



This is the 7<sup>th</sup> Affidavit of Linda Alexander in this case  
and was made on March 29, 2022

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.

RESPONDENTS

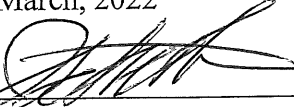
**AFFIDAVIT**

I, Linda Alexander, Paralegal, of 1600-925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a Paralegal with the law firm of Lawson Lundell LLP, solicitors for the Applicant, MNP Ltd. in its capacity as court-appointed receiver (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except where stated to be based on information and belief, in which case I verily believe them to be true.
2. The Receiver is seeking an Order approving the sale of the lands and premises being the subject of this application (the "**Lands**"), which are located at 26678 100 Avenue, Maple Ridge, British Columbia.

3. Scotia Mortgage Corporation registered a mortgage (the “**Mortgage**”) against title to the Lands on October 26, 2005, under registration No. BX385993. Attached hereto as **Exhibit “A”** is a copy of a Scotiabank payout statement for the Mortgage dated March 29, 2022. Pursuant to the attached statement, the balance owing and secured by the Mortgage, as at March 29, 2022, is the sum of \$237,046.80.

SWORN BEFORE ME at the City of Vancouver, )  
in the Province of British Columbia, this 29th )  
day of March, 2022 )

  
\_\_\_\_\_  
A Commissioner for taking Affidavits within  
British Columbia )

  
\_\_\_\_\_  
LINDA ALEXANDER )

JOEL J. R. SCHACHTER  
*Barrister & Solicitor*  
1600 - 925 WEST GEORGIA ST.  
VANCOUVER, B.C. V6C 3L2  
(604) 685-3456



PRIVATE BANKING VANCOUVER  
 650 WEST GEORGIA STREET, 6TH FLOOR  
 VANCOUVER, BC, V6B 4N7  
 Phone: (604) 718-7100

**This Statement issued on Mar 29, 2022 is for Information Purposes Only**  
**This statement in its entirety is not valid after this date**  
**This Statement cannot be used for Discharge/Transfer/Assumption Purposes**

<b>Mortgagor(s):</b> MR NGAI CHOW MS SAU CHOW 8508 206 ST LANGLEY, BC V2Y 2B6		<b>Property Address:</b> 26678 100TH AVE MAPLE RIDGE, BC V2W1S5	
Mortgage Details		Prepayment Charge Variables	
Mortgage Number:	1062723	Mortgage Balance as at: Mar 1, 2022	\$ 235,376.02
Interest Rate Type:	Fixed	Term Remaining:	1 Month
Term:	3 Year Closed (36M)	Comparison Term:	6 Months
Capped Rate:		Current Rate for Comparison Term:	4.2500%
Interest Rate Discount Received:	-1.3800%	Interest Rate Discount Received:	-1.3800%
Current Interest Rate:	3.0600%	Comparison Interest Rate:	2.8700%
Maturity Date:	May 20, 2022	Interest Rate Difference:	0.1900%
Payment Frequency:	Monthly		
P&I Payment:	\$ 2,475.62		
Property Tax Amount:	\$		
Total Payment Monthly:	\$ 2,475.62		
Cashback Received:	\$		
Mortgage Insurer:	Uninsured		
Mortgage Insurer Certificate No.:			
Payout Details with an effective date of Mar 29, 2022			
Mortgage Balance as at: Mar 1, 2022		\$	235,376.02
Interest Accrued to: Mar 29, 2022		\$	538.70
Sub Total:		\$	235,914.72
Prepayment Charge - 3 Months interest at the Mortgage Interest Rate		\$	1,019.63
Dishonoured Payment Fee		\$	0.00
Cashback Repayment: (prorated based on the term remaining)		\$	
Property Tax Account Balance:		\$	
Discharge Administration Fee:		\$	75.00
Registry Office Discharge Registration Fee:		\$	37.45
<b>Total Balance Due as at: Mar 29, 2022</b>		<b>\$</b>	<b>237,046.80</b>
The individuals listed below are also Borrowers on this Mortgage: MRS JAE-WAN-CONNIE CHOW MR NGAI F CHOW MR CHEN-LIANG YAO MS SIU MIU WONG MR WAI H WONG			

**Notes**

This is Exhibit "0" referred to in the affidavit of LINDA ALEXANDER made before me on March 29, 2022

  
 A Commissioner for taking Affidavits  
 for British Columbia

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SIU MUI 'DEBBIE' WONG  
and others

RESPONDENTS

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**AFFIDAVIT**

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Barristers and Solicitors  
1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC V6C 3L2  
Phone: (604) 685-3456

Attention: William L. Roberts  
Email: [wroberts@lawsonlundell.com](mailto:wroberts@lawsonlundell.com)