

COURT FILE NO. 2101-10083
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF PANTERRA MORTGAGE & FINANCIAL CORPORATION LTD.
DEFENDANT COCOCO CHOCOLATIERS INC.
DOCUMENT **AFFIDAVIT OF SERVICE**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
Torys LLP
4600 Eighth Avenue Place East
525 - 8 Avenue SW
Calgary, AB T2P 1G1
Attention: Kyle Kashuba
Telephone: 403.776.3744
Fax: 403.776.3800
Email: kkashuba@torys.com
File No.: 39279-2004



COM
Aug. 18, 2021
Justice Romaine

AFFIDAVIT OF SERVICE OF RACHEL DINGMAN

Affirmed on August 18, 2021

I, Rachel Dingman, of the Town of Okotoks, in the Province of Alberta, Canada, SOLEMNLY AFFIRM AND DECLARE THAT:

1. I am a Legal Assistant at Torys LLP. Our office acts as counsel for Deloitte Restructuring Inc., in its capacity as the proposed receiver and manager (the "**Proposed Receiver**") of the assets, undertakings and properties of Cococo Chocolatiers Inc. (the "**Company**"). As such, I have personal knowledge of the matters herein deposed to, except where stated to be based upon information from another person, in which case I do verily believe the same to be true.
2. On August 13, 2021, I caused the Proposed Receiver's Report, dated August 13, 2021, to be filed, which speaks to, *inter alia*, the undertaken and proposed go-forward activities and conduct of the Proposed Receiver and the Proposed Receiver's views on the relief being sought by the Plaintiff, to be served on all parties of the Service List, attached as Schedule "A" to the cover letter attached hereto as **Exhibit "A"**, by email and courier.

- 3. Due to the circumstances of the COVID-19 pandemic, I was not physically present to affirm this Affidavit. I, however, was linked by way of video technology to the Commissioner for Oaths commissioning this Affidavit.
- 4. I make this Affidavit with respect to an Application, returnable August 18, 2021.
- 5. I make this Affidavit for no improper purpose.

AFFIRMED BEFORE ME at the City of)
 Calgary, in the Province of Alberta, this 18th day)
 of August, 2021.)

I certify that Rachel Dingman satisfied me that)
 she was a person entitled to affirm.)

_____)
 A Commissioner for Oaths in and for the)
 Province of Alberta)



 Rachel Dingman



This is Exhibit "A"
to the Affidavit of Rachel Dingman
affirmed before me this 18th day of August, 2021

A Commissioner for Oaths
in and for the Province of Alberta

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to consist of several overlapping loops and lines.

August 13, 2021

TO: SERVICE LIST ATTACHED AS SCHEDULE “A”

Dear Sirs/Mesdames:

**Re: Panterra Mortgage & Financial Corporation Ltd. v Cococo Chocolatiers Inc.
Application for Receivership Order**

Our office acts as counsel for Deloitte Restructuring Inc., in its capacity as the proposed receiver and manager (the “**Proposed Receiver**”) of the assets, undertakings and properties of Cococo Chocolatiers Inc.

Further to the Application scheduled to be heard before the Honourable Madam Justice Romaine on August 18, 2021 at 3:00 p.m., with respect to the above matter, please find enclosed for service upon you, the Proposed Receiver’s Report, dated August 13, 2021.

We confirm that the Proposed Receiver’s Report has been submitted for filing. Please advise by return correspondence if you wish to receive proof of filing once obtained.

Should you have any questions or concerns relating to the above or otherwise, please do not hesitate to contact the undersigned to discuss the same.

Yours truly,



Kyle Kashuba

KDK/rd

Enclosure

cc: Proposed Receiver, Deloitte Restructuring Inc., Attention: Robert Taylor, Ryan Adlington and Naomi McGregor (via email)
Torys LLP, Attention: Jessie Mann (via email)

33113161.3



Schedule "A"

Service List

Party	Mode of Service	Status
Cococo Chocolatiers Inc. 2320 2 Avenue SE Calgary, AB T2E 6J9	Courier and Email: bbeck@cococoinc.com	Debtor
Panterra Mortgage & Financial Corporation Ltd. Attn: Brian Beck	Email: brianbeck@glbh.com	Secured Creditor
Dentons Canada LLP 850 – 2 Street SW 15 th Floor, Bankers Court Calgary, AB T2P 0R8 Attn: David Mann, Q.C. John Regush	Email: david.mann@dentons.com john.regush@dentons.com	Counsel to Panterra Mortgage & Financial Corporation Ltd.
Deloitte Restructuring Inc. 700, 850 – 2 Street SW Calgary, AB T2P 0R8 Attn: Bob Taylor Naomi McGregor	Email: bobtaylor@deloitte.ca naomcgregor@deloitte.ca	Proposed Receiver
Torys LLP 525 – 8 Avenue SW 46 th Floor, Eighth Avenue Place East Calgary, AB T2P 1G1 Attn: Kyle Kashuba Jessie Mann	Email: kkashuba@torys.com jmann@torys.com	Counsel to Proposed Receiver
261820 Alberta Ltd. 5505 6 Street SE Calgary, AB T2H 1L6	Courier	PPR Registrant
Bankers Hall LP, BCIMC Realty Corporation, Bankers Hall GP Inc., and Bankers Hall GP Trust c/o Brookfield Office Properties Management LP 1700 335 8 Avenue SW Calgary, AB T2P 1C9 Attn: Law Department	Courier	PPR Registrants, Landlord
HSBC Bank Canada 407 8 Avenue SW Calgary, AB T2P 1E5	Courier	PPR Registrant
CWB National Leasing Inc. 1525 Buffalo Place Winnipeg, MB R3T 1L9 Fax #: 204-954-9099	Courier	PPR Registrant

Party	Mode of Service	Status
Wells Fargo Equipment Finance Company 1100-1290 Central Parkway W. Mississauga, ON L5C 4R3	Courier	PPR Registrant
RCAP Leasing Inc. 300-5575 North Service Road Burlington, ON L7L 6M1	Courier	PPR Registrant
Canada Revenue Agency c/o Surrey National Verification and Collections Centre 9755 King George Boulevard Surrey, BC V3T 5E1	Courier	Canada Revenue Agency
1075397 Alberta Ltd. 220 19 Street SE Calgary, AB T2E 6P5	Courier	Landlord
13th Avenue SE LP / 13th Avenue SE GP Inc. c/o MDC Property Services Ltd. 200-1029 17 Avenue SW Calgary, AB T2T 0A9	Courier	Landlord
Northern Horizon Properties Ltd. 1900-333 7 Avenue SW Calgary, AB T2P 2Z1	Courier	Landlord
Oxford Properties Retail Holdings Inc. and Oxford Properties Retail Holdings II Inc. Royal Bank Plaza, North Tower 900-200 Bay Street Toronto, ON M5J 2J2 Attn: Real Estate Management Legal Services Department	Courier	Landlord
Riotrin Properties Inc. c/o Trinity Development Group Inc. 401-222 Somerset Street West Ottawa, ON K2P 2G3 RioCan Real Estate Investment Trust The Exchange Tower 1310-2 First Canadian Place Toronto, ON M5X 1E3 Attn: President	Courier	Landlord

Party	Mode of Service	Status
Grosvenor Canada Limited and ADMNS Broadmead Investment Corporation 2000-1040 West Georgia Street Vancouver, BC V6E 4H1 Attn: President	Courier	Landlord
Town Properties Ltd. c/o Equitex Realty Ltd. 5 Flr-707 Fort Street Victoria, BC V8W 3G3	Courier	Landlord



COURT FILE NO. 2101-10083

COURT COURT OF QUEEN'S BENCH OF ALBERTA

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PLAINTIFF PANTERRA MORTGAGE & FINANCIAL CORPORATION LTD.

DEFENDANT COCOCO CHOCOLATIERS INC.

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4600 Eighth Avenue Place East
525 - 8 Avenue SW
Calgary, AB T2P 1G1

Attention: Kyle Kashuba
Telephone: 403.776.3744
Fax: 403.776.3800
Email: kkashuba@torys.com
File No.: 39279-2004

Clerk's Stamp

AFFIDAVIT OF SERVICE OF RACHEL DINGMAN

Affirmed on August 18, 2021

I, Rachel Dingman, of the Town of Okotoks, in the Province of Alberta, Canada, SOLEMNLY AFFIRM AND DECLARE THAT:

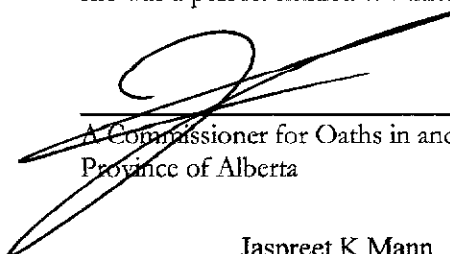
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- 4. I make this Affidavit with respect to an Application, returnable August 18, 2021.
- 5. I make this Affidavit for no improper purpose.

AFFIRMED BEFORE ME at the City of)
 Calgary, in the Province of Alberta, this 18th day)
 of August, 2021.)

I certify that Rachel Dingman satisfied me that)
 she was a person entitled to affirm.)

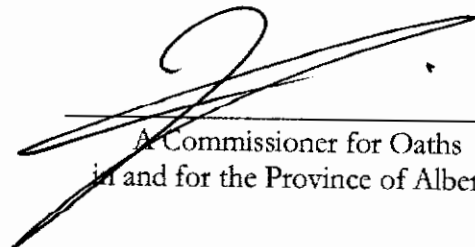


 A Commissioner for Oaths in and for the
 Province of Alberta

 Rachel Dingman

Jaspreet K Mann
 Barrister & Solicitor
 33141954.1 A Commissioner for Oaths
 in and for Alberta

This is Exhibit "A"
to the Affidavit of Rachel Dingman
affirmed before me this 18th day of August, 2021



A Commissioner for Oaths
in and for the Province of Alberta

Jaspreet K Mann
Barrister & Solicitor
A Commissioner for Oaths
in and for Alberta

August 13, 2021

TO: SERVICE LIST ATTACHED AS SCHEDULE "A"

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**Re: Panterra Mortgage & Financial Corporation Ltd. v Cococo Chocolatiers Inc.
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We confirm that the Proposed Receiver's Report has been submitted for filing. Please advise by return correspondence if you wish to receive proof of filing once obtained.

Should you have any questions or concerns relating to the above or otherwise, please do not hesitate to contact the undersigned to discuss the same.

Yours truly,

Kyle Kashuba

KDK/rd

Enclosure

cc: Proposed Receiver, Deloitte Restructuring Inc., Attention: Robert Taylor, Ryan Adlington and Naomi McGregor (via email)
Torys LLP, Attention: Jessie Mann (via email)

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Schedule "A"

Service List

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Panterra Mortgage & Financial Corporation Ltd. Attn: Brian Beck	Email: brianbeck@glbh.com	Secured Creditor
Dentons Canada LLP 850 – 2 Street SW 15 th Floor, Bankers Court Calgary, AB T2P 0R8 Attn: David Mann, Q.C. John Regush	Email: david.mann@dentons.com john.regush@dentons.com	Counsel to Panterra Mortgage & Financial Corporation Ltd.
Deloitte Restructuring Inc. 700, 850 – 2 Street SW Calgary, AB T2P 0R8 Attn: Bob Taylor Naomi McGregor	Email: bobtaylor@deloitte.ca naomcgregor@deloitte.ca	Proposed Receiver
Torys LLP 525 – 8 Avenue SW 46 th Floor, Eighth Avenue Place East Calgary, AB T2P 1G1 Attn: Kyle Kashuba Jessie Mann	Email: kkashuba@torys.com jmann@torys.com	Counsel to Proposed Receiver
261820 Alberta Ltd. 5505 6 Street SE Calgary, AB T2H 1L6	Courier	PPR Registrant
Bankers Hall LP, BCIMC Realty Corporation, Bankers Hall GP Inc., and Bankers Hall GP Trust c/o Brookfield Office Properties Management LP 1700 335 8 Avenue SW Calgary, AB T2P 1C9 Attn: Law Department	Courier	PPR Registrants, Landlord
HSBC Bank Canada 407 8 Avenue SW Calgary, AB T2P 1E5	Courier	PPR Registrant
CWB National Leasing Inc. 1525 Buffalo Place Winnipeg, MB R3T 1L9 Fax #: 204-954-9099	Courier	PPR Registrant

Party	Mode of Service	Status
Wells Fargo Equipment Finance Company 1100-1290 Central Parkway W. Mississauga, ON L5C 4R3	Courier	PPR Registrant
RCAP Leasing Inc. 300-5575 North Service Road Burlington, ON L7L 6M1	Courier	PPR Registrant
Canada Revenue Agency c/o Surrey National Verification and Collections Centre 9755 King George Boulevard Surrey, BC V3T 5E1	Courier	Canada Revenue Agency
1075397 Alberta Ltd. 220 19 Street SE Calgary, AB T2E 6P5	Courier	Landlord
13th Avenue SE LP / 13th Avenue SE GP Inc. c/o MDC Property Services Ltd. 200-1029 17 Avenue SW Calgary, AB T2T 0A9	Courier	Landlord
Northern Horizon Properties Ltd. 1900-333 7 Avenue SW Calgary, AB T2P 2Z1	Courier	Landlord
Oxford Properties Retail Holdings Inc. and Oxford Properties Retail Holdings II Inc. Royal Bank Plaza, North Tower 900-200 Bay Street Toronto, ON M5J 2J2 Attn: Real Estate Management Legal Services Department	Courier	Landlord
Riotrin Properties Inc. c/o Trinity Development Group Inc. 401-222 Somerset Street West Ottawa, ON K2P 2G3 RioCan Real Estate Investment Trust The Exchange Tower 1310-2 First Canadian Place Toronto, ON M5X 1E3 Attn: President	Courier	Landlord

Party	Mode of Service	Status
Grosvenor Canada Limited and ADMNS Broadmead Investment Corporation 2000-1040 West Georgia Street Vancouver, BC V6E 4H1 Attn: President	Courier	Landlord
Town Properties Ltd. c/o Equitex Realty Ltd. 5 Flr-707 Fort Street Victoria, BC V8W 3G3	Courier	Landlord

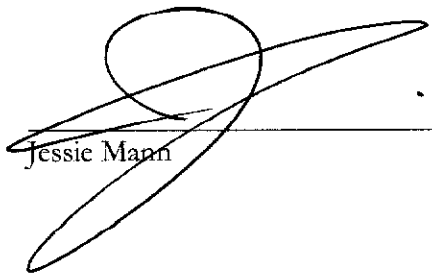


**Certificate of Commissioning by Video Technology
to the Affidavit of Service of Rachel Dingman
affirmed on August 18, 2021**

I, Jessie Mann, Commissioner for Oaths in and for the Province of Alberta, took the Affidavit of Service of Rachel Dingman via video technology on August 18, 2021 (the “Affidavit”).

The deponent and I followed the process outlined by the Alberta Court of Queen’s Bench Notice to the Profession & Public #2020-02 dated March 25, 2020. In addition to the steps described in the Affidavit, I compared each page of the copy I received from the deponent with the initialed copy that was before me while I was linked by video technology with the deponent. Upon being satisfied that the two copies were identical, I affixed by name to the jurat.

On March 17, 2020, the Government of Alberta declared a state of public health emergency pursuant to the Alberta *Public Health Act* in response to the COVID-19 pandemic. The Government of Alberta also strongly recommends that all individuals stay home and avoid contact with others whenever possible. Therefore, I am satisfied that this process was necessary because it was impossible or unsafe, for medical reasons, for the deponent and I to be physically present together.



Jessie Mann