

CONTINUING POWER OF ATTORNEY FOR PROPERTY - (GENERAL)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given by
MONA CHALTAF..... of 299 MILL RD. #1610
ETOBICOKE, PROVINCE OF ONTARIO M9C 4V9

APPOINTMENT

1. I APPOINT MY REAL ESTATE BROKER, JOUAD DIB..... of to be my attorney for property, and I authorize my attorney to do, on my behalf, any and all acts, which I could do if capable, subject to any conditions and restrictions contained herein and, without limiting the generality of the foregoing, to demand, recover and receive from all and every or any person or persons whomsoever all and every sum and sums of money, goods, chattels, effects and things whatsoever which now are, or which shall or may hereafter appear to be due, owing, payable or belonging to me, whether for rent or arrears of rent or otherwise, in respect of my real estate or for the principal money and interest now or hereafter to become payable to me upon or in respect of any mortgage or other security or for interest or dividends to accrue or become payable to me for or in respect of any shares, stock or interest which I may now or hereafter hold in any company or corporation, or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any bond, note, bill of exchange, balance of account, consignment, contract, decree, judgment, order or execution or upon any other account.

AND to examine, state, settle, liquidate and adjust all or any account or accounts pending between me and any person or persons whomsoever.

AND to sign, draw, make and endorse my name to any cheque or order for the payment of money, bill of exchange, or note, in which I shall be interested or concerned, which shall be requisite. AND also in my name to draw upon any bank or individual for any sum of money that is or may be to my credit or which I am or may be entitled to receive, and to deposit the same in any bank or other place, and again at pleasure to draw the same from time to time as I could do. AND upon the recovery or receipt of all or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases and acquittances, certificates, reconveyances, surrenders, assignments, memorials or other good and effectual discharges as may be requisite.

AND in case of neglect, refusal or delay on the part of any person or persons to make and render a just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, disurances and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments and suits as my said attorney shall think fit: AND to

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appear before all or any courts of law, and then and there to sue, plead, answer and defend in all matters and causes concerning the premises; AND to exercise and execute all powers of sale or foreclosures and all other powers and authorities vested in me by any mortgage or mortgages belonging to me as mortgagee or assignee thereof.

AND in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, to submit any such differences and disputes to arbitration or umpirage in such manner as my said attorney see fit; AND to compound, compromise and accept part in satisfaction for the payment of the whole of any debt or sum of money payable to me or to grant an extension of time for the payment of the same, either with or without taking security, or otherwise to act in respect of the same, as to my said attorney(s) shall appear most expedient.

AND for me and in my name, or otherwise on my behalf, to purchase, take possession of and to let, sell, manage and improve real estate, lands, buildings and hereditaments whatsoever or wheresoever, and to insure, mortgage, charge or raise money upon real estate, and to repay the same, and to purchase and sell, pledge, hypothecate and assign mortgages, and to fully discharge or partly discharge the same; and from time to time to appoint any agents or servants to assist him in managing the same, and to displace or remove such agents or servants, and appoint others, using therein the same power and discretion as I might do.

AND as and when my said attorney shall think fit to sell and absolutely dispose of my said real estate, lands and hereditaments, and also such shares, stocks, bonds, mortgages and other securities for money as hereinbefore mentioned, either together or in parcel, for such price or prices, and by public auction or private contract, as to my said attorney shall seem reasonable and expedient; AND to convey, assign, transfer, and make over the same respectively to the purchaser or purchasers thereof, with power to give credit for the whole or any part of the purchase money thereof; AND to permit the same to remain unpaid for whatever time and upon whatever security, real or personal, either including the purchased property or not as my said attorney(s) shall think safe and proper.

AND for me and in my name and as my act and deed to execute and do all such assurances, deed, consents, contracts, covenants and things as shall be required and my said attorney(s) shall see fit for all or any of the purposes aforesaid; AND to sign and give receipts and discharges for all or any of the sum or sums of money which shall come to his hand by virtue of the powers herein contained, and which receipts whether given in my name or that of my said attorney, shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND for me and in my name or otherwise on my behalf, to enter into any agreement or arrangement with every or any person to whom I shall be indebted touching the payment or satisfaction of his demands, or any part thereof; AND generally to act in relation to my estate and effects, real and personal, as fully and effectually in all respects as I could do if personally present.

AND to subscribe for, accept, purchase, pledge, sell, transfer, surrender and deal with in every way, shares, stocks, funds, bonds, debentures and coupons of every kind and description and to vote and act in respect thereof and to receive and grant receipts for all

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dividends now due or which may hereafter become due in respect thereof or be otherwise payable to me and to sign and execute proxies or other instruments authorizing a person to attend and vote on my behalf at meetings of holders of shares, stocks, funds, bonds and debentures of companies or corporations in which I now hold or in which I may hereafter hold shares, stocks, funds, bonds and debentures.

AND to have access to, examine, deposit, remove and replace documents, securities, writings, jewellery and other articles of any nature or kind whatsoever which may be in any safety deposit box I may have or be interested in, in any bank, trust company or institution having safety deposit boxes as part of its equipment.

AND to invest any of my moneys in such mortgages in such manner and at such rate of interest and upon such securities as my attorney shall in his, her or their absolute discretion think fit, and from time to time to vary the said investments or any of them.

CONTINUING POWER

2. It is my intention and I so authorize my attorney that this authority shall be exercised during any incapacity on my part to manage my property, pursuant to sections 7 and 14 of the Substitute Decisions Act.

FAMILY LAW ACT CONSENT

3. 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 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

4. NOTWITHSTANDING any terms herein contained, this Power of Attorney may be used only in BUYING A PROPERTY/IES IN THE PROVINCE OF ONTARIO

Including the signing or amendment of an Agreement of Purchase and Sale, and execution of any documentation required to complete the transaction, including any documentation necessary for the placement of a mortgage to finance the purchase and the signing of any undertaking or document required, and for the continuing management of the premises and for no other purpose.

EFFECTIVE DATE

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

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