

square 1

CONTINUING POWER OF ATTORNEY FOR PROPERTY – (SHORT FORM)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given by

XU, XINQUN (*Grantors*)

Of the City of Mississauga, in the Province of Ontario, in the Country of Canada

APPOINTMENT

1. **I APPOINT GUO, LI YING** of 495 Turnberry Crescent of the City of Mississauga in the Province of Ontario, in the Country of Canada 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 in making a will, and 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) refuses to act, or is unable to act by reason of death, court removal, becoming incapable of managing property or resignation, we appoint

- NONE -

to act as our 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 our attorney for property, together with ay attorney appointed in paragraph 1 hereof who is able and willing to act and we authorize him, her or them thereafter to do, on my behalf, any and all acts which we could do, if capable, except make a will, subject to ay conditions and restrictions contained herein.

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CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney 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.

Notwithstanding this authorization it may not be effective where the grantor is mentally incapable; see ss. 55(3), (4) of the Family Law Act.

CONDITIONS AND RESTRICTIONS

5. I am the Purchaser of Suite 3505, Tower 2, The Grand Residence at Parkside Village as described in the Agreement of Purchase and Sale made between myself and The Grand Residences at Parkside Village dated December 1, 2009.

Insert any specific conditions and restrictions here.

- I hereby authorize and empower my Attorney to act and do all things on my behalf in all matters concerning this property.

EFFECTIVE DATE

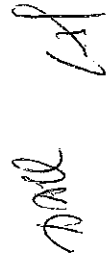
6. This continuing power of attorney for property comes into effect as of the date of execution set out below.

The power of attorney may provide that it comes into effect on a specified date or when a specific contingency occurs. If the specified contingency is the time at which the

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.

grantee becomes incapable of granting a continuing power of attorney, you must provide a method for so determining or section 9(3) of the Substitute Decisions Act provides that it is not effective until after the attorney is notified in the prescribed form by an assessor that an assessment has been performed and the grantor and the grantor has been found to be incapable of managing.

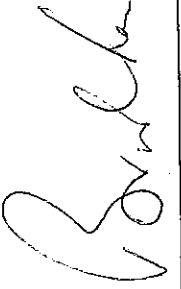
COMPENSATION

- 8 My attorney(s) 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, Ontario this 3rd day of December 2009 in the presence of both witnesses, each present at the same time and at the request of the Grantor herein.

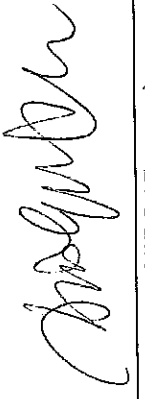
The following persons cannot be witnesses:

The attorney or attorney's spouse or partner, the grantor's spouse or partner, a child of the grantor or a person whom the grantor has demonstrated a settled intention to treat as his or her child, a person whose property is under guardianship or who has a guardian of the person or who is less than eighteen years old.

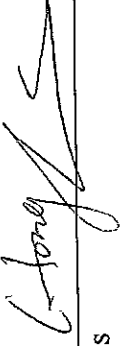
X 

Witness

Brian Chan, Barrister & Solicitor
145 Traders Blvd. East, Unit 42
Mississauga, Ontario L4Z3L3



XU, XINQUN (Grantor)

X 

Witness

Hong Lin
145 Traders Blvd. East, Unit 42
Mississauga, Ontario L4Z3L3