

JUL 31 2019



S-198 522

*This is the 1st Affidavit of C. Palmer
in this case and was made on July 20, 2019*

NO.
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF
SECTION 152 OF THE *SECURITIES ACT*, RSBC 1996, C. 418

BETWEEN:

BRITISH COLUMBIA SECURITIES COMMISSION

PETITIONER

AND:

SIU MUI "DEBBIE" WONG
SIU KON "BONNIE" SOO
ORIGIN BUSINESS PARK INC. formerly known as WHEATLAND
INDUSTRIAL PARK INC.
1300302 ALBERTA INC.
D & E ARCTIC INVESTMENTS INC.

RESPONDENTS

AFFIDAVIT

I, Catherine Palmer, Senior Enforcement Officer, of 1200-701 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a senior enforcement officer for the British Columbia Securities Commission (the "**Commission**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.
2. I have read the Petition filed herein. The facts set out in the Petition are true.
3. Unless otherwise defined, the capitalized terms in this Affidavit have the same meaning as set out in the Petition herein.

The Parties

4. The Respondent Siu Mui “Debbie” Wong (“Wong”) is a businessperson with a last known address at 16863 – 58A Avenue, Surrey, British Columbia.
5. The Respondent Siu Kon “Bonnie” Soo (“Soo”) is a businessperson with a last known address at 7431 Reeder Road, Richmond, British Columbia.
6. The Respondent Origin Business Park Inc. formerly known as Wheatland Industrial Park Inc. (“Wheatland”) is a company registered in Alberta with a Registered Office at 1500, 222 - 3rd Avenue SW, Calgary, Alberta, which changed its name to Origin Business Park Inc. on November 22, 2018. This Petition refers to Wheatland as such, despite its name change, for consistency with other material filed herein. Though named as a Respondent herein, no relief is sought against that entity. Attached hereto and marked as *Exhibit “A”* is a copy of a corporate search for Wheatland.
7. The Respondent 1300302 Alberta Inc. (“1300302”) is a company registered in Alberta with a Registered Office at 1101, 3961 - 52nd Avenue NE, Calgary, Alberta. Attached hereto and marked as *Exhibit “B”* is a copy of a corporate search for 1300302.
8. The Respondent D & E Arctic Investments Inc. (“D & E”) is a company registered in Alberta with a Registered Office at 204, 2635 - 37th Avenue NE, Calgary, Alberta. Attached hereto and marked as *Exhibit “C”* is a copy of a corporate search for D & E.
9. At all material times, Soo and Wong were officers and directors of Wheatland and controlled 1300302 and D & E.

The Commission Decision

10. Attached hereto and marked as *Exhibit “D”* is a copy of the written decision of the Commission issued June 16, 2016 (the “Liability Findings”). The Commission found that Soo and Wong illegally distributed securities, contrary to s. 61 of the *Securities Act*, and that Soo and Wong committed fraud, contrary to s. 57(b) of the *Securities Act*.

11. Attached hereto and marked as *Exhibit "E"* is a copy of the written decision of the Commission issued February 20, 2017 (the "**Sanction Decision**"), which was registered with this Court on March 3, 2017.
12. The Commission has not received any payments from the Respondents on account of the monetary sanctions set out in the Sanction Decision.
13. Attached hereto and marked as *Exhibit "F"* is a copy of a Form 17 filed in the Land Title Office registering the Sanction Decision against four properties registered by Soo and/or Wong and title searches for each of the four properties referenced therein.
14. The property located at 16863 58A Avenue, Surrey, British Columbia (PID No. 018-997-554) is subject to foreclosure proceedings commenced by The Toronto-Dominion Bank as First Mortgagee.

Rocky View #2

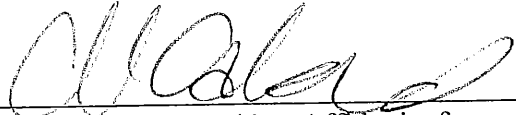
15. Soo and Wong were involved in an investment scheme to develop the Rocky View #2 Lands, which were held in trust by 1305402. Attached hereto and marked as *Exhibit "G"* is a Statement of Claim in the matter styled *DYMI Investments Ltd. v. 1305402 Alberta Inc.*; A.B.Q.B. Action No. 1401-10536 (Calgary Registry), brought by investors in the Rocky View # 2 Joint Venture.
16. The Rocky View # 2 Lands were eventually sold. Attached hereto and marked as *Exhibit "H"* is an Originating Application in the matter styled *1305402 Alberta Inc. v. 0774238 B.C. Ltd.*; A.B.Q.B. Action No. 1801-07295 (Calgary Registry) (the "**1305402 Alberta Inc. Action**"), in which 1305402 sought, among other things, to have the proceeds from the sale of the Rocky View # 2 Lands (the "**Sale Proceeds**") paid into Court.
17. Attached hereto and marked as *Exhibit "I"* is an Order made in the *1305402 Alberta Inc.* Action, whereby the Applicant was ordered to pay the Sale Proceeds in the amount of \$281,711.11 into Court.

Other Investor Claims

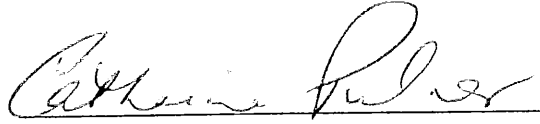
18. Attached hereto and marked as ***Exhibit "J"*** is a Notice of Civil Claim in the matter styled *DYMI Investments Ltd. v. 1305402 Alberta Inc.*; B.C.S.C. Action No. S-147122 (Vancouver Registry), which concerns the Rocky View #2 Joint Venture.
19. Attached hereto and marked as ***Exhibit "K"*** is a Notice of Civil Claim in the matter styled *The Members of the Wheatland Industrial Park Joint Venture and Beneficial Owners of the Land Therein, Listed in Schedule "A" Hereto v. Soo*; B.C.S.C. Action No. S-134693 (Vancouver Registry), which concerns the Wheatland Joint Venture.
20. Attached hereto and marked as ***Exhibit "L"*** is a Notice of Civil Claim in the matter styled *Wheatland Industrial Park Inc. v. Soo*; B.C.S.C. Action No. S-139102 (Vancouver Registry); which concerns the Wheatland Joint Venture.
21. Attached hereto and marked as ***Exhibit "M"*** is a Notice of Civil Claim in the matter styled *0805652 B.C. Ltd. v. Wong*; B.C.S.C. Action No. S-149050 (Vancouver Registry) (the "***0805652 B.C. Ltd. Action***"); which concerns the Rocky View # 1 Joint Venture.
22. Attached hereto and marked as ***Exhibit "N"*** is a Notice of Civil Claim in the matter styled *Guang Ming Benediction Ltd. v. D & E Arctic Investments Inc.*; B.C.S.C. Action No. S-169097 (Vancouver Registry), which concerns the Rocky View # 1 Joint Venture.
23. Attached hereto and marked as ***Exhibit "O"*** is a copy of an Affidavit sworn by Wong, on February 3, 2015, in the *0805652 B.C. Ltd. Action*.
24. Attached hereto and marked as ***Exhibit "P"*** is a copy of an Affidavit sworn by Wong, on January 7, 2016, in the *0805652 B.C. Ltd. Action*.
25. Attached hereto and marked as ***Exhibit "Q"*** is a copy of an Affidavit sworn by Soo, on February 3, 2015, in the *0805652 B.C. Ltd. Action*.

26. To my knowledge, all of the above proceedings are defended. However, the statements of defence and/or responses to civil claim are not attached to this Affidavit.

SWORN BEFORE ME at the City)
of Vancouver, in the Province of British)
Columbia, this 30 day of July, 2019.)



A Commissioner for taking Affidavits for)
British Columbia.)



CATHERINE PALMER

Ali Adams
1600- 925 W Georgia St.