

CONTINUING POWER OF ATTORNEY FOR PROPERTY - (SHORT FORM)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by Guo, Jing
[Grantor]

of Mississauga, Ontario

APPOINTMENT

1. I APPOINT Sun, Tiejun

of Mississauga, Ontario

to be my attorney(s) for property, and I authorize my attorney(s) to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. My attorney(s) shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. If the above appointed attorney(s) refuse(s) to act, or is or are unable to act by reason of death, court removal, becoming incapable of managing property or resignation,

I SUBSTITUTE AND APPOINT

of

to act as my attorney(s) for my property, in the place of any attorney(s) appointed in paragraph 1 hereof who refuse(s) or is or are unable to act. The substituted attorney(s) shall, if able and willing to act, thereafter be my attorney(s) for property, together with any attorney appointed in paragraph 1 hereof who is able and willing to act and I authorize him, her or them thereafter to do, on my behalf, any and all acts which I could do, if capable, except make a will, subject to any conditions and restrictions contained herein.

CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney(s) that the authority given in this continuing power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the *Substitute Decisions Act*.

FAMILY LAW ACT CONSENT

4. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

CONDITIONS AND RESTRICTIONS

5. To buy, exchange, mortgage, lease and in every way with the real estate property at Parks de Village *in mississauga* and execute and deliver deeds, mortgages, agreements, leases and all other instruments.

EFFECTIVE DATE

- 6.** This continuing power of attorney for property comes into effect as of the date of execution set out below.

REVOCATION

7. Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a bank or financial institution for the purpose of transacting my business with that bank or financial institution, is hereby revoked.

COMPENSATION

- 8.** I authorize my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her or them pursuant to this power of attorney for property.

Executed at Mississauga, on this 24 day of June, 2008 in the presence of both witnesses, each present at the same time.

Witness

HAIPONG ZHANG
Print name and address

N 847 THISTLE DOWN CRT
MISSISSAUGA

Witness

Print name and address