



This is the 4th Affidavit of W. Roberts,
made on June 10, 2024

NO. S-198522
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF
SECTION 179.1 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.
DEREK WAI GIT WONG
FARM CREDIT CANADA

RESPONDENTS

AFFIDAVIT

I, William L. Roberts, Barrister and Solicitor, of 1600 – 925 West Georgia Street, in the City of Vancouver, Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Partner with the law firm of Lawson Lundell LLP ("**Lawson**"), solicitors for MNP Ltd., in its capacity as court-appointed receiver (the "**Receiver**"), of the assets and undertakings and property of Siu Mui "Debbie" Wong, Siu Kon "Bonnie" Soo, Origin Business Park Inc., formerly known as Wheatland Industrial Park Inc., 1300302 Alberta Inc. and D & E Arctic Investments Inc. (collectively, the "**Debtors**"), and as such have personal knowledge of the facts and matters herein deposed to by me, except where stated to be made upon information and belief in which case I believe such facts and matters to be true.

2. By Order Made After Application pronounced April 21, 2022, this Court approved the professional fees and disbursements of the Receiver, including Lawson's fees and disbursements as set out in my Affidavit #1 sworn April 12, 2022, incurred from October 1, 2019, up to and including March 31, 2022.
3. By Order Made After Application pronounced December 13, 2022, this Court approved the professional fees and disbursements of the Receiver, including Lawson's fees and disbursements as set out in my Affidavit #2 sworn November 23, 2022, incurred from April 1, 2022, up to and including October 31, 2022.
4. By Order Made After Application pronounced May 31, 2023, this Court approved the professional fees and disbursements of the Receiver, including Lawson's fees and disbursements as set out in my Affidavit #3 sworn May 16, 2023, incurred from November 1, 2022, up to and including April 30, 2023.
5. Attached hereto and marked collectively as *Exhibit "A"* are true copies of the further accounts rendered by Lawson (collectively, "**Lawson's Accounts**") to the Trustee for time and disbursements from May 1, 2023, up to and including April 30, 2024, as summarized below:

Invoice	Date	Fees	Disbursements	Tax	Total
1231444	6/5/2023	\$9,553.50	\$1,481.54	\$1,216.15	\$12,251.19
1237158	7/12/2023	\$409.00	\$545.00	\$76.33	\$1,030.33
1243992	9/6/2023	\$550.50	\$0.00	\$66.06	\$616.56
1253558	11/6/2023	\$1,350.00	\$0.00	\$162.00	\$1,512.00
1258928	12/6/2023	\$375.00	\$0.00	\$45.00	\$420.00
1268542	2/7/2024	\$720.00	\$0.00	\$86.40	\$806.40
1272177	3/4/2024	\$320.00	\$0.00	\$38.40	\$358.40
1275966	4/3/2024	\$449.00	\$0.00	\$53.88	\$502.88
1281248	5/6/2024	\$320.00	\$0.00	\$38.40	\$358.40
	Totals	\$14,047.00	\$2,026.54	\$1,782.62	\$17,856.16

6. In the course of providing the services described in Lawson's Accounts as noted above, time and disbursements were expended by Lawson Lundell and billed as follows:

Account Dated: June 5, 2023		
Alexis Teasdale	4.20 hours @ \$665/hour	\$2,793.00
Baylee Hunt	2.70 hours @ \$335/hour	\$904.50
Cindy Curran	3.50 hours @ \$150	\$525.00
Grace Kang	0.20 hours @ \$470/hour	\$94.00
Linda Alexander	1.90 hours @ \$230/hour	\$437.00
William Roberts	6.40 hours @ \$750/hour	\$4,800.00
	Total Fees	\$9,553.50
Disbursements		
	Photocopies	\$999.90
	Colour Photocopies	\$119.00
	Alberta Online Services (Tax Exempt)	87.00
	Courier	\$275.64
	Total Disbursements	\$1,481.54
	PST	\$668.75
	GST	\$547.40
	Total	\$12,251.19
Account Dated: July 12, 2023		
Alexis Teasdale	0.20 hours @ \$665/hour	\$133.00
Linda Alexander	1.20 hours @ \$230/hour	\$276.00
	Total Fees	\$409.00
Disbursements		
	Photocopies	\$180.90
	Courier	\$316.10
	BC Online	\$9.00
	BC Online Service Charge	\$3.00
	Agent Fees	\$36.00
	Total Disbursements	\$545.00
	PST	\$28.63
	GST	\$47.70
	Total	\$1,030.33
Account Dated: September 6, 2023		
Linda Alexander	0.50 hours @ \$230/hour	\$115.00
Baylee Hunt	1.30 hours @ \$335/hour	\$435.50
	Total Fees	\$550.50
	PST	\$38.53
	GST	\$27.53
	Total	\$616.56
Account Dated: November 6, 2023		
William Roberts	1.80 hours @ \$750/hour	\$1,350.00

	Total Fees	\$1,350.00
	PST	\$94.50
	GST	\$67.50
	Total	\$1,512.00
Account Dated: December 6, 2023		
William Roberts	0.50 hours @ \$750/hour	\$375.00
	Total Fees	\$375.00
	PST	\$26.25
	GST	\$18.75
	Total	\$420.00
Account Dated: February 7, 2024		
William Roberts	0.90 hours @ \$800/hour	\$720.00
	Total Fees	\$720.00
	PST	\$50.40
	GST	\$36.00
	Total	\$806.40
Account Dated: March 4, 2024		
William Roberts	0.40 hours @ \$800/hour	\$320.00
	Total Fees	\$320.00
	PST	\$22.40
	GST	\$16.00
	Total	\$358.40
Account Dated: April 3, 2024		
Linda Alexander	0.20 hours @ \$245/hour	\$49.00
William Roberts	0.50 hours @ \$800/hour	\$400.00
	Total Fees	\$449.00
	PST	\$31.43
	GST	\$22.45
	Total	\$502.88
Account Dated: May 6, 2024		
William Roberts	0.40 hours @ \$800/hour	\$320.00
	Total Fees	\$320.00
	PST	\$22.40
	GST	\$16.00
	Total	\$358.40

7. Each of the timekeepers were billed at their standard hourly rate and the accounts were prepared on the basis of only charging for the time actually spent. An effort was made to avoid unnecessary duplication of efforts and to staff the file appropriately.


- 8. In addition to fees and disbursements already billed, Lawson anticipates further accounts for legal services of approximately \$13,000 in respect of the subject application for approval of professional fees and disbursements and conclusion of the herein receivership.
- 9. I am a member in good standing of the Law Society of British Columbia and have been so since 1999. My practice is devoted primarily to the areas of bankruptcy and insolvency.
- 10. Alexis Teasdale is a member in good standing of the Law Society of Alberta and has been so since 2007. Ms. Teasdale is also a member in good standing of the Law Society of British Columbia, and has been so since 2021. Ms. Teasdale’s practice is devoted primarily to the areas of insolvency and restructuring.
- 11. Grace Kang is a member in good standing of Law Society of Alberta and has been so since 2018. Her practice is devoted primarily to the areas of general civil litigation and dispute resolution.
- 12. Baylee Hunt is a member in good standing of the Law Society of British Columbia and has been so since 2021. Her practice is devoted primarily to the areas of commercial litigation, and bankruptcy and insolvency.
- 13. Linda Alexander is a paralegal employed by Lawson.
- 14. Cindy Curran is a legal assistant employed by Lawson.
- 15. Attached hereto and marked as **Exhibit “B”** is a true copy of a Recap of Cost Detail for the period of May 1, 2023, up to April 30, 2024.
- 16. I swear this Affidavit in support of an application to pass Lawson’s Accounts.

SWORN BEFORE ME at the City of)
 Vancouver, in the Province of British)
 Columbia, this 10 day of June, 2024.)



A Commissioner for taking Oaths for
 British Columbia

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 WILLIAM L. ROBERTS