Matt Oberle wages prepared.	0.20	45.00		Jesse McDonald
29/01/2020	Cheque req prepared for Telus Mobility. Cheque reqs for Telus and Matt to banking. Correspondence with City of Cranbrook re: utility invoices. Preparing cheques for deposit.	0.50	112.50		Jesse McDonald
30/01/2020	Reviewing offer received on lot. and provided comments.	0.30	67.50		Jesse McDonald
03/02/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
03/02/2020	Sent offers to Terry to review on west side lots. Correspondence to Thomas McLachlan re: exchange transaction.	0.60	135.00		Jesse McDonald
03/02/2020	Review of offer; emails.	0.30	127.50		David Lewis
04/02/2020	Emails; follow up with offers on the property; discussions with T Warner regarding offer matters.	1.00	425.00		David Lewis
05/02/2020	Various discussions with T Warner	0.70	297.50		David Lewis
06/02/2020	Correspondence with Shelley from EK Realty.	0.20	45.00		Jesse McDonald
06/02/2020	Post and allocate interest - January 2020	0.05	7.25		Wanda Labonte (C)
07/02/2020	Discussions with Reed Pope re: offer to exchange and legal fees owing. Prepared shaw cheque for deposit. Correspondence with Brad at EK Realty.	0.80	180.00		Jesse McDonald
07/02/2020	Discussions with T Warner regarding next steps; emails; review of addendum; follow up with other offerors.	2.90	1,232.50		David Lewis
10/02/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
10/02/2020	Signed offer sent to Shelley Simon. Sent update deposit request to Patrick Lough on east offer lots.	0.30	67.50		Jesse McDonald
10/02/2020	Review offers and sign; discussions with T Warner; discussion with Realtor about potential offer.	1.30	552.50		David Lewis
11/02/2020	Review offers; call from potential offerors; discussions with T Warner.	0.70	297.50		David Lewis
11/02/2020	Correspondence with Bernie Kennedy re: offer. Reviewed offer received from Brad at EK realty. Provided comments to D. Lewis.	0.20	45.00		Jesse McDonald
12/02/2020	Dealing with offers; the city; emails; discussions with T Warner; followup on outstanding matters.	2.20	935.00		David Lewis
13/02/2020	Prepared cheque req's for strata fees. Scanned offer documents to Bernie Kennedy. Third notice to Shaw re: cancel 112 Purcell place cable. Reviewing updated offer to purchase from Shelley Simon. Reviewing outstanding legal invoices from Reed Pope.	1.00	225.00		Jesse McDonald
13/02/2020	Dealing with potential offers on the property; discussions with the city; review offers.	1.90	807.50		David Lewis
14/02/2020	Reviewing and summing Reed Pope invoices. Reviewing cash flow. Discussions with Val Ketel re: sewer hauling contract and developer. Discussions with D. Lewis. Correspondence with T. Warner re: offer on River's Crossing. Correspondence with Patrick Lough re offer.	2.20	495.00		Jesse McDonald
14/02/2020	Various discussions with the city, J McDonald, T Warner, emails regarding sewer hauling contract.	0.90	382.50		David Lewis
18/02/2020	Reviewed re written offer from T. Warner. Correspondence to realtors re: building permit. Correspondence to T. Warner re: BC lawyer at Miller Thomson.	1.50	337.50		Jesse McDonald
18/02/2020	Emails; dealing with potential offers; discussions with realtors.	0.70	297.50		David Lewis
19/02/2020	Review of revised offer from T. Warner. Correspondence to Patrick Lough. Correspondence to Reed Pope re: East Lot titles. Reviewing east lots documents from Reed Pope. Sending updated parcel information to P. Lough.	1.30	292.50		Jesse McDonald
20/02/2020	Prepare bank reconciliation - January 2020	0.10	14.50		Wanda Labonte (C)

20/02/2020	Correspondence with Patrick Lough re: offer. Correspondence with T. Warner re: land titles for parcels of land. Correspondence with Reed Pope requesting land titles.	0.30	67.50		Jesse McDonald
20/02/2020	Jan bank reconciliation review and signing	0.10	42.50		David Lewis
21/02/2020	Reviewing offer from P. Lough counsel. Discussions with Val Ketel re: sewer contract.	0.60	135.00		Jesse McDonald
24/02/2020	Pulled together offer documents for D. Lewis signature. Sent signed east offer to T. Warner.	0.40	90.00		Jesse McDonald
24/02/2020	Email; review offer and sign.	0.40	170.00		David Lewis
26/02/2020	Correspondence with realtor in Cranbrook	0.10	22.50		Jesse McDonald
27/02/2020	Prepared cheques for deposit. Correspondence to realtor re: update.	0.40	90.00		Jesse McDonald
28/02/2020	Discussions with Shaw Cable re: account. Discussions with D. Lewis re: sewer contract. Left message with T. Warner. Correspondence with Val Ketel. Email to T. Warner re: sewer hauling contract. Cheque req prepared for telus.	1.90	427.50		Jesse McDonald
02/03/2020	Discussions with parties make offers on the properties; calls and emails with HOA.	0.70	297.50		David Lewis
03/03/2020	Discussions with T. Warner re: sewer contract. Phone call with the City of Cranbrook re building permits. Reached out to Bernie and Shelley re: building permit issue. Preparing cheque for deposit.	1.10	247.50		Jesse McDonald
03/03/2020	Post and allocate interest - February 2020	0.05	7.25		Wanda Labonte (C)
03/03/2020	Email to Conexus regarding offer; email to Conexus regarding discussions with City of Cranbrook; discussions with the city of Cranbrook; discussion with T Warner; discussion with offerors; review and sign offer on lot.	1.80	765.00		David Lewis
04/03/2020	Correspondence to K. Starrak at Miller Thomson in BC regarding real estate deal. Correspondence to T. Warner regarding real estate deal. Cheque reqs for strata fees prepared and to banking.	0.60	135.00		Jesse McDonald
04/03/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
04/03/2020	Dealing with offers on the properties.	0.90	382.50		David Lewis
05/03/2020	Prepared strata fee analysis per month. Correspondence to T. Warner re: deposit held in trust. Correspondence to Shelley Simon re: offer to purchase and terms and conditions.	2.90	652.50		Jesse McDonald
06/03/2020	Correspondence with Telus in regards to switching mobility account. Prepared request in writing and sent to Telus. Prepared cheques to mail out. Prepared deposit from WCC. Correspondence with BC Hydro re: balances on account. Prepped documents to cancel shaw account.	1.40	315.00		Jesse McDonald
08/03/2020	Travel to Shaw store to cancel account. Cancelled account. Travelled home.	1.00	225.00		Jesse McDonald
09/03/2020	Correspondence to M. Oberle in regards to Shaw equipment to be returned for 112 Purcell. Cheque req to banking for Fortis BC. Correspondence with BC realtor in regards to shaw equipment at 112 Purcell place.	0.30	67.50		Jesse McDonald
10/03/2020	Prepare bank reconciliation - February 2020	0.10	14.50		Wanda Labonte (C)
10/03/2020	Drafting fourth report for court regarding sale of properties; emails; follow up on PSA	5.90	2,507.50		David Lewis
11/03/2020	Discussions with D. Lewis re: confidential supplement and offers.	0.30	67.50		Jesse McDonald
11/03/2020	Emails.	0.20	85.00		David Lewis
12/03/2020	Correspondence to realtor for deal on west side. Preparing cheques for mailout.	0.30	67.50		Jesse McDonald
12/03/2020	Bank reconciliation	0.10	42.50		David Lewis
17/03/2020	follow up on various matters.	0.70	297.50		David Lewis
18/03/2020	Emails; follow up on PSA on east and west lots; review of transmittal letter; approving items for payments.	1.20	510.00		David Lewis
19/03/2020	Gathering exhibits for Confidential.	0.30	67.50		Jesse McDonald
20/03/2020	Emails to and from potential purchasers; discussions with T Warner; calls from purchasers.	1.10	467.50		David Lewis
25/03/2020	Review fourth report; send to partner for review.	1.00	425.00		David Lewis
26/03/2020	Compiling exhibits for 4th report and confidential to 4th report.	1.00	225.00		Jesse McDonald
26/03/2020	Emails; discussions with various purchase legal counsel; update reports about West lots.	2.20	935.00		David Lewis

27/03/2020	Reviewing contract of sale for lots to be included.	0.30	67.50	Jesse McDonald
30/03/2020	Review purchase and sale agreement; draft second confidential supplement report for court approval of offer; emails; discussion with realtor.	6.80	2,890.00	David Lewis
31/03/2020	Review Confidential supplemental report	0.30	165.00	Jervis Rodrigues
02/04/2020	Reviewing lots sold for offer on west side. Cheque req's for strata fees. Correspondence to realtor re: removal of conditions. Updated removal of conditions. Provided to realtor and counsel.	0.90	202.50	Jesse McDonald
02/04/2020	Post and allocate trust cheque request	0.10	22.50	Lisa Luong
02/04/2020	Post and allocate interest - March 2020	0.05	7.25	Wanda Labonte [C]
03/04/2020	Sorting and reviewing mail received.	0.10	22.50	Jesse McDonald
06/04/2020	Discussions with Val Ketel re: HOA meeting and court approval.	0.20	45.00	Jesse McDonald
06/04/2020	Prepare bank reconciliation - March 2020	0.10	14.50	Wanda Labonte [C]
07/04/2020	Emails; dealing with documents to release funds held in trust; discussions with T Warner; discussions with J McDonald.	1.00	425.00	David Lewis
08/04/2020	Emails from various purchaser looking for update time line; approval of expenses for payment.	0.90	382.50	David Lewis
14/04/2020	Correspondence to Matt Oberle re: East Kootenay mortgage on property.	0.10	22.50	Jesse McDonald
15/04/2020	Prepared and accrued cheque reqs.	0.40	90.00	Jesse McDonald
15/04/2020	Process trust cheques	0.20	29.00	Courtney Sword
17/04/2020	Looking into update of disclosure statements. Mailed out cheques for strata fees and BC hydro. Correspondence with Val Ketel.	0.90	202.50	Jesse McDonald
20/04/2020	Reviewing legal invoice. Preparing cheque req for legal fees.	0.30	67.50	Jesse McDonald
21/04/2020	Accruing cheque req and sent to banking.	0.10	22.50	Jesse McDonald
21/04/2020	Emails; review documents; sign documents and return to counsel.	1.20	510.00	David Lewis
22/04/2020	Drafted GST returns for January 1, 2019 - March 31, 2020.	4.50	1,012.50	Jesse McDonald
22/04/2020	Emails	0.20	85.00	David Lewis
24/04/2020	Preparing cheque for deposit.	0.20	45.00	Jesse McDonald
24/04/2020	Emails	0.10	42.50	David Lewis
27/04/2020	Emails regarding court approval to various parties purchasing land.	0.40	170.00	David Lewis
01/05/2020	Prepare cheque req for strata fees.	0.20	45.00	Jesse McDonald
04/05/2020	Accruing and submitting cheque req's to banking for payment.	0.10	22.50	Jesse McDonald
05/05/2020	Review statement of adjustments and supporting documents; sign and email back.	0.40	170.00	David Lewis
05/05/2020	Accrued cheques and sent to banking for printing. Reviewed documents to finalize west side sale.	0.50	112.50	Jesse McDonald
06/05/2020	Reviewing documents for sales. Reviewing strata fees to ensure River's Crossing is being credited when lots sell.	0.60	135.00	Jesse McDonald
06/05/2020	Review documents for lot sale; sign adjustment document, land title document and tax form; emails.	0.50	212.50	David Lewis
11/05/2020	Reviewing west lots and BC hydro mail. Prepared, accrued and sent cheque req to banking.	0.60	135.00	Jesse McDonald
13/05/2020	Reviewing GL for amounts that should be in WCC. Finalized and filed outstanding 6 GST returns. Prepared cheque req's for GST balances owing from returns.	2.60	585.00	Jesse McDonald
17/05/2020	Prepare bank reconciliation - April 2020	0.10	14.50	Wanda Labonte [C]
19/05/2020	Accrued cheques and sent to banking.	0.20	45.00	Jesse McDonald
19/05/2020	Mailing out cheques.	0.10	22.50	Jesse McDonald
20/05/2020	Review and sign bank reconciliation	0.10	42.50	David Lewis
25/05/2020	Preparing cancellation letters for BC Hydro. Correspondence to realtor for purchasers advising of cancelling BC Hydro.	0.60	135.00	Jesse McDonald
26/05/2020	Discuss with T Warner regarding the east lot sale and issue with financing.	0.60	255.00	David Lewis
26/05/2020	Reviewing wire transfer and proceeds from deals. Prepare letters for CRA payments for GST. Mail out cheques. Correspondence with counsel.	0.60	135.00	Jesse McDonald
27/05/2020	Reviewing wire transfer. Allocate incoming transfer, correspondence with Matt Oberle re: Martin Sennott interview.	0.50	112.50	Jesse McDonald
		302.35	85,040.25	26.08

Disbursements:
Mileage

26.08



BDO Canada Limited
10216 124 Street
Suite 616
Edmonton, AB T5N 0M1
Canada
(780) 424-3434

November 6, 2020

River'sCrossingLtd

1230 91 St NW
Edmonton, AB T6X 0P2
Canada

Invoice CINV0858764
Electronic Banking Account No. CUS0012477

For professional services with respect to the following:

On behalf of River's Crossing Ltd. in Receivership for the period June 1, 2020 to November 5, 2020 (37.90 Hours)	\$ 9,991.50
Time Subtotal	\$ 9,991.50
Disbursements	
Recoverable Expenses	\$ 151.02
Disbursement Subtotal	\$ 151.02
GST/HST (5%)	\$ 507.13
Total	\$ 10,649.65

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GST No. 101518124RT0001

Accounts are due when rendered

Interest at 1.00% per month (12.00% per annum) will be charged on accounts over 30 days

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

BDO Canada Limited
In the Matter of the Court-Appointed Receivership of River's Crossing Ltd.
Time Dockets for the period of June 1, 2020 to November 5, 2020

Date	Description	Hours	Time	Disbursements	Staff
01/08/2020	Preparing and accruing cheques for Receiver fees and transfer to WCC. Accrue amounts and send to banking. Follow up with City of Cranbrook re: property taxes outstanding.	0.70	157.50		Jesse McDonald
02/08/2020	Reviewing BC hydro items. Preparing, accruing, and sending cheque reqs to banking. Correspondence to Colliers re: east side. Reviewing correspondence on east side offers.	1.50	337.50		Jesse McDonald
03/08/2020	Scan and mail out cheques payable;	0.10	22.50		Lisa Luong
03/08/2020	Emails; discussions with T Warner regarding east side offer.	0.30	127.50		David Lewis
03/08/2020	Compiling east disclosure from Reed Pope login. Correspondence with Colliers.	0.50	112.50		Jesse McDonald
04/08/2020	Postage on Mailout of East Property Taxes	-	-	15.20	Jesse McDonald
04/08/2020	Discussions with Colliers about selling the property, obtaining quote for sewer.	0.80	340.00		David Lewis
04/08/2020	Follow up with counsel re: west lots closing. Prepare, accrue, and send cheque req's to banking. Compile property tax summary for east side. Call with Colliers to discuss listing property and completion of sewer line. Compiling info for colliers subsequent to call.	1.60	380.00		Jesse McDonald
04/08/2020	Filing scanned cheques. Preparing, accruing, and sending BC Hydro cheques to banking. Preparing property tax cheque to be mailed. Travel to post office to express post cheque.	0.70	157.50		Jesse McDonald
08/08/2020	Travel to and from Miller Thomson re drop off cheques; scan and mail out cheques payable;	1.00	225.00		Lisa Luong
08/08/2020	Correspondence to Colliers re: update on listing and sewer quote.	0.10	22.50		Jesse McDonald
08/08/2020	Prepare bank reconciliation - May 2020	0.10	14.50		Wanda Labonte
09/08/2020	Follow up with City of Cranbrook re property taxes. Pulled BC Hydro invoices from online, reviewed. Prepared cheque reqs, accrued, and sent to banking. Correspondence with Colliers re: east sewer meetings.	1.10	247.50		Jesse McDonald
10/08/2020	May bank reconciliation	0.10	42.50		David Lewis
11/08/2020	Reviewing mail received. Mailing out cheques. Reviewing CRA NOA's. Compiling to prepare cheques. Prepared, accrued, and sent cheque req's to banking.	1.80	380.00		Jesse McDonald
18/08/2020	Filing cheques mailed out.	0.20	45.00		Jesse McDonald
22/08/2020	Emails	0.10	42.50		David Lewis
22/08/2020	Reviewing mail received. Reviewing Conexus statement.	0.20	45.00		Jesse McDonald
23/08/2020	Scan and mail out payable	0.10	22.50		Lisa Luong
23/08/2020	Emails	0.10	42.50		David Lewis
24/08/2020	Site visit, drop off cheques	-	-	20.42	David Lewis
24/08/2020	Mail pickup	-	-	22.99	David Lewis
24/08/2020	Request strata fees for the next three months. Call with Val Ketel re: east sale. Email to Val for further information. Prepare, accrue, and send cheque req to banking for Conexus payment. Pick up S2M cheque for Conexus.	2.50	582.50		Jesse McDonald
24/08/2020	Call regarding sewer system; email regarding east side offer and issues with title; getting funds to Conexus.	0.90	382.50		David Lewis
25/08/2020	Postage on distribution to Conexus.	-	-	15.20	Jesse McDonald
25/08/2020	Reviewing mail received. Preparing cover letter and cheque to Conexus for mailing. Mailing out cheque priority mail.	0.70	157.50		Jesse McDonald
29/08/2020	Travel to office to pick up cheques;	0.50	112.50		Lisa Luong

30/06/2020	Correspondence to Conexus Counsel re distribution. Follow up with Val. Strata Fee Cheque req prepared, accrued, sent to banking.	0.60	135.00		Jesse McDonald
06/07/2020	Reviewing and filing cheques mailed out. Follow up with Val Ketel re: information on golf course.	0.30	67.50		Jesse McDonald
07/07/2020	Allocating cheques for deposit. Correspondence with Val Ketel re: golf course lands. Reviewing maps for Golf Course locations.	0.40	90.00		Jesse McDonald
07/07/2020	Call from Marko regarding deposit on property	0.30	127.50		David Lewis
08/07/2020	Follow up with Conexus lawyers. Prepare, accrue, and send cheque req to banking. Pick up mail from office.	0.70	157.50		Jesse McDonald
10/07/2020	Prepare bank reconciliation - June 2020	0.10	14.50		Wanda Labonte
13/07/2020	Mail out cheque payable	0.10	22.50		Lisa Luong
13/07/2020	Correspondence to Conexus Counsel. Review Conexus Statement. Correspondence to counsel re: final reporting packages.	0.20	45.00		Jesse McDonald
14/07/2020	Bank reconciliation	0.10	42.50		David Lewis
14/07/2020	Discussions with D. Lewis re: Form 35. Correspondence with Reed Pope re: missing documents.	0.30	67.50		Jesse McDonald
16/07/2020	Prepare and mail out payables;	0.10	22.50		Lisa Luong
21/07/2020	Reviewing package received from K. Starrak at Miller Thomson.	0.10	22.50		Jesse McDonald
22/07/2020	Reviewing closing package from Miller Thomson for closing on west lots and SL 12. Updating allocation in ascend. Following up with Miller Thomson on \$200,000 deposit on west lots.	1.70	382.50		Jesse McDonald
27/07/2020	Correspondence with Kelly Starrak at Miller Thomson re: update on funds released to Receiver.	0.10	22.50		Jesse McDonald
30/07/2020	Prepared and Filed GST return.	0.60	135.00		Jesse McDonald
05/08/2020	Reviewing petition for building permits, correspondence to East lot potential purchaser. Correspondence to counsel for east lots potential purchaser.	0.40	90.00		Jesse McDonald
07/08/2020	Email to provide update; emails regarding deposits from owners; discussions with owners regarding deposits; emails from Val.	1.00	425.00		David Lewis
07/08/2020	Follow up with counsel on funds received and disbursed. Correspondence with D. Lewis re: update to Conexus.	0.20	45.00		Jesse McDonald
10/08/2020	Prepare bank reconciliation - July 2020	0.10	14.50		Wanda Labonte
12/08/2020	Bank reconciliation review and signing.	0.10	42.50		David Lewis
24/08/2020	Follow up with Kelly Starrak (counsel) on closing report for west lots. Cheque requisition for strata fees prepared, accrued, and sent to banking.	0.60	135.00		Jesse McDonald
25/08/2020	Reviewing sewer petition and summing assessed values.	0.60	180.00		Jesse McDonald
28/08/2020	Reviewing sewer petition. Mailing out cheque for strata fees.	0.30	67.50		Jesse McDonald
28/08/2020	Follow up with K. Starrak on outstanding questions for final reporting of west lot sales.	0.10	22.50		Jesse McDonald
31/08/2020	Follow up with counsel on west lots settlement report.	0.10	22.50		Jesse McDonald
01/09/2020	Emails; review petition for sewer line; discussions with J McDonald and T Warner.	1.20	510.00		David Lewis
01/09/2020	Allocate GST refund for deposit.	0.10	22.50		Jesse McDonald
01/09/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
04/09/2020	Reviewing west lots and SL 12 distribution updates from Miller Thomson.	1.50	337.50		Jesse McDonald
07/09/2020	Prepare bank reconciliation - August 2020	0.10	14.50		Wanda Labonte
08/09/2020	August bank reconciliation	0.10	42.50		David Lewis
08/09/2020	Review legal invoice. Prepare, accrue, and send cheque req to banking.	0.30	67.50		Jesse McDonald
09/09/2020	Reviewing and filing most recent Conexus statement.	0.10	22.50		Jesse McDonald

15/09/2020	Correspondence with City of Cranbrook re outstanding property taxes. Discussions with D. Lewis re: outstanding property taxes. Prepare cheque req for property taxes.	0.60	135.00		Jesse McDonald
16/09/2020	Express Post on Cheque for Property Taxes	-	-	15.60	Jesse McDonald
16/09/2020	Discussions with Val Ketel re: mediation and meetings. Review correspondence received from City of Cranbrook. Send cheque req to banking for property taxes. Mail pick up and review. Property Tax cheque picked up and mailed via expresspost.	1.10	247.50		Jesse McDonald
17/09/2020	Prepare and mail out cheque payable	0.10	22.50		Lisa Luong
17/09/2020	Reviewing budget documents from HOA manager. Attend HOA meeting via Zoom. Update Meeting Notes. Review mail. Update deadlines for GST filings. Update City of Cranbrook on outstanding property tax payment. Filing cheque copies.	3.10	697.50		Jesse McDonald
17/09/2020	Voice mail.	0.20	85.00		David Lewis
21/09/2020	Follow up with counsel on wire transfer.	0.10	22.50		Jesse McDonald
21/09/2020	Emails.	0.20	85.00		David Lewis
28/09/2020	Emailing J McDonald re update on properties for insurance purposes;	0.10	22.50		Lisa Luong
29/09/2020	Call with J McDonald re BC properties for insurance	0.10	22.50		Lisa Luong
30/09/2020	Follow up with counsel on additional funds for West Lots closing.	0.10	22.50		Jesse McDonald
02/10/2020	Discussions with D. Lewis re: closing of RCL east lots. Correspondence to purchaser re: strata lots.	0.30	67.50		Jesse McDonald
07/10/2020	Prepare bank reconciliation - September 2020	0.10	14.50		Wanda Labonte
07/10/2020	Review statement of adjustment; compare property tax amounts to each assessment; emails; discussions with T Warner.	1.70	722.50		David Lewis
08/10/2020	Review of bank reconciliation.	0.10	42.50		David Lewis
16/10/2020	Emails; discussions with T Warner.	0.20	85.00		David Lewis
19/10/2020	Review, allocate and post cheque for east;	0.10	22.50		Lisa Luong
21/10/2020	Prepare bank deposit	0.10	14.50		Courtney Sword
22/10/2020	Correspondence with Val Ketel re: status of file.	0.10	22.50		Jesse McDonald
23/10/2020	Email.	0.10	42.50		David Lewis
28/10/2020	Reviewing Miller Thomson invoices. Prepare and accruing cheque requisition for legal fees.	0.50	112.50		Jesse McDonald
30/10/2020	Review Miller Thomson invoices, prepare, accrue and send cheque req to banking to pay legal fees. Review Conexus statement. Prepare, accrue and send cheque req to banking for secured creditor distribution.	0.50	112.50		Jesse McDonald
04/11/2020	Travel to pick up mail and distribution cheque to Conexus	-	-	31.37	Jesse McDonald
04/11/2020	Express post on payment of legal fees	-	-	14.92	Jesse McDonald
04/11/2020	Expresspost on distribution to Conexus.	-	-	15.42	Jesse McDonald

37.90	9,991.50	151.02
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Disbursements:

Mileage
Courier and Postage

74.78
76.24
151.02



BDO Canada Limited
Suite 900, 103 Street Centre
10130 103 Street NW
Edmonton, AB T5J 3N9
Canada
(780) 461-8000

August 25, 2021

River's Crossing Ltd

1230 91 St NW
Edmonton, AB T6X 0P2
Canada

Invoice CINV1336752
Electronic Banking Account No. CUS0012477

For professional services with respect to the following:

On behalf of River's Crossing Ltd. in Receivership for the period November 4, 2020 to August 9, 2021 (21.5 Hours)	\$ 6,605.50
Time Subtotal	\$ 6,605.50
GST/HST (5%)	\$ 330.28
Total	\$ 6,935.78

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GST No. 101518124RT0001

Accounts are due when rendered

Interest at 1.00% per month (12.00% per annum) will be charged on accounts over 30 days

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

BDO Canada Limited
In the Matter of the Court-Appointed Receivership of River's Crossing Ltd.
Time Dockets for the period of November 4, 2020 to August 9, 2020

Date	Description	Hours	Rate	Amount	Staff
11/4/2020	Travel to pick up cheques. Travel to pick up mail. Prepare cheques to be mailed out. Travel to post office to send via expresspost.	2.5	225.00	562.50	Jesse McDonald
11/5/2020	Discussions with D. Lewis re: counsel trust account and transactions in GL. Correspondence to Counsel re: additional funds in trust on west lots.	0.6	225.00	135.00	Jesse McDonald
11/6/2020	Prepare, accrue, and send cheque req to banking for Receiver fees.	0.2	225.00	45.00	Jesse McDonald
11/7/2020	Prepare bank reconciliation - October 2020	0.1	145.00	14.50	Wanda Labonte
11/9/2020	Bank reconciliation review and signing.	0.1	425.00	42.50	David Lewis
11/12/2020	File scanned cheques for mailout.	0.1	225.00	22.50	Jesse McDonald
11/13/2020	Review and file Conexus bank statement.	0.1	225.00	22.50	Jesse McDonald
11/17/2020	Review and allocate GST cheque for deposit.	0.1	225.00	22.50	Jesse McDonald
11/18/2020	Prepare bank deposit	0.1	145.00	14.50	Courtney Sword
11/26/2020	Correspondence with realtor re: deposit on lots. Discussions with D. Lewis re: deposits.	0.1	225.00	22.50	Jesse McDonald
11/27/2020	Correspondence with counsel re: deposits. Correspondence to HOA re: deposits and filed court order.	0.1	225.00	22.50	Jesse McDonald
12/3/2020	Combine 2019 financial records to prepare T2. Review mail received.	3.1	225.00	697.50	Jesse McDonald
12/7/2020	Finalized and filed 2019 T2.	0.7	225.00	157.50	Jesse McDonald
12/8/2020	Prepare bank reconciliation - November 2020	0.1	145.00	14.50	Wanda Labonte
12/8/2020	November bank reconciliation	0.1	425.00	42.50	David Lewis
12/14/2020	Review and file Conexus statement.	0.1	225.00	22.50	Jesse McDonald
1/6/2021	Drafting GST return for period ending 20201231. Correspondence to counsel re: closing documents for east lot sale.	0.4	225.00	90.00	Jesse McDonald
1/8/2021	Finalized and filed GST return.	0.4	225.00	90.00	Jesse McDonald
1/8/2021	Emails; review outstanding matters.	0.2	425.00	85.00	David Lewis
1/11/2021	Prepare bank reconciliation - December 2020	0.1	145.00	14.50	Wanda Labonte
1/12/2021	Looking through GL and into west lots closing transactions. Discussions with D. Lewis re: funds in RCL. Follow up with counsel on funds in trust.	0.9	225.00	202.50	Jesse McDonald
1/12/2021	Pull GL for interim receiver's report and brief J. Furneaux on preparing Sch A for interim receiver's report.	0.2	225.00	45.00	Jesse McDonald
1/12/2021	bank reconciliation	0.1	425.00	42.50	David Lewis
1/27/2021	Prepare bank deposit	0.1	145.00	14.50	Courtney Sword
1/28/2021	Allocate cheque for deposit.	0.1	225.00	22.50	Jesse McDonald
2/1/2021	Emails	0.2	425.00	85.00	David Lewis
2/8/2021	Prepare bank reconciliation-January 2021	0.1	145.00	14.50	Wanda Labonte
2/9/2021	Bank reconciliation January	0.1	425.00	42.50	David Lewis
2/16/2021	Deposit on sale of a home in a trust.	0.7	425.00	297.50	David Lewis
2/17/2021	Preparing tax return for 2020.	2.9	425.00	1,232.50	David Lewis

2/22/2021	Sign release of buy-back options.	0.3	425.00	127.50	David Lewis
2/22/2021	Completing tax return.	3.2	425.00	1,360.00	David Lewis
3/13/2021	Prepare bank reconciliation-February 2021	0.1	145.00	14.50	Wanda Labonte
3/16/2021	Review and sign bank reconciliation	0.1	425.00	42.50	David Lewis
3/18/2021	Signing documents to release buy-back options from various purchasers.	0.2	425.00	85.00	David Lewis
3/23/2021	Dealing with utilities on sold property	0.1	425.00	42.50	David Lewis
4/8/2021	Additional calls and email correspondence with BC Hydro related to cancellation of services for BC property.	0.6	225.00	135.00	Coty Emde
4/9/2021	Prepare bank reconciliation - March 2021	0.1	145.00	14.50	Wanda Labonte
4/9/2021	Sign March bank reconciliation	0.1	425.00	42.50	David Lewis
4/9/2021	Coorespondence with D Lewis pertaining to the status of utilities for the BC Property.,	0.2	225.00	45.00	Coty Emde
4/9/2021	Final BC Hydro bill cheque requisition preparation and review.	0.2	225.00	45.00	Coty Emde
4/12/2021	Dealing with funds held in trust for lots.	0.4	425.00	170.00	David Lewis
5/7/2021	Prepare bank reconciliation - April 2021	0.1	145.00	14.50	Wanda Labonte
5/10/2021	April bank reconciliation review and signing	0.1	425.00	42.50	David Lewis
6/7/2021	Prepare bank reconciliation - May 2021	0.1	145.00	14.50	Wanda Labonte
6/8/2021	May bank reconciliation	0.1	425.00	42.50	David Lewis
7/10/2021	Prepare bank reconciliation - June 2021	0.1	145.00	14.50	Wanda Labonte
7/12/2021	June bank reconciliations	0.1	425.00	42.50	David Lewis
7/16/2021	Preparing cheque requisition of legal fees.	0.2	145.00	29.00	Jacob Furneaux
7/19/2021	Follow-up email on arbitration matter and status.	0.2	425.00	85.00	David Lewis
8/8/2021	Prepare bank reconciliation - July 2021	0.1	145.00	14.50	Wanda Labonte
8/9/2021	July bank reconciliation review and sign	0.1	425.00	42.50	David Lewis

	<u>21.5</u>	<u>6,605.50</u>
Invoice:		
Time		6,605.50
GST		<u>330.28</u>
Total Invoice		<u>6,935.78</u>



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

Private and Confidential

October 28, 2021

River's Crossing Ltd.
c/o BDO Canada Limited
900, 10130 103 Street NW
Edmonton, AB T5J 3N9

Invoice No. CINV1426107
Electronic Banking Account No. CUS0012477
GST Registration No. 101518124RT0001

For Professional Services rendered in connection with our engagement as Receiver of River's Crossing Ltd. for the period August 16, 2021 to completion.

Our Fee:	\$	3,283.50
Sub-total		3,283.50
G.S.T. at 5%		164.18
BALANCE DUE	\$	3,447.68

Interest at 1.00% per month (12.00% per annum) will be charged on accounts over 30 days
Accounts are due when rendered

River's Crossing Ltd., In Receivership
 Summary of Time
 for the period August 16, 2021 to completion

Schedule "A"

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<u>Senior Manager</u>			
David Lewis	6.6	425	2,805.00
	<u>6.6</u>		<u>2,805.00</u>
 <u>Analyst</u>			
Jacob Furneaux	2.0	145	290.00
Laura Demchuk	1.0	145	145.00
	<u>3.0</u>		<u>435.00</u>
 <u>Administrator</u>			
Courtney Sword	0.1	145	14.50
Wanda Labonte	0.2	145	29.00
	<u>0.3</u>		<u>43.50</u>
 Total	 <u>9.9</u>		 <u>3,283.50</u>

River's Crossing Ltd., In Receivership
For the period August 16, 2021 to completion

Name	Date	Description	Hours
David Lewis			
	2021-09-13	August's bank reconciliation.	0.1
	2021-10-07	Review items and calculation; emails discussion with T Warner.	2.8
	2021-10-26	Bank reconciliation September	0.1
	2021-10-26	Drafting letter with final cheque; emails; final SRD.	2.2
	2021-10-27	Draft letter to R Sandbeck about remaining funds.	0.4
	2021-10-28	Closing file.	1.0
			6.6
Jacob Furneaux			
	2021-08-25	Preparing time docket and invoice for payment of fees	1.0
	2021-10-28	Closing file.	1.0
			2.0
Laura Demchuk			
	2021-10-28	Closing file.	1.0
			1.0
Courtney Sword			
	2021-09-02	Prepare bank deposit	0.1
			0.1
Wanda Labonte			
	2021-09-12	Prepare bank reconciliation - August 2021	0.1
	2021-10-11	Prepare bank reconciliation - September 2021	0.1
			0.2

EXHIBIT C

To the Affidavit of David Lewis
Dated March 17, 2022

This is Exhibit "C" referred to in the
Affidavit of

David Lewis

Sworn before me this 17 day

of March A.D., 20 22

Linda N. Furneaux

LINDA N. FURNEAUX
Commissioner for Oaths
Province of Alberta

Expiry Date: August 23, 2023

Court No.: 1903-04121

Miller Thomson LLP
LEGAL COUNSEL IN THE MATTER OF THE RECEIVERSHIP OF RIVER'S CROSSING LTD.
INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	Amount	Previously Paid	Disbursements	Invoice (Net)	GST	Invoice (Total)
	3477638	\$ 48,149.00		\$ 614.64	\$ 48,763.64	\$ 2,411.90	\$ 51,175.54
	3444248	4,160.00		105.70	4,265.70	213.29	4,478.99
	3465955	16,120.00		-	16,120.00	806.00	16,926.00
	3521026	845.00		-	845.00	42.25	887.25
	3499952	9,100.00		-	9,100.00	455.00	9,555.00
	3531974	5,222.50		-	5,222.50	261.13	5,483.63
	3486558	15,081.05		-	15,081.05	754.05	15,835.10
	3511970	2,730.00		-	2,730.00	136.50	2,866.50
	3584882	6,045.00		118.47	6,163.47	302.25	6,465.72
TOTAL		\$ 107,452.55		\$ 838.81	\$ 108,291.36	\$ 5,382.37	\$ 113,673.73
Reed Pope LLP Total		\$ 40,268.57	\$ (6,498.81)	\$ 8,585.82	\$ 42,355.58	\$ 3,361.32	\$ 45,716.90
TOTAL		\$ 147,721.12	\$ (6,498.81)	\$ 9,424.63	\$ 150,646.94	\$ 8,743.69	\$ 159,390.63



MILLER THOMSON
AVOCATS | LAWYERS

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10155 - 102 STREET, SUITE 2700
EDMONTON, AB T5J 4G8
CANADA

T 780.429.1751
F 780.424.5866

MILLERTHOMSON.COM

Account Summary and Remittance Form

April 30, 2020

Invoice Number 3477638

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: Westpoint Capital Corporation (River's Crossing)
Our File No. 0240413.0001

Fees:	\$48,149.00
Disbursements:	\$614.64
GST 5% (R119440766)	\$2,411.90
Total Amount Due	<u>\$51,175.54</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, 2020

Invoice Number 3444248

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

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

Fees:	\$4,160.00
Disbursements:	\$105.70
GST 5% (R119440766)	\$213.29
Total Amount Due	<u>\$4,478.99</u>



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Account Summary and Remittance Form

March 31, 2020

Invoice Number 3465955

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: **Westpoint Capital Corporation (River's Crossing)**
Our File No. 0240413.0001

Fees:	\$16,120.00
GST 5% (R119440766)	\$806.00
Total Amount Due	\$16,926.00



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Account Summary and Remittance Form

August 31, 2020

Invoice Number 3521026

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: **Westpoint Capital Corporation (Rivers Crossing)**
Our File No. 0240413.0001

Fees:	\$845.00
GST 5% (R119440766)	\$42.25
Total Amount Due	\$887.25

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

49966085.1



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Account Summary and Remittance Form

June 30, 2020

Invoice Number 3499952

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: **Westpoint Capital Corporation (River's Crossing)**
Our File No. 0240413.0001

Fees:	\$9,100.00
GST 5% (R119440766)	\$455.00
Total Amount Due	\$9,555.00

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

49985708.1 Account no payments received in 30 days or more. Any disbursements not credited to your account on the date of this account will be billed later.



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CANADA

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Account Summary and Remittance Form

September 30, 2020

Invoice Number 3531974

BDO Canada Limited:
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: **Westpoint Capital Corporation (River's Crossing)**
Our File No. 0240413.0001

Fees:	\$5,222.50
GST 5% (R119440766)	\$261.13
Total Amount Due	\$5,483.63



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F 780.424.5866

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Account Summary and Remittance Form

May 31, 2020

Invoice Number 3486558

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: Westpoint Capital Corporation (River's Crossing)
Our File No. 0240413.0001

Fees:	\$15,081.00
GST 5% (R119440766)	\$754.05
Total Amount Due	<u>\$15,835.05</u>



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T 780.429.1751
F 780.424.5866

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Account Summary and Remittance Form

July 31, 2020

Invoice Number 3511970

BDO Canada Limited
616, 10216-124 Street
Edmonton, AB T5N 4A3

Attention: David Lewis

Re: **Westpoint Capital Corporation (River's Crossing)**
Our File No. 0240413.0001

Fees:	\$2,730.00
GST 5% (R119440766)	\$136.50
Total Amount Due	<u>\$2,866.50</u>



Invoice 3682576

		Lots; exchange of emails with Counsel; telephone call to D. Lewis; email to D. Lewis; review email from S. MacDonald; email to counsel for S. MacDonald;	
04/30/2021	TMW	Exchange emails with counsel for lot purchasers in Rivers Crossing; telephone call to R. Sandbeck;	0.30
05/04/2021	TMW	Email to R. Sandbeck regarding discharges; emails with V. Ketel; instructions regarding deposits;	0.40
05/05/2021	TMW	Exchange emails with Reed Pope regarding deposits;	0.20
05/05/2021	TMW	Telephone call from R. Sandbeck; exchange emails with R. Sandbeck; email to G. Leffler; further exchange of emails with T McLachlin re deposits	0.50
05/05/2021	TMW	Exchange emails with D. Lewis	1.10
07/19/2021	TMW	Review email from D. Lewis regarding Rivers Crossing Arbitration;	0.10
10/19/2021	TMW	exchange emails with T. Mclachlan regarding Rivers Crossing;	0.20
10/19/2021	TMW	Telephone call to D. Lewis; further exchange of emails with counsel regarding Tax issue;	0.20
10/19/2021	TMW	Exchange emails with G. Leffler;	0.10
10/19/2021	TMW	Further exchange of emails with G. Leffler;	0.10
10/19/2021	TMW	Review purchase and sale agreement regarding Rivers Crossing deposit; exchange emails with counsel regarding forfeiture;	0.60
10/21/2021	TMW	Conference with D. Lewis; exchanges of emails with D. Lewis; review email from G. Leffler; instructions regarding cheque to BDO;	0.60
10/21/2021	TMW	Exchange emails with D. Lewis regarding Rivers Crossing deposit and email regarding funds from G. Leffler	0.20

Total Hours **9.30**

Our Fee: **16,356.00**

Total Fees and Other Charges **\$6,045.00**

Taxable Disbursements

Delivery	91.47
Agent's Fees	6.00
Corporate Registry Search	21.00

Total Taxable Disbursements	118.47	\$118.47
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Total Fees and Disbursements **\$6,163.47**

GST 5% (R119440766)
On Fees **\$302.25**





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On Disbursements

\$5.92

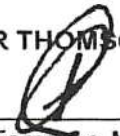
Total Amount Due

\$6,465.72

This is our Account Herein

MILLER THOMSON LLP

Per: _____


Terrence M. Warner

E.&O.E.

Court No.: 1903-04121

Reed Pope Law Corporation
 LEGAL COUNSEL IN THE MATTER OF THE RECEIVERSHIP OF RIVER'S CROSSING LTD.
 INVOICE SUMMARY FOR THE PERIOD OF MARCH 9, 2019 to JANUARY 5, 2022

Date	Invoice #	Amount	Disbursements	Previously paid	Invoice (Net)	GST/PST	Invoice (Total)
	Prior invoices	\$ 21,894.07			\$ 21,894.07	\$ 1,081.16	\$ 22,975.23
	5448006-040918	325.00	59.78		384.78	27.57	412.35
	5448039-04232019	6,000.00	396.84	(6,498.81)	(101.97)	735.74	633.77
	5448038-05072019	150.00	45.95		195.95	21.70	217.65
	5448001-190813	1,780.00	-	-	1,780.00	213.60	1,993.60
	5448001-190911	150.00	-	-	150.00	18.00	168.00
	5448041-191231	1,050.00	181.21	-	1,231.21	136.46	1,367.67
	5448001-191231	2,360.00	139.91	-	2,499.91	290.20	2,790.11
	5448040-191231	3,412.50	474.04	-	3,886.54	434.61	4,321.15
	5448008-191231	787.50	94.34	-	881.84	97.80	979.64
	5448040-20200131	1,200.00	361.53	-	1,561.53	147.30	1,708.83
	5448001-20200131	825.50	6,709.11	-	7,534.61	111.93	7,646.54
	5448022-200212	114.00	21.50	-	135.50	13.76	149.26
	5448001-200416	220.00	101.61		321.61	31.49	353.10
	5448001-210714						
TOTAL		\$ 40,268.57	\$ 8,585.82	\$ (6,498.81)	\$ 42,355.58	\$ 3,361.32	\$ 45,716.90

Note: The Receiver did not receive the prior invoices but it was paid as part of a statement of adjustment on a property sale.

STATEMENT OF ACCOUNT**PRIVILEGED AND CONFIDENTIAL**
 File No. 5448-006
 September 4, 2018

GST 82887 1038 RT0001

 River's Crossing Ltd.
 #201, 4505 - 97 Street NW
 Edmonton, AB T6E 5Y8

 TO OUR PROFESSIONAL SERVICES RENDERED to River's Crossing Ltd. (the "Company") related to the following:

- Preparation of the appropriate consent resolutions in lieu of holding of the Company's 2018 Annual General Meeting, consisting of resolutions of the Directors approving the financial statements and appointing officers and resolutions of the Shareholders consenting to the business required to be transacted at an Annual General Meeting;
- Reviewing corporate proceedings and correspondence in connection therewith;
- Preparation and filing Annual Report;

 OUR FEE \$150.00

- Acting as registered and records office for the Company for the preceding year;

 OUR FEE (PST exempt) 175.00
Taxable Disbursements

-BC On Line fee	1.50	
-Database maintenance fee	8.89	
-E-filing fee	4.50	

Other Charges

-Photo-copying charges	1.50	
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Total taxable disbursements and other charges		16.39
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Non-Taxable Disbursements

-Annual Report filing fee	43.39	
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Total non-taxable disbursements		43.39
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GST on disbursements	0.82	
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GST on fees	16.25	
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Total GST		17.07
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PST on \$150.00		10.50
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Total Fees, Disbursements and Taxes		<u>\$412.35</u>
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 REED POPE LAW CORPORATION
 per:



 FOR YOUR CONVENIENCE PAYMENT CAN BE MADE BY
 VISA OR MASTERCARD. PLEASE TELEPHONE TO MAKE
 ARRANGEMENTS

 Jenny Reed, Lawyer
 /jmc



Business Lawyers

202-1007 Fort Street | Victoria, BC | V8V 3K5

GST# 828871038RT001

www.reedpope.ca | Tel: 250-383-3838

RIVER'S CROSSING LTD.
201 - 1230 91 Street SW

As at: 07/15/2019
Client Number: 5448039
Major Client: 7 River's Crossing Ltd.
Resp.Lawyer: 28 Thomas McLachlan

Edmonton AB T6X 0P2
CA

Balance Due And Owing: \$633.77

Matter Description: Sale of SL48 to Roberts, William and Theresa

STATEMENT OF BALANCE OWING

Bill Date	Matter Number	Reference Number	Billed	Interest	Paid	Balance Due
04/24/2019	039	9513	7,132.58	0.00	6,498.81	633.77
Balance Due and Owing:						\$633.77

If you have recently remitted your payment, please disregard this notice.

PAYMENT FORM

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

Name: RIVER'S CROSSING LTD.

File Number: 5448039

Date: _____

- Cheque
- Visa/Mastercard. Complete and return the form below.

Name on Card	Card Number	Expiry (mm\yy)	Signature	Amount
--------------	-------------	----------------	-----------	--------

Please make cheques payable to Reed Pope Law Corporation. Payment accepted via cheque, credit card, eTransfer or debit/cash in office. eTransfers may be emailed to accounting@reedpope.ca. Please include file and invoice number and security answer to accounting@reedpope.ca.

File No. 5448039

GST 828871038RT001

April 24, 2019

Invoice No. 5448039-04232019

RIVER'S CROSSING LTD.

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

Re: All matters arising from appointment of Receiver-Manager as it relates to development matters and to upcoming sales and specifically related to the sale of SL48 to Roberts

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

FEE	\$6,000.00
<hr/>	
TOTAL FEES	\$6,000.00
GST on Fees	\$300.00
PST on Fees	\$420.00
TAXABLE DISBURSEMENTS	
Econveyance fee	\$80.25
Title Search	\$9.45
BC OnLine fee	\$9.50
PPR search	\$7.00
Digital Signature fee	\$7.50
Trust Administration fee	\$15.00
Agents fees for Certificate of Status and corporate search Westpoint Capital	\$40.00
<hr/>	
TOTAL TAXABLE DISBURSEMENTS	\$168.70
GST on Disbursements	\$7.94
TAXABLE OTHER CHARGES	
File Administration fee	\$20.00
Courier	\$45.00
<hr/>	
TOTAL TAXABLE OTHER CHARGES	\$65.00

reed pope

Business Lawyers

REED POPE LAW CORPORATION
Suite 202 | 1007 Fort Street Victoria, BC Canada V8V 3K5
T 250.383.3838 | F 250.385.4324 | www.reedpope.ca

GST on Other Charges	\$3.25
PST on Other Charges	\$4.55
NON-TAXABLE DISBURSEMENTS	
LTO Release	\$88.98
Registration of title to name of River's Crossing	\$74.16
<hr/>	
TOTAL NON-TAXABLE DISBURSEMENTS	\$163.14
TOTAL ACCOUNT	\$7,132.58
Balance transferred from trust pursuant to approved Order to Pay	\$1,498.81
<hr/>	
AMOUNT DUE AND OWING	\$5,633.77

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

tmclachlan@reedpope.ca

/TMcL

* Practicing as Thomas McLachlan Law Corporation

File No. 5448038

GST 828871038RT001

May 07, 2019

Invoice No. 5448038-05072019

RIVER'S CROSSING LTD.
201 - 1230 91 Street SW
Edmonton, AB T6X 0P2

Re: Proposed Sale of SL51 to Paetz, Janice and Kenneth

TO OUR PROFESSIONAL SERVICES RENDERED including receiving and reviewing contract, searching title to property in Land Titles Office, receiving deposit funds, following up with client regarding subject removals and extensions, preparing release of deposit and arranging for return of deposit to buyers and including: Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals

OUR FEE		150.00
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	9.45	
LTO LTSA Service Fee	1.50	
Trust Administration Fee-1131	15.00	
Total Taxable Disbursements		25.95
TAXABLE OTHER CHARGES		
File Administration Fee	20.00	
Total Taxable Other Charges		20.00
G.S.T. on Fees		7.50
G.S.T. on Other Charges		1.00
G.S.T. on Disbursements		1.30
Total G.S.T.		9.80
P.S.T on Fees		10.50
P.S.T on Other Charges		1.40
Total P.S.T		11.90
Total amount due and owing this invoice		217.65
Reed Pope Law Corporation		



Thomas McLachlan*, Lawyer
tmclachlan@reedpope.ca

* Practicing as Thomas McLachlan Law Corporation

File No. 5448001

GST 828871038RT001

August 13, 2019

Invoice No. 5448001-190813

RIVER'S CROSSING LTD.

c/o BDC Canada Limited Suite 616, 10216 - 124 Street
Edmonton, AB T5N 4A3

Re: Development Matters

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE	1,780.00
G.S.T. on Fees	89.00
P.S.T on Fees	124.60
Total amount due and owing this invoice	1,993.60

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

tmclachlan@reedpope.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation



Business Lawyers

REED POPE LAW CORPORATION
Suite 202 | 1007 Fort Street Victoria, BC Canada V8V 3K5
T 250.383.3838 | F 250.385.4324 | www.reedpope.ca

File No. 5448001

GST 828871038RT001

September 11, 2019

Invoice No. 5448001-190911

RIVER'S CROSSING LTD.

c/o BDC Canada Limited Suite 616, 10216 - 124 Street
Edmonton, AB T5N 4A3

Re: Development Matters

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE	150.00
G.S.T. on Fees	7.50
P.S.T on Fees	10.50
Total amount due and owing this invoice	168.00

Yours truly,

Reed Pope Law Corporation

Thomas McLachlan*, Lawyer

tmclachlan@reedpope.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation

File No. 5448041

GST 828871038RT001

December 31, 2019

Invoice No. 5448041-191231

RIVER'S CROSSING LTD.

201 - 1230 91 Street SW

Edmonton, BC T6X 0P2

Re: East Lot Disclosure Statement - December/January 2020

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		1,050.00
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	117.48	
LTO LTSA Service Fee	19.50	
LTO LTSA - Retrieval of Images	15.73	
BCO Search Fee	7.00	
BCO BC Registry Service Charge	1.50	
Total Taxable Disbursements		161.21
TAXABLE OTHER CHARGES		
File Administration Fee	20.00	
Total Taxable Other Charges		20.00
G.S.T. on Fees		52.50
G.S.T. on Other Charges		1.00
G.S.T. on Disbursements		8.06
Total G.S.T.		61.56
P.S.T on Fees		73.50
P.S.T on Other Charges		1.40
Total P.S.T		74.90

P.S.T on Fees	73.50
P.S.T on Other Charges	1.40
Total P.S.T	74.90
Total amount due and owing this invoice	1,367.67

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

tmclachlan@reedpopelaw.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation

reed pope

Business Lawyers

REED POPE LAW CORPORATION
Suite 202 | 1007 Fort Street Victoria, BC Canada V8V 3K5
T 250.383.3838 | F 250.385.4324 | www.reedpope.ca

File No. 5448001
December 31, 2019

GST 828871038RT001
Invoice No. 5448001-191231

RIVER'S CROSSING LTD.
c/o BDC Canada Limited
Suite 616, 10216 - 124 Street
Edmonton, AB T5N 4A3

Re: Development Matters

TO OUR PROFESSIONAL SERVICES RENDERED including:
Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		2,360.00
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	78.32	
Courier	32.36	
LTO LTSA Service Fee	13.50	
LTO LTSA - Retrieval of Images	15.73	
Total Taxable Disbursements		139.91
G.S.T. on Fees		118.00
G.S.T. on Disbursements		7.00
Total G.S.T.		125.00
P.S.T on Fees		165.20
Total P.S.T		165.20
Total amount due and owing this invoice		2,790.11

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer
tmclachlan@reedpope.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation

File No. 5448040

December 31, 2019

GST 828871038RT001

Invoice No. 5448040-191231

RIVER'S CROSSING LTD.

c/o BDC Canada Limited

Suite 616, 10216 - 124 Street

Edmonton, AB T5N 4A3

Re: Land Exchange - Strata Lot 87 for Strata Lot 121 - Laryy and Elsie Morin

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		3,412.50
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	254.54	
LTO LTSA Service Fee	39.00	
E-convey Fee	160.50	
Total Taxable Disbursements		454.04
TAXABLE OTHER CHARGES		
File Administration Fee	20.00	
Total Taxable Other Charges		20.00
G.S.T. on Fees		170.63
G.S.T. on Other Charges		1.00
G.S.T. on Disbursements		22.70
Total G.S.T.		194.33
P.S.T on Fees		238.88
P.S.T on Other Charges		1.40
Total P.S.T		240.28
Total amount due and owing this invoice		4,321.15

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

tmclachlan@reedpope.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation

File No. 5448008
December 31, 2019

GST 828871038RT001
Invoice No. 5448008-191231

RIVER'S CROSSING LTD.
201 - 1230 91 Street SW
Edmonton, AB T6X 0P2

Re: Phase 3 West - The Cottages

TO OUR PROFESSIONAL SERVICES RENDERED including:
Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		787.50
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	38.48	
LTO Law Society Digital Certificate	2.50	
LTO LTSA Service Fee	9.00	
LTO LTSA - Retrieval of Images	15.73	
Total Taxable Disbursements		65.71
NON-TAXABLE DISBURSEMENTS		
LTO Gen Filing/Amendment/Change Address	28.63	
Total Non-Taxable Disbursements		28.63
G.S.T. on Fees		39.38
G.S.T. on Disbursements		3.29
Total G.S.T.		42.67
P.S.T on Fees		55.13
Total P.S.T		55.13
Total amount due and owing this invoice		979.64

Yours truly,
Reed Pope Law Corporation



Thomas McLachlan*, Lawyer
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/jlb

* Practicing as Thomas McLachlan Law Corporation



Business Lawyers

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T 250.383.3838 | F 250.385.4324 | www.reedpope.ca

File No. 5448040

GST 828871038RT001

January 31, 2020

Invoice No. 5448040-20200131

RIVER'S CROSSING LTD.
201 - 1230 91 Street SW
Edmonton, BC T6X 0P2

Re: Land Exchange - Strata Lot 87 for Strata Lot 121 - Larry and Elsie Morin

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		1,200.00
TAXABLE DISBURSEMENTS		
LTO Law Society Digital Certificate	15.00	
LTO LTSA Service Fee	16.50	
LTO Meet (LTO Elec Meet)	19.33	
Trust Administration Fee-1124	15.00	
Total Taxable Disbursements		65.83
NON-TAXABLE DISBURSEMENTS		
LTO State of Title Certificate	14.83	
LTO Registration of Transfer	74.16	
LTO Corrective Decl.	13.91	
LTO Registration of Release	118.64	
LTO Charge instrument	74.16	
Total Non-Taxable Disbursements		295.70
G.S.T. on Fees		60.00
G.S.T. on Disbursements		3.30
Total G.S.T.		63.30

P.S.T on Fees	84.00
Total P.S.T	84.00
Total amount due and owing this invoice	1,708.83

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer
tmclachlan@reedpope.ca

/sw

* Practicing as Thomas McLachlan Law Corporation



Business Lawyers

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Suite 202 | 1007 Fort Street Victoria, BC Canada V8V 3K5
T 250.383.3838 | F 250.385.4324 | www.reedpope.ca

File No. 5448001

GST 828871038RT001

January 31, 2020

Invoice No. 5448001-20200131

RIVER'S CROSSING LTD.
c/o BDC Canada Limited
Suite 616, 10216 – 124 Street
Edmonton, AB T5N 4A3

Re: Development Matters

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		825.50
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	107.69	
LTO Law Society Digital Certificate	2.50	
LTO LTSA Service Fee	147.00	
Total Taxable Disbursements		257.19
NON-TAXABLE DISBURSEMENTS		
LTO Registration of Transfer	6,451.92	
Total Non-Taxable Disbursements		6,451.92
G.S.T. on Fees		41.28
G.S.T. on Disbursements		12.86
Total G.S.T.		54.14
P.S.T on Fees		57.79
Total P.S.T		57.79

Total amount due and owing this invoice

7,646.54

Yours truly,

REED POPE LAW CORPORATION



THOMAS MCLACHLAN *
tmclachlan@reedpope.ca

/sw
Encl.

*Practicing as Thomas McLachlan Law Corporation

File No. 5448022

February 12, 2020

GST 828871038RT001

Invoice No. 5448022-200212

RIVER'S CROSSING LTD.

c/o BDC Canada Limited

Suite 616, 10216 - 124 Street

Edmonton, AB T5N 4A3

Re: General

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		114.00
TAXABLE DISBURSEMENTS		
BCO BC Registry Service Charge	1.50	
Total Taxable Disbursements		1.50
NON-TAXABLE DISBURSEMENTS		
BCO Change of Directors	20.00	
Total Non-Taxable Disbursements		20.00
G.S.T. on Fees		5.70
G.S.T. on Disbursements		0.08
Total G.S.T.		5.78
P.S.T on Fees		7.98
Total P.S.T		7.98
Total amount due and owing this invoice		149.26

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

tmlachlan@reedpope.ca

/jlb

* Practicing as Thomas McLachlan Law Corporation

File No. 5448001

GST 828871038RT001

April 16, 2020

Invoice No. 5448001-200416

RIVER'S CROSSING LTD.
c/o BDC Canada Limited
Suite 616, 10216 - 124 Street
Edmonton, AB T5N 4A3

Re: Development Matters

TO OUR PROFESSIONAL SERVICES RENDERED including:

Receiving your instructions and advising you throughout; reporting to you throughout and to all necessary and related office and telephone attendances, conferences, correspondence and transmittals, details of which are set out in the attached excerpts from our file notes:

OUR FEE		220.00
TAXABLE DISBURSEMENTS		
LTO LTSA Searches	88.11	
LTO LTSA Service Fee	13.50	
Total Taxable Disbursements		101.61
G.S.T. on Fees		11.00
G.S.T. on Disbursements		5.09
Total G.S.T.		16.09
P.S.T on Fees		15.40
Total P.S.T		15.40
Total amount due and owing this invoice		353.10

Yours truly,

Reed Pope Law Corporation



Thomas McLachlan*, Lawyer

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/jlb

* Practicing as Thomas McLachlan Law Corporation