



No. S198522  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

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

RESPONDENTS

**RECEIVER'S FOURTH REPORT TO THE COURT  
DATED FOR REFERENCE JUNE 10, 2024**

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## I. BACKGROUND

1. By Order of the Supreme Court of British Columbia (the “**Court**”) pronounced on October 3, 2019, and amended and restated on August 27, 2021 and June 29, 2022 (the “**Receivership Order**”), MNP Ltd. was appointed as Receiver (the “**Receiver**”) of certain assets, undertakings, and property of Siu Mui “Debbie” Wong (“**Ms. Wong**”), Siu Kon “Bonnie” Soo (“**Ms. Soo**”), Origin Business Park Inc., formerly known as Wheatland Industrial Park Inc. (“**Wheatland**”), 1300302 Alberta Inc. (“**1300302**”), and D & E Arctic Investments Inc. (“**D&E**” and collectively with Ms. Wong, Ms. Soo, Origin and 1300302, the “**Debtors**”), including all proceeds therefrom (the “**Property**”).
2. The Petitioner, the British Columbia Securities Commission (the “**Commission**”), applied for the appointment of the Receiver to assist with the orderly recovery and distribution of funds to investors who were defrauded by the Debtors.

### A. **The Commission Decisions**

#### i. **The Liability Findings**

3. In a written decision (the “**Liability Findings**”) issued June 16, 2016, the Commission described Ms. Soo and Ms. Wong’s land development and securities scheme, which can be summarized as follows:

#### **Wheatland**

In June 2007, using Wheatland, Ms. Soo and Ms. Wong acquired 306 acres of land in Wheatland, Alberta (the “**Wheatland Lands**”).

Ms. Soo and Ms. Wong acquired the Wheatland Lands with the intention of developing and subdividing the lands and selling the lots at a profit. In order to raise monies for this venture, the lands would be held in trust for joint venture investors (the “**Wheatland Joint Venture**”). There were 306 units in the Wheatland Joint Venture (corresponding to the 306 acres of land).

Ms. Soo and Ms. Wong raised \$22 million from investors from the sale of units in the Wheatland Joint Venture (which excludes the 33.5 units allocated to family companies and 10 units purchased by Ms. Soo and Ms. Wong). The units were sold for \$85,000-\$88,000 per unit. The proceeds from selling the units were used for the acquisition of the Wheatland Lands.

Ms. Soo and Ms. Wong took loans from the Wheatland Joint Venture to fund other non-Wheatland investments without investor approval.

Ms. Soo and Ms. Wong also raised money for the development of the Wheatland Lands from six mortgage loans.

### Rocky View #1 Lands

- a) In June 2007, Ms. Soo and Ms. Wong acquired approximately 158 acres of lands in Rocky View, Alberta (the “**Rocky View #1 Lands**”) for \$5.54 million through a company they controlled.

Ms. Soo and Ms. Wong intended to develop and subdivide the Rocky View #1 Lands, and to sell the lots at a profit. The Rocky View #1 lands required rezoning for development resulting in potential delays.

In August 2007, Ms. Soo and Ms. Wong sold the Rocky View #1 Lands to 1300302 and D & E for \$10.2 million. The Rocky View #1 Lands were held by 1300302 and D & E as nominees for the investors in those two companies (the “**Rocky View #1 Joint Venture**”).

Ms. Soo and Ms. Wong raised \$8.44 million from the sale of units in Rocky View #1 Joint Venture. Most units were sold for \$65,000 per unit.

Ms. Soo and Ms. Wong also raised money for the development of the Rocky View #1 Lands from a mortgage loan.

4. As set out in the Liability Findings, the Commission found, among other things, that Ms. Soo and Ms. Wong committed fraud when they:
- a) misappropriated \$1.2 million from the Wheatland Joint Venture;
  - b) wrongfully issued joint venture units to companies they controlled or to family members;
  - c) deceived investors about having inflated the purchase price of the Rocky View #1 Lands; and
  - d) withheld information about potential delays in the development of the Rocky View #1 Lands.

#### ii. The Sanctions Decision

5. In a subsequent written decision (the “**Sanctions Decision**”) issued February 20, 2017, the Commission ordered, among other things, that:
- a) Pursuant to s. 161(1)(g) of the *Securities Act*:
    - i. 1300302, Ms. Soo and Ms. Wong pay to the Commission \$2,785,000, on a joint and several basis;
    - ii. D & E, Ms. Soo and Ms. Wong pay to the Commission \$1,105,000, on a joint and several basis; and
    - iii. Ms. Soo and Ms. Wong pay to the Commission \$5,967,850, on a joint and several basis; and

b) Pursuant to s. 162 of the *Securities Act*:

- i. Ms. Soo pay an administrative penalty of \$6,000,000; and
- ii. Ms. Wong pay an administrative penalty of \$6,000,000.

6. The Commission made no orders against Wheatland in the Sanction Decision.
7. On March 3, 2017, and in accordance with s. 163 of the *Securities Act*, the Sanctions Decision was registered with this Court and is thereby deemed to be a judgment of this Court (the “**Commission Enforcement Action**”).
8. None of the Debtors have made any payments to the Commission on account of these monetary sanctions, nor has the Commission otherwise recovered or received any funds to be applied to these monetary sanctions.

#### **B. Rocky View #2 Lands**

9. In addition to the Wheatland Lands and Rocky View #1 Lands, Ms. Soo and Ms. Wong acquired other development lands in Rocky View, Alberta (the “**Rocky View #2 Lands**”), which were held in trust for investors by 1305402 Alberta Inc. (the “**Rocky View #2 Joint Venture**”). The sale proceeds from the Rocky View #2 Lands were paid into court on October 4, 2018.
10. The Receiver was also appointed over the Debtors’ interest in the proceeds from sale totalling \$281,711.11 (the “**Rocky View #2 Sale Proceeds**”).
11. As reported in the Receiver’s First Report, the Receiver filed a notice of application seeking an Order directing payment of the Rocky View #2 Sale Proceeds, and all accrued interest, to the Receiver.
12. Certain investors objected to payment of the funds to the Receiver. Various applications were filed by investors (the “**Investor Applicants**”) as well as by the Receiver with respect to the Rocky View #2 Sale Proceeds and a number of orders were pronounced by the Court of Queen’s Bench of Alberta, as it was then (the “**ABQB**”).
13. Pursuant to the terms of a consent order negotiated between the Receiver’s counsel and counsel to the Investor Applicants on March 9, 2021, the ABQB directed a payment to the Receiver from the Rocky View #2 Sale Proceeds in the amount of \$16,031.39 plus accrued proportionate interest (the “**Estate Funds**”) in respect of Ms. Wong and Ms. Soo’s combined proportional interest held by 0774238 B.C. Ltd. (“**077**”) and D&C Atlantic Investments Inc. (“**D&C Atlantic**”).
14. The Estate Funds were deposited to the receivership trust account.

#### **C. Investor Claims**

15. At pronouncement of the Receivership Order, there were seven proceedings involving various of the Debtors and related joint ventures, details of which are set out in the Petition

to the Court, filed on July 31, 2019. Based on the Liability Findings and pleadings filed in the seven proceedings, it appears that investors have collectively lost approximately \$33 million.

16. By Order of the Court pronounced on May 31, 2023, the Court approved a claim and distribution process (the “**Claims Process**”) which allowed investors who suffered losses to file a claim with the Receiver, and for proven claimants to recover a portion of those losses, on a pro rata basis (the “**Claims Process Order**”). Further details of the Claims Process are reported later in this report.

#### **D. The Debtors’ Assets**

17. On December 2, 2014, in Action S-149050, Chief Justice Hinkson granted a Mareva Order against the Debtors (the “**Mareva Order**”). In accordance with paragraphs 17-20 of the Mareva Order, the Debtors provided sworn affidavits in 2015 and 2016 setting out a complete list of their assets (the “**Initial Asset List Affidavits**”).
18. On March 23, 2018, Ms. Soo and Ms. Wong swore further affidavits updating the information in response to the Commission Enforcement Action (the “**2018 Asset List Affidavits**”) and together with the Initial Asset List Affidavits, the “**Asset List Affidavits**”).
19. The Commission issued an Order to Freeze Property on September 26, 2013, and a further Order to Freeze Property on February 3, 2017 (collectively, the “**Freeze Orders**”), whereby the Commission froze certain accounts held by, or in trust for, any of the named Debtors. The Commission also registered charges against the Debtors’ interests in various properties in British Columbia.
20. Based on the Commission’s investigations and the Asset List Affidavits, the Commission sought the appointment of the Receiver over the assets listed in Schedule “B” of the Receivership Order granted October 3, 2019.

## **II. NOTICE TO READER**

21. This is the Receiver’s fourth report to the Court (the “**Receiver’s Fourth Report**”). The Receiver prepared three prior reports dated April 6, 2022 (the “**Receiver’s First Report**”), November 22, 2022 (the “**Receiver’s Second Report**”), and May 8, 2023 (the “**Receiver’s Third Report**”). This report should be read in conjunction with those prior reports.
22. In preparing the Receiver’s Fourth Report and making the comments herein, the Receiver has been provided with, and has relied upon, certain unaudited, draft and/or internal financial information of the Debtors, the Debtors’ books and records, and information from other third-party sources (collectively, the “**Information**”). The Receiver has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with generally accepted assurance standards or other standards established by the Chartered Professional Accountants of Canada (the “**Standards**”).

23. Additionally, none of the Receiver's procedures were intended to disclose defalcations or other irregularities. If the Receiver were to perform additional procedures or to undertake an audit examination of the Information in accordance with the Standards, additional matters may come to the Receiver's attention. Accordingly, the Receiver does not express an opinion, nor does it provide any form of assurance on the financial or other Information presented herein. The Receiver may refine or alter its observations as further Information is obtained or brought to its attention after the date of this report.
24. All amounts included herein are in Canadian dollars unless otherwise stated.
25. All references to Orders of the Court in the Receiver's Fourth Report refer to Orders of the Court pronounced in these proceedings unless otherwise stated.

### **III. PURPOSE OF THE RECEIVER'S FOURTH REPORT**

26. The purpose of the Receiver's Fourth Report is to advise the Court with respect to the following matters:
- a) Outline of the Receiver's activities from May 8, 2023 to date;
  - b) Receiver's Interim Statements of Receipts and Disbursements to June 5, 2024;
  - c) Claims Process and proposed distribution of funds held by the Receiver;
  - d) Fees and disbursements of the Receiver; and
  - e) Fees and disbursements of the Receiver's legal counsel.
27. The Receiver's Fourth Report has been filed in support of an application to this Honourable Court requesting the following relief:
- a) Approving the reported actions of the Receiver;
  - b) Approving the Receiver's Statement of Receipts and Disbursements to June 5, 2024;
  - c) Approving the proposed distribution of funds to proven claimants;
  - d) Approving the professional fees and disbursements of the Receiver and of its legal counsel; and
  - e) Approving the discharge of the Receiver.

#### IV. OUTLINE OF RECEIVER'S ADMINISTRATION FROM MAY 8, 2023, TO DATE

28. The Receiver maintained and updated the Service List and the Receiver's website for the receivership proceedings. Copies of relevant documents relating to these proceedings are available on the Receiver's website at:  
<https://mnpdebt.ca/en/corporate/corporate-engagements/siu-mui-debbie-wong-siu-kon-bonnie-soo-origin-business-park-inc>
  29. The Receiver has received and responded to various creditor and stakeholder inquiries throughout the receivership proceedings.
  30. The Receiver reviewed additional information received from certain financial institutions in respect of funds received to date.
  31. The Receiver reviewed correspondence received from counsel representing various parties related to the Debtors in respect of certain bank accounts and reviewed the matter with the Receiver's legal counsel.
  32. The Receiver has continued to deposit funds held in trust in the receivership into Guaranteed Investment Certificates and other interest-bearing accounts in order to earn interest income.
- A. Bank Accounts**
33. The Property over which the Receiver was appointed includes the Debtors' interests in a number of bank accounts (the "**Accounts**"), either solely or jointly with others, at the following financial institutions:
    - a) HSBC Bank Canada;
    - b) Royal Bank of Canada;
    - c) Toronto-Dominion Bank;
    - d) Vancouver City Savings Credit Union;
    - e) Canada Imperial Bank of Commerce; and
    - f) Gulf & Fraser Fishermen's Credit Union(collectively, the "**Financial Institutions**").
  34. After the Receivership Order was pronounced, the Receiver wrote to each of the Financial Institutions advising of the Receivership Order and requesting that funds in the Accounts be paid to the Receiver. However, many of the Accounts held by the Debtors were subject to the Mareva Order and Freeze Orders.



35. As reported in the Receiver's First Report, all non-urgent applications to vary the Mareva Order were required to be heard by Chief Justice Hinkson. By way of Orders granted on December 4, 2020, and June 14, 2021, in the Mareva Action, the Mareva Order was varied such that it no longer applied to Ms. Soo and Ms. Wong's interests in the real properties listed on Schedule B to the Receivership Order, or the proceeds resulting from the sales of those properties.
36. By Order pronounced by the Court on May 30, 2022, the Court ordered that within thirty (30) days of the variation of the Mareva Order and release of the Freeze Orders, the Financial Institutions shall remit to the Receiver all money belonging to the Debtors in the Accounts. It was also ordered that the thirty-day deadline may be extended by consent of the Receiver or further Order of the Court.
37. By Order pronounced in the Mareva Action on May 30, 2022, Chief Justice Hinkson varied the Mareva Order such that it no longer applied to any funds belonging to the Debtors in the Accounts.
38. On May 26, 2022, the Receiver's legal counsel received a letter from HSBC Bank Canada advising that Ms. Wong's RRSP account listed on Schedule "B" of the Receivership Order (the "**RRSP Account**") was held by HSBC Investment Funds (Canada) Inc. ("**HSBC Investment**"), which is a distinct legal entity from HSBC Bank Canada.
39. On June 29, 2022, the further amended and restated Receivership Order was pronounced which changed the name of the custodian of the RRSP Account from HSBC Bank Canada to HSBC Investment.
40. By Order pronounced in the Mareva Action on June 29, 2022, Chief Justice Hinkson varied the Mareva Order such that it no longer applied to any funds belonging to the Debtors in the RRSP Account.
41. By Order pronounced by the Court on June 29, 2022, the Court ordered that within thirty (30) days of the variation of the Mareva Order and release of the Freeze Orders, HSBC Investment shall remit to the Receiver all money belonging to the Debtors in the RRSP Account. It was also ordered that the thirty-day deadline may be extended by consent of the Receiver or further Order of the Court.
42. By order of the Commission issued on August 26, 2022, the Freeze Orders were revoked such that they no longer applied to the Accounts (the "**Revocation Order**").
43. The Receiver's legal counsel wrote to the Financial Institutions and HSBC Investment advising of the various Orders, the Revocation Order, and variation of the Mareva Order, and requested that all funds in the Accounts and RRSP Account be paid to the Receiver.
44. To date, the Receiver has received funds totalling \$167,106.51 from the Financial Institutions and from HSBC Investment which have been deposited to the receivership trust account. Based on the Receiver's investigation to date, as well as information provided by certain Financial Institutions, the Receiver does not expect to receive any further funds.

**B. Sale Proceeds from 11456 Jasper Avenue, Edmonton, Alberta**

45. In the Asset List Affidavits, Ms. Wong deposed that the funds held by Collin Wong, Barrister & Solicitor & Notary Public (“**Collin Wong**”) represented net sale proceeds from land and premises located at 11456 Jasper Avenue, Edmonton, Alberta (the “**Jasper Avenue Lands**”).
46. The sale proceeds totaled \$38,543.10 (the “**Jasper Avenue Proceeds**”), and form part of the Property over which the Receiver is appointed.
47. By Order pronounced in the Mareva Action on May 30, 2022, Chief Justice Hinkson varied the Mareva Order such that it no longer applied to the Jasper Avenue Proceeds.
48. The Receiver received funds totalling \$37,330.45 from Collin Wong, which were deposited to the receivership trust account.
49. From a review of the trust ledger provided by Collin Wong, it appears that two legal accounts totalling \$1,212.75 and rendered by Collin Wong were withdrawn from the Jasper Avenue Proceeds, and the Receiver’s legal counsel is advised by Collin Wong that no further funds will be paid to the Receiver at this time.

**C. Sale Proceeds from Unknown Properties in Alberta**

50. The Property over which the Receiver is appointed also includes the following:
  - a) Sale proceeds (\$27,520) for property located in Alberta held in trust for 077 by a conveyance lawyer (the “**077 Sale Proceeds**”); and
  - b) Sale proceeds (\$20,585.40) for property located in Alberta held in trust for D&C Atlantic by a conveyance lawyer (the “**D&C Sale Proceeds**”).
51. The 077 Sale Proceeds and the D&C Sale Proceeds were referred to in the 2018 Asset List Affidavits.
52. The 2018 Asset List Affidavits did not specify: (i) the name(s) of the conveyance lawyer(s); or (ii) the addresses of the properties that were sold. As such, the Receiver could not determine whether Ms. Soo and Ms. Wong were referring to 077 and D&C Atlantic’s beneficial interests in the Rocky View #2 Joint Venture or two different properties.
53. The Receiver undertook an investigation of this matter, the details of which were set out in the Receiver’s Second Report. Based on the Receiver’s investigation, the Receiver determined that that the 077 Sale Proceeds and the D&C Sale Proceeds likely refer to the beneficial interest of 077 and D&C Atlantic in the Rocky View #2 Joint Venture, and form part of the Rocky View #2 Sale Proceeds.
54. As reported above, and pursuant to the terms of a consent order negotiated between the Receiver’s counsel and counsel to the Investor Applicants on March 9, 2021, the ABQB directed payment to the Receiver from the Rocky View #2 Sale Proceeds.

55. As a result, the Receiver has concluded its investigation of this issue.

**D. Shareholdings**

56. Property over which the Receiver is appointed also includes the Debtors' interests in the securities and fifteen (15) corporations identified on Schedule "B" to the Receivership Order.

57. After pronouncement of the Receivership Order, the Receiver wrote to the registered offices of the various corporate entities advising of the Receivership Order and that there can be no share transfers or encumbrances of the shares without the express written consent of the Receiver. Lastly, the Receiver requested that if the corporate entity was certificated, to send the share certificates to the Receiver.

58. The Receiver received limited responses and was delivered certain share certificates.

59. From information obtained to date, it appears that the Debtors' shareholdings have little or no realizable value.

**E. Real Property**

60. The Receiver was appointed over the Debtors' interests in the following real property:

16863 58A Avenue, Surrey, British Columbia  
Parcel Identifier: 018-997-554  
Lot 4 Section 7 Township 8 New Westminster District Plan LMP10441  
(the "**58A Avenue Lands**")

25141 Dewdney Trunk Road, Maple Ridge, British Columbia  
Parcel Identifier: 011-016-272  
Lot 3 Section 23 Township 12 New Westminster District Plan 4023  
(the "**Dewdney Trunk Lands**")

26678 100 Avenue, Maple Ridge, British Columbia  
Parcel Identifier: 006-983-391  
East Half Lot 13 Section 6 Township 15 New Westminster District Plan 2721  
(the "**100 Avenue Lands**")

7192 – 120 Street, Surrey, British Columbia  
Parcel Identifier: 000-616-583  
Lot A Except: Part on Statutory Right of Way Plan 83439 Section 18 Township 2  
New Westminster District Plan 10691  
(the "**120<sup>th</sup> Street Lands**", and together with the 58A Avenue Lands, the  
Dewdney Trunk Lands, and the 100 Avenue Lands, the "**Lands**")

61. As previously reported, the Receiver is authorized to market the Lands for sale, to solicit offers in respect of the Lands and to negotiate such terms and conditions of sale as the Receiver deems appropriate, with any eventual sale being subject to Court approval.
62. On August 27, 2021, the Receivership Order was amended to market the entirety of the Lands for sale, including the interests of the Debtors and any other registered owners or owners.
63. On June 14, 2021, the Chief Justice Hinkson pronounced an order in the Mareva Action that the Mareva Order be varied so that it no longer pertains to the Lands and shall not apply to the Debtors' interests in the net sale proceeds of the Lands.

**i. 58A Avenue Lands**

64. By Order of the Court pronounced on June 15, 2021, the Court approved a sale of Ms. Wong's undivided half interest in the 58A Avenue Lands to Austin Wong and Derek Wong for a purchase price of \$465,000.

**ii. Dewdney Trunk Lands**

65. By Order of the Court pronounced on December 16, 2021, the Court approved a sale of the Dewdney Trunk Lands, which included Ms. Wong and Ms. Soo's combined undivided 3/16<sup>th</sup> interest, for a purchase price of \$1,777,777.

**iii. 100 Avenue Lands**

66. By Order of the Court pronounced on April 21, 2022, the Court approved a sale of the 100 Avenue Lands, which included the undivided 25% interest of Ms. Wong and her late husband Mr. Wong, as Joint Tenants, for a purchase price of \$3,800,099.
67. By Order of the Court pronounced on December 13, 2022, the Court removed the 100 Avenue Owners and Occupants as named Respondents to the proceeding as they no longer had any interest.

**iv. 120<sup>th</sup> Street Lands**

68. By Order of the Court pronounced on December 13, 2022, the Court approved a sale of the 120<sup>th</sup> Street Lands, which included Ms. Wong's one-quarter interest, for a purchase price of \$850,000.00.
69. By Order of the Court pronounced on May 31, 2023, the Court removed Derek Wai Git Wong and Farm Credit Canada as named Respondents to the proceeding as they no longer had an interest.

## V. RECEIVER'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

70. Attached as **Appendix "A"** to this report is the Receiver's Statement of Receipts and Disbursements for the period ending June 5, 2024. The Receiver held a balance of \$2,199,767.32 in the receivership trust account at that time.

## VI. CLAIMS PROCESS AND PROVEN CLAIMS

71. As set out earlier in this report, there were seven proceedings involving various of the Debtors and related joint ventures when the Receivership Order was pronounced. Based on the Liability Findings and pleadings filed in the seven proceedings, it appears that investors have collectively lost approximately \$33 million.
72. The Claims Process Order pronounced on May 31, 2023, set out a Claims Process which allowed investors who suffered losses to file a claim with the Receiver and for proven claimants to recover a portion of those losses, on a pro rata basis. The Claims Process Order set a Claims Bar Date of September 15, 2023.
73. The Claims Process excluded claims by investors who were related to Ms. Soo or Ms. Wong, controlled any of the Debtor corporations, were or had been directors or officers of the corporate Debtors, or were related to persons who controlled or were directors or officers of the corporate Debtors.
74. After pronouncement of the Claims Process Order, the Receiver posted copies of the Notice to Investors, Claims Process Order, Proof of Claim form, and Instruction Letter on the Receiver's website maintained for the receivership proceedings.
75. The Commission, in consultation with the Receiver, also posted various information and documents for investors in respect of the Claims Process and Claims Process Order on the Commission's website.
76. As at the Claims Bar Date, numerous investors had filed proofs of claim with the Receiver. As a vast majority of the proofs of claim filed required additional information and revisions before they could be admitted by the Receiver, the Receiver participated in an extensive exchange of correspondence with claimants.
77. The Receiver issued one (1) Notice of Disallowance which was not appealed by the claimant within the thirty (30) day appeal period stipulated in the Claims Process Order. Certain claims which would have otherwise been disallowed by the Receiver were voluntarily withdrawn.
78. Attached as **Appendix "B"** to this report is a copy of a Claims Register report which sets out the particulars of ninety-three (93) claims of investors. Of these reported claims, admitted claims total \$12,583,411.61.
79. The Receiver wishes to bring the following proofs of claims to the attention of the Court:

- i. 2125875 Ontario Ltd. (“5875”); and
  - ii. 2125876 Ontario Ltd. (“5876”).
80. The proof of claim submitted on behalf of 5875 claimed a loss totalling \$110,370.60 from its investment in the Wheatland Joint Venture, and the proof of claim submitted on behalf of 5876 claimed a loss totalling \$104,370.60 from its investment in the Wheatland Joint Venture. 5875 and 5876 share a common Director and appear to be related corporations.
81. The supporting documentation that was provided to the Receiver in support of these two proofs of claim stipulated that the common Director’s grandmother is the sister to the grandfather of Ms. Soo and Ms. Wong. The supporting documentation also noted that 5875 and 5876 were both plaintiffs in the Court Action No. S-134693 involving various of the Debtors and in relation to the Wheatland Joint Venture.
82. As reported earlier, the Claims Process excludes, in general terms, claims of investors who are related to Ms. Soo and Ms. Wong, and corporations controlled by them.
83. The Claims Process Order also allowed the Receiver its reasonable discretion while adjudicating claims. The Receiver is of the view that the relationships between 5875 and 5876 and Ms. Soo and Ms. Wong are sufficiently distant, those parties were dealing at arms-length in respect of their investment in the Wheatland Joint Venture, and the claims should not be disallowed solely due to the relationship that was disclosed. Accordingly, the Receiver admitted the claims of 5875 and 5876.

## **VII. PROPOSED DISTRIBUTION TO PROVEN CLAIMANTS**

84. The Receiver has prepared a proposed distribution of \$2,173,537.32 from funds held in the receivership trust account, to be paid on a pro-rata basis to investors with claims that were admitted by the Receiver in the Claims Process. The spreadsheet setting out the proposed distribution to investors (the “**Distribution**”) is attached as **Appendix “C”** to this report.
85. As set out in the Distribution, and based on admitted claims totalling \$12,583,411.61, investors will recover approximately 17.27% of their reported net losses.
86. As set out later in this report, the Receiver’s administration has been substantially finalized, and the Receiver is seeking its discharge upon completion of the Distribution and other administrative matters. In the event certain trust cheques issued to investors remain uncashed and become stale-dated, or payments are otherwise not collected (the “**Unclaimed Payments**”), the Receiver will not be able to conclude the receivership.
87. To ensure a timely and efficient conclusion to the receivership proceedings, the Receiver respectfully requests an Order permitting:
- a. the Receiver to remit the Unclaimed Payments, if any, into Court to the credit of the receivership proceeding, together with a list of those investors entitled to receive

the Unclaimed Payments (the “Unpaid Investors”), and specifying the amount of each Unpaid Investor’s entitlement; and

- b. the Unpaid Investors to apply for payment of the Unclaimed Payments out of Court.
88. The Receiver seeks approval of the Distribution and seeks approval to remit the Unclaimed Payments to Court.

### **VIII. FEES AND DISBURSEMENTS OF THE RECEIVER**

89. Pursuant to the Receivership Order, the Receiver and its legal counsel are to pass their accounts from time to time, and for that purpose are referred to a judge of the Supreme Court of British Columbia.
90. By Order pronounced on April 21, 2022, the Receiver’s fees and expenses, including those of its legal counsel, as set out in the Receiver’s First Report were approved by the Court.
91. By Order pronounced on December 13, 2022, the Receiver’s fees and expenses, including those of its legal counsel, as set out in the Receiver’s Second Report were approved by the Court.
92. By Order pronounced on May 31, 2023, the Receiver’s fees and expenses, including those of its legal counsel, as set out in the Receiver’s Third Report were approved by the Court.
93. The Receiver has rendered accounts in respect of professional fees incurred from May 1, 2023, to May 31, 2024, which total \$122,231.20 plus Goods and Service Tax for a total of \$128,342.79 (the “Receiver’s Fees”). Attached hereto as **Appendix “D”** is a summary of the Receiver’s Fees. All fees were charged at the Receiver’s standard hourly rates from time to time. The referenced appendix also includes the Receiver’s estimate of charges from June 1, 2024, to present, for services rendered from that date to the conclusion of the receivership, which charges the Receiver’s estimates at \$12,500.00 of fees, \$100.00 of disbursements, before applicable taxes.
94. Attached hereto as **Appendix “E”** is a summary of the time expended by the officers and employees of the Receiver in relation to the matters which are the subject of the Receiver’s accounts which are referenced in Appendix “D”. As set out in Appendix “E”, the hours relating to the services provided by the officers and employees of the Receiver in relation to the matters dealt with in such accounts totalled 207.20 hours.

### **IX. FEES AND DISBURSMENTS OF THE RECEIVER’S COUNSEL**

95. As reported in the Receiver’s First Report, the Receiver retained Lawson Lundell LLP (“Lawsons”) as its independent legal counsel.
96. Attached hereto as **Appendix “F”** is a summary of the invoices for the legal fees and disbursements of Lawsons from May 1, 2023, to April 30, 2024. As set out in that appendix,

the fees relating to the legal services provided by Lawsons during the applicable time-period totalled \$14,047.00 and the disbursements totalled \$2,026.54, all before applicable taxes. Lawsons has advised that all fees were charged at standard hourly rates from time to time. The referenced appendix also includes Lawsons' estimate of charges for services to the conclusion of the receivership, including the discharge of the Receiver, which charges Lawsons' estimate at \$13,000.00 including fees, disbursements, and taxes.

97. Attached hereto as **Appendix "G"** is a summary of the time expended by the partners and employees of Lawsons acting as counsel to the Receiver in relation to the matters which are the subject of the accounts rendered to the Receiver as set out in Appendix "F". As set out in Appendix "G", the hours relating to the services provided by Lawsons in relation to the matters dealt with in such accounts totalled 26.80 hours.

#### **X. RECEIVER'S DISCHARGE**

98. All matters pertaining to the administration of the receivership have been substantially finalized, with the exception of the following administrative matters:
- a) Distributing fund held in trust by the Receiver, preparing the final bank reconciliations, and closing the Receiver's bank account; and
  - b) Any other matters incidental to the wind up of the administration of the receivership.
99. Upon the resolution of the above-noted administrative matters, which are not material and in the Receiver's view, should not prevent the Court from granting an unconditional discharge, the Receiver is seeking its discharge.

#### **XI. RECOMMENDATION AND CONCLUSION**

100. The Receiver's Fourth Report has been prepared to provide the Court with information in support of an application seeking the following relief:
- a) Approval of the Receiver's activities in the administration of this receivership as set out in the Receiver's reports and the Tenth Affidavit of Patty Wood;
  - b) Approval of the Receiver's Fees and Disbursements as set out in Appendices "D" and "E", including the estimates to conclude the receivership as set out in those appendices;
  - c) Approval of the Receiver's Counsel's Fees and Disbursements as set out in Appendices "F" and "G", including the estimates to conclude the receivership as set out in those appendices;
  - d) Approval of the Receiver's Statement of Receipts and Disbursements to June 5, 2024;
  - e) Authorizing the distribution of \$2,173,537.32 to proven claimants as set out in Appendix "C";

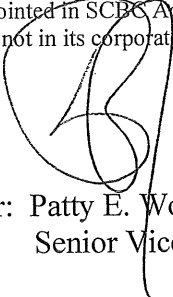


- f) Authorization and direction for the Receiver to remit the Unclaimed Payments to Court, and for Unpaid Investors to claim such Unclaimed Payments by application to Court; and
- g) Approving the discharge of the Receiver.

All of which is respectfully submitted this 10<sup>th</sup> day of June, 2024.

**MNP Ltd.**

in its capacity as Receiver  
appointed in SCPC Action S198522 Vancouver Registry  
and not in its corporate or personal capacity



Per: Patty E. Wood CPA, CGA, CIRP, LIT  
Senior Vice President

# Appendix A

**In the Matter of the Receivership of  
Siu Mui Wong, Siu Kon Soo, Origin Business Park Inc. formerly known as Wheatland Industrial Park,  
1300302 Alberta Inc. and D & E Arctic Investmets Inc.**

**Interim Statement of Receipts and Disbursements for the period ending June 5, 2024**

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**RECEIPTS**

Cash on Hand	\$	167,146
Funds Held In Trust		164,840
Funds Paid into Court		16,031
Interest Income		134,748
Sale of Land and Building		2,503,320
<b>Total Receipts</b>	<b>\$</b>	<b>2,986,085</b>

**DISBURSEMENTS**

Appraisals and Market Valuations	\$	9,372
Bank Fees		192
Disbursements - Other		1,547
GST Paid on Disbursements		36,123
Legal Fees and Disbursements		399,201
Legal Notice in Newspaper		496
Receiver's Fees		339,387
<b>Total Disbursements</b>	<b>\$</b>	<b>786,318</b>

**CASH ON HAND**

**\$ 2,199,767**

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# **Appendix B**

## MNP Ltd.

## Claims Register

In the Matter of the Receivership of  
Siu Kon Soo, Siu Mui Wong, Wheatland Industrial Park Inc. and et al

Insolvency Date: 03-Oct-2019

Estate Number:

<i>Creditor Name</i>	<i>Proof of Claim?</i>	<i>Claim Status</i>	<i>Rank / Class</i>	<i>SOA Amount</i>	<i>Amount Filed</i>	<i>Admitted for Dividend</i>
<b>Preferred creditors</b>						
1. 0767013 B.C. Ltd.	Yes	Admitted	B		104,370.60	104,370.60
2. 0792142 B.C. Ltd.	Yes	Admitted	B		208,741.20	208,741.20
3. 0793067 B.C. Ltd.	Yes	Admitted	B		52,185.30	52,185.30
4. 0793067 B.C. Ltd., Li Ming Dong & Yung Hua Thug	Yes	Disallowed			52,185.30	
5. 0795213 B.C. Ltd.	Yes	Admitted	B		104,370.60	104,370.60
6. 0795257 B.C. Ltd.	Yes	Admitted	B		260,926.50	260,926.50
7. 0795671 BC Ltd	Yes	Admitted	B		130,000.00	130,000.00
8. 0795671 BC Ltd	Yes	Admitted	B		134,000.00	134,000.00
9. 0795769 B.C. Ltd.	Yes	Admitted	B		58,592.65	58,592.65
10. 0795982 B.C. Ltd.	Yes	Admitted	B		132,000.00	132,000.00
11. 0796372 BC Ltd.	Yes	Admitted	B		52,185.30	52,185.30
12. 0800543 BC Ltd	Yes	Admitted	B		134,000.00	134,000.00
13. 0800593 BC Ltd	Yes	Admitted	B		134,000.00	134,000.00
14. 0800946 BC Ltd	Yes	Admitted	B		67,000.00	67,000.00
15. 0801660 BC Ltd	Yes	Admitted	B		65,000.00	65,000.00
16. 0801660 BC Ltd	Yes	Admitted	B		2,000.00	2,000.00
17. 0801660 BC Ltd	Yes	Admitted	B		2,000.00	2,000.00
18. 0802062 B.C. Ltd.	Yes	Admitted	B		67,000.00	67,000.00
19. 0805652 B.C. Ltd.	Yes	Admitted	B		469,000.00	469,000.00
20. 0805658 B.C. Ltd.	Yes	Admitted	B		469,000.00	469,000.00
21. 0805663 B.C. Ltd.	Yes	Admitted	B		402,000.00	402,000.00
22. 0805665 B.C. Ltd.	Yes	Admitted	B		344,000.00	344,000.00
23. 0805669 B.C. Ltd.	Yes	Admitted	B		344,000.00	344,000.00
24. 0805671 B.C. Ltd.	Yes	Admitted	B		344,000.00	344,000.00
25. 1734454 Ontario Ltd.	Yes	Admitted	B		521,853.01	521,853.01
26. 2125875 Ontario Ltd.	Yes	Admitted	B		110,370.60	110,370.60
27. 2125876 Ontario Ltd.	Yes	Admitted	B		104,370.60	104,370.60
28. Ai Hong He	Yes	Admitted	B		67,000.00	67,000.00
29. Ai Hong He	Yes	Admitted	B		104,370.60	104,370.60
30. Bill Fong Investment Ltd.	Yes	Admitted	B		210,000.00	210,000.00
31. Chang Wei Tile Ltd.	Yes	Admitted	B		167,500.00	167,500.00
32. Charles Hing Tak Kwok & Agnes Kai Ling Kwok Sun	Yes	Admitted	B		195,000.00	195,000.00

Claims Register for Wong, Soo, Wheatland and et al - Continued

Insolvency Date: 03-Oct-2019

Estate Number:

<i>Creditor Name</i>	<i>Proof of Claim?</i>	<i>Claim Status</i>	<i>Rank / Class</i>	<i>SOA Amount</i>	<i>Amount Filed</i>	<i>Admitted for Dividend</i>
33. Chia Chih Tan	Yes	Admitted	B		26,592.65	26,592.65
34. Chinook Alize Enterprises Ltd.	Yes	Admitted	B		156,555.90	156,555.90
35. Chun Lam	Yes	Admitted	B		26,092.65	26,092.65
36. Clara Yong A Kim	Yes	Admitted	B		52,185.30	52,185.30
37. Da Sen (Sam) Huang	Yes	Admitted	B		52,185.30	52,185.30
38. Doy Wah Wong	Yes	Admitted	B		68,000.00	68,000.00
39. Dudley Tan	Yes	Admitted	B		45,333.33	45,333.33
40. Dudley Tan	Yes	Admitted	B		26,592.65	26,592.65
41. DYMI Investments Ltd.	Yes	Admitted	B		826,007.81	826,007.81
42. Go Abroad Europe Consulting Inc.	Yes	Admitted	B		134,000.00	134,000.00
43. Golden Lion Restaurant (1992) Ltd	Yes	Admitted	B		136,000.00	136,000.00
44. Grand-Pacific Management & Consulting Inc.	Yes	Admitted	B		65,000.00	65,000.00
45. Guang Ming Benediction Ltd	Yes	Admitted	B		340,000.00	340,000.00
46. Hang Sheng Development Co. Ltd.	Yes	Admitted	B		101,000.00	101,000.00
47. Helen Situ (Li Xian)	Yes	Admitted	B		52,185.30	52,185.30
48. Hui Fen Zhou	Yes	Admitted	B		26,092.65	26,092.65
49. Isabella Leung	Yes	Admitted	B		18,250.00	18,250.00
50. Jie Ping Wang	Yes	Admitted	B		130,000.00	130,000.00
51. Jie Si Chou	Yes	Admitted	B		156,555.90	156,555.90
52. Juliane Yan Zhang	Yes	Admitted	B		68,000.00	68,000.00
53. Kai Yen Cho & Hung Tem Kong	Yes	Admitted	B		104,370.60	104,370.60
54. Kwong Wing Leung Enterprises Ltd.)	Yes	Admitted	B		271,000.00	271,000.00
55. Larry Yee	Yes	Admitted	B		52,185.30	52,185.30
56. Law Ng Young	Yes	Admitted	B		104,370.60	104,370.60
57. Lily Tan	Yes	Admitted	B		45,333.33	45,333.33
58. Lily Tan	Yes	Admitted	B		26,592.65	26,592.65
59. Lop Sang Chan	Yes	Admitted	B		66,000.00	66,000.00
60. Moon Siu Enterprises Ltd.	Yes	Admitted	B		201,000.00	201,000.00
61. Mud Yau Cho & Elaine Cho	Yes	Admitted	B		104,370.60	104,370.60
62. Nan "Dolphin" Jiang	Yes	Admitted	B		78,277.95	78,277.95
63. Nicholas Chu	Yes	Admitted	B		8,250.00	8,250.00
64. Peiqiang Wu	Yes	Admitted	B		134,000.00	134,000.00
65. Ping Chang Huang	Yes	Admitted	B		52,185.30	52,185.30
66. Qi Xia Dong	Yes	Admitted	B		134,000.00	134,000.00
67. RiverviewInternational Enterprises Inc.	Yes	Admitted	B		195,000.00	195,000.00
68. S. Kong Development Co. Ltd.	Yes	Admitted	B		104,370.60	104,370.60
69. Serena Wen	Yes	Admitted	B		104,370.60	104,370.60

Claims Register for Wong, Soo, Wheatland and et al - Concluded

Insolvency Date: 03-Oct-2019

Estate Number:

<i>Creditor Name</i>	<i>Proof of Claim?</i>	<i>Claim Status</i>	<i>Rank / Class</i>	<i>SOA Amount</i>	<i>Amount Filed</i>	<i>Admitted for Dividend</i>
70. Shao Qing Zhou	Yes	Admitted	B		26,092.65	26,092.65
71. Shi Ying Deng	Yes	Admitted	B		52,185.30	52,185.30
72. Simon So	Yes	Admitted	B		104,370.60	104,370.60
73. Stephen So	Yes	Admitted	B		52,185.30	52,185.30
74. Steven Wong	Yes	Admitted	B		53,185.30	53,185.30
75. Su Family Invesment Inc.	Yes	Admitted	B		650,000.00	650,000.00
76. Sung Hua Ma	Yes	Admitted	B		45,333.33	45,333.33
77. Sung Hua Ma	Yes	Admitted	B		26,592.65	26,592.65
78. Super Tile & Construction Ltd.	Yes	Admitted	B		167,500.00	167,500.00
79. Sweetlife Project Ltd.	Yes	Admitted	B		521,000.00	521,000.00
80. Ted Lee	Yes	Admitted	B		10,000.00	10,000.00
81. Tom Wong	Yes	Admitted	B		52,185.30	52,185.30
82. Tony Jonathan Chew	Yes	Admitted	B		104,370.60	104,370.60
83. Vicky Wei-Chi Chou	Yes	Admitted	B		5,154.85	5,154.85
84. Wai Kin Hon	Yes	Admitted	B		205,000.00	205,000.00
85. Wei Riangu Wu	Yes	Admitted	B		52,185.30	52,185.30
86. Wen Zhan Fang	Yes	Admitted	B		52,185.30	52,185.30
87. Xiao Min Liu	Yes	Admitted	B		67,000.00	67,000.00
88. Xiaohong Liang	Yes	Admitted	B		52,185.30	52,185.30
89. XiuLing Yang	Yes	Admitted	B		67,000.00	67,000.00
90. Xue Ju Yang	Yes	Admitted	B		156,555.90	156,555.90
91. Yin Yeung Enterprises Inc.	Yes	Admitted	B		130,000.00	130,000.00
92. Ying Chen	Yes	Admitted	B		10,000.00	10,000.00
93. Zan Jian Zhuang	Yes	Admitted	B		68,000.00	68,000.00
Total : Preferred creditors					12,635,596.91	12,583,411.61
Grand Total:					12,635,596.91	12,583,411.61

# Appendix C



**In the Matter of the Receivership of Siu Kon Soo, Siu Mui Wong, Wheatland Industrial Park Inc. and et al  
Proposed Distribution to Investors**

<b>Proven Creditor</b>	<b>Admitted Claim</b>	<b>Pro-Rata Distribution</b>
1 0767013 B.C. Ltd.	104,370.60	18,027.97
2 0792142 B.C. Ltd.	208,741.20	36,055.94
3 0793067 B.C. Ltd.	52,185.30	9,013.99
4 0795213 B.C. Ltd.	104,370.60	18,027.97
5 0795257 B.C. Ltd.	260,926.50	45,069.93
6 0795671 BC Ltd	130,000.00	22,454.95
7 0795671 BC Ltd	134,000.00	23,145.87
8 0795769 B.C. Ltd.	58,592.65	10,120.73
9 0795982 B.C. Ltd.	132,000.00	22,800.41
10 0796372 BC Ltd.	52,185.30	9,013.99
11 0800543 BC Ltd	134,000.00	23,145.87
12 0800593 BC Ltd	134,000.00	23,145.87
13 0800946 BC Ltd	67,000.00	11,572.93
14 0801660 BC Ltd	65,000.00	11,227.47
15 0801660 BC Ltd	2,000.00	345.46
16 0801660 BC Ltd	2,000.00	345.46
17 0802062 B.C. Ltd.	67,000.00	11,572.93
18 0805652 B.C. Ltd.	469,000.00	81,010.54
19 0805658 B.C. Ltd.	469,000.00	81,010.54
20 0805663 B.C. Ltd.	402,000.00	69,437.61
21 0805665 B.C. Ltd.	344,000.00	59,419.25
22 0805669 B.C. Ltd.	344,000.00	59,419.25
23 0805671 B.C. Ltd.	344,000.00	59,419.25
24 1734454 Ontario Ltd.	521,853.01	90,139.86
25 2125875 Ontario Ltd.	110,370.60	19,064.35
26 2125876 Ontario Ltd.	104,370.60	18,027.97
27 Ai Hong He	67,000.00	11,572.93
28 Ai Hong He	104,370.60	18,027.97
29 Bill Fong Investment Ltd.	210,000.00	36,273.38
30 Chang Wei Tile Ltd.	167,500.00	28,932.34
31 Charles Hing Tak Kwok & Agnes Kai Ling Kwok Sun	195,000.00	33,682.42
32 Chia Chih Tan	26,592.65	4,593.36
33 Chinook Alize Enterprises Ltd.	156,555.90	27,041.96
34 Chun Lam	26,092.65	4,506.99
35 Clara Yong A Kim	52,185.30	9,013.99
36 Da Sen (Sam) Huang	52,185.30	9,013.99
37 Doy Wah Wong	68,000.00	11,745.67

**In the Matter of the Receivership of Siu Kon Soo, Siu Mui Wong, Wheatland Industrial Park Inc. and et al  
Proposed Distribution to Investors**

<b>Proven Creditor</b>	<b>Admitted Claim</b>	<b>Pro-Rata Distribution</b>
38 Dudley Tan	45,333.33	7,830.44
39 Dudley Tan	26,592.65	4,593.36
40 DYMI Investments Ltd.	826,007.81	142,676.63
41 Go Abroad Europe Consulting Inc.	134,000.00	23,145.87
42 Golden Lion Restaurant (1992) Ltd	136,000.00	23,491.33
43 Grand-Pacific Management & Consulting Inc.	65,000.00	11,227.47
44 Guang Ming Benediction Ltd	340,000.00	58,728.33
45 Hang Sheng Development Co. Ltd.	101,000.00	17,445.77
46 Helen Situ (Li Xian)	52,185.30	9,013.99
47 Hui Fen Zhou	26,092.65	4,506.99
48 Isabella Leung	18,250.00	3,152.33
49 Jie Ping Wang	130,000.00	22,454.95
50 Jie Si Chou	156,555.90	27,041.96
51 Juliane Yan Zhang	68,000.00	11,745.67
52 Kai Yen Cho & Hung Tem Kong	104,370.60	18,027.97
53 Kwong Wing Leung Enterprises Ltd.)	271,000.00	46,809.93
54 Larry Yee	52,185.30	9,013.99
55 Law Ng Young	104,370.60	18,027.97
56 Lily Tan	45,333.33	7,830.44
57 Lily Tan	26,592.65	4,593.36
58 Lop Sang Chan	66,000.00	11,400.20
59 Moon Siu Enterprises Ltd.	201,000.00	34,718.80
60 Mud Yau Cho & Elaine Cho	104,370.60	18,027.97
61 Nan "Dolphin" Jiang	78,277.95	13,520.98
62 Nicholas Chu	8,250.00	1,425.03
63 Peiqiang Wu	134,000.00	23,145.87
64 Ping Chang Huang	52,185.30	9,013.99
65 Qi Xia Dong	134,000.00	23,145.87
66 RiverviewInternational Enterprises Inc.	195,000.00	33,682.42
67 S. Kong Development Co. Ltd.	104,370.60	18,027.97
68 Serena Wen	104,370.60	18,027.97
69 Shao Qing Zhou	26,092.65	4,506.99
70 Shi Ying Deng	52,185.30	9,013.99
71 Simon So	104,370.60	18,027.97
72 Stephen So	52,185.30	9,013.99
73 Steven Wong	53,185.30	9,186.72
74 Su Family Invesment Inc.	650,000.00	112,274.74
75 Sung Hua Ma	45,333.33	7,830.44
76 Sung Hua Ma	26,592.65	4,593.36

In the Matter of the Receivership of Siu Kon Soo, Siu Mui Wong, Wheatland Industrial Park Inc. and et al  
Proposed Distribution to Investors

<b>Proven Creditor</b>	<b>Admitted Claim</b>	<b>Pro-Rata Distribution</b>
77 Super Tile & Construction Ltd.	167,500.00	28,932.34
78 Sweetlife Project Ltd.	521,000.00	89,992.52
79 Ted Lee	10,000.00	1,727.30
80 Tom Wong	52,185.30	9,013.99
81 Tony Jonathan Chew	104,370.60	18,027.97
82 Vicky Wei-Chi Chou	5,154.85	890.40
83 Wai Kin Hon	205,000.00	35,409.73
84 Wei Rieng Wu	52,185.30	9,013.99
85 Wen Zhan Fang	52,185.30	9,013.99
86 Xiao Min Liu	67,000.00	11,572.93
87 Xiaohong Liang	52,185.30	9,013.99
88 XiuLing Yang	67,000.00	11,572.93
89 Xue Ju Yang	156,555.90	27,041.96
90 Yin Yeung Enterprises Inc.	130,000.00	22,454.95
91 Ying Chen	10,000.00	1,727.30
92 Zan Jian Zhuang	68,000.00	11,745.67
	<b><u>\$ 12,583,411.61</u></b>	<b><u>\$ 2,173,537.32</u></b>

# **Appendix D**

### Summary of Professional Fees - Receiver

Period Covered	Fees (\$)	Disbursements (\$)	Taxes (\$)	Total (\$)
May 1, 2023 to May 31, 2023	7,315.60	-	365.78	7,681.38
June 1, 2023 to June 30, 2023	2,929.70	-	146.49	3,076.19
July 1, 2023 to August 31, 2023	5,610.20	-	280.51	5,890.71
September 1, 2023 to September 30, 2023	16,982.80	-	849.14	17,831.94
October 1, 2023 to October 31, 2023	18,196.00	-	909.80	19,105.80
November 1, 2023 to November 30, 2023	18,429.50	-	921.48	19,350.98
December 1, 2023 to December 31, 2023	9,736.70	-	486.84	10,223.54
January 1, 2024 to January 31, 2024	16,926.00	-	846.30	17,772.30
February 1, 2024 to February 29, 2024	9,671.20	-	483.56	10,154.76
March 1, 2024 to March 31, 2024	6,812.10	-	340.61	7,152.71
April 1, 2024 to April 30, 2024	6,331.30	-	316.57	6,647.87
May 1, 2024 to May 31, 2024	3,290.10	-	164.51	3,454.61
<b>TOTAL</b>	<b>\$ 122,231.20</b>	<b>\$ -</b>	<b>\$ 6,111.59</b>	<b>\$ 128,342.79</b>
June 1, 2024 to present including estimate for Receiver's time to complete duties	\$ 12,500.00	\$ 100.00	\$ 630.00	\$ 13,230.00
<b>GRAND TOTAL</b>	<b>\$ 134,731.20</b>	<b>\$ 100.00</b>	<b>\$ 6,741.59</b>	<b>\$ 141,572.79</b>

# **Appendix E**

**Summary of Receiver's Time**  
**(in relation to Receiver's accounts referenced in Appendix "D")**

**CONSOLIDATED TIME BY PROFESSIONAL**

<b>Professional</b>	<b>Position</b>	<b>Average Rate / Hour (\$)</b>	<b>No. of Hours</b>	<b>Time Value (\$)</b>
Patty Wood	Trustee	613	192.10	117,796.50
Seamus Boyle	Trustee	481	0.20	96.20
Elizabeth Chen	Accountant	394	6.80	2,676.60
Heather Ursaki/Ashrose	Senior Admin	196	6.70	1,312.90
Various	Support Staff	249	1.40	349.00
<b>Total</b>			<b>207.20</b>	<b>\$ 122,231.20</b>

# **Appendix F**



**Summary of Professional Fees - Lawson Lundell LLP**

<b>Period Covered</b>	<b>Fees (\$)</b>	<b>Disbursements (\$)</b>	<b>Taxes (\$)</b>	<b>Total (\$)</b>
May 1, 2023 to May 31, 2023	9,553.50	1,481.54	1,216.15	12,251.19
June 1, 2023 to June 30, 2023	409.00	545.00	76.33	1,030.33
July 1, 2023 to August 31, 2023	550.50	-	66.06	616.56
September 1, 2023 to October 31, 2023	1,350.00	-	162.00	1,512.00
November 1, 2023 to November 30, 2023	375.00	-	45.00	420.00
December 1, 2023 to January 31, 2024	720.00	-	86.40	806.40
February 1, 2024 to February 29, 2024	320.00	-	38.40	358.40
March 1, 2024 to March 31, 2024	449.00	-	53.88	502.88
April 1, 2024 to April 30, 2024	320.00	-	38.40	358.40
<b>TOTAL</b>	<b>\$ 14,047.00</b>	<b>\$ 2,026.54</b>	<b>\$ 1,782.62</b>	<b>\$ 17,856.16</b>

Estimated legal fees and disbursements to complete administration, including attendance at Court

\$ 13,000.00

\$ 30,856.16

# Appendix G

**Summary of Time - Lawson Lundell LLP**  
**(in relation to legal accounts referenced in Appendix "F")**

**CONSOLIDATED TIME BY PROFESSIONAL**

<b>Professional</b>	<b>Position</b>	<b>Average Rate / Hour (\$)</b>	<b>No. of Hours</b>	<b>Time Value (\$)</b>
William Roberts	Partner	760	10.90	8,285.00
Alexis Teasdale	Partner	665	4.40	2,926.00
Grace Kang	Associate	470	0.20	94.00
Baylee Hunt	Associate	335	4.00	1,340.00
Linda Alexander	Paralegal	231	3.80	877.00
Cindy Curran	Legal Assistant	150	3.50	525.00
<b>Total</b>			<b>26.80</b>	<b>\$ 14,047.00</b>