

Continuing Power of Attorney for Property

(Made in accordance with the Substitute Decisions Act, 1992)

COPY

1. I, Hon Fui LAM, revoke any previous continuing power of attorney for property made by me and **APPOINT** my daughter Hiu Tung LAM, to be my attorney(s) for property.
2. If the person(s) I have appointed, or any one of them, cannot or will not be my attorney because of refusal, resignation, death, mental incapacity, or removal by the court, I **SUBSTITUTE** Nil, to act as my attorney(s) for property with the same authority as the person he or she is replacing.
3. I **AUTHORIZE** my attorney(s) for property to do on my behalf anything in respect of property that I could do if capable of managing property, except make a will, subject to the law and to any conditions or restrictions contained in this document. I confirm that he/she may do so even if I am mentally incapable.
4. **CONDITIONS AND RESTRICTIONS**

My attorney shall have the right in all respects:

 - (a) to deal with the purchase and management of the property located at 3525 Kariya Drive, Suite 3301, Mississauga, Ontario (Unit 1, Level 29; Unit 23, Level B; Unit 24, Level B; Unit 73, Level A; Peel Standard Condominium Plan No. 889)
 - (b) to execute and deliver such further and other assurances which may be reasonably required to give effect to the purchase and management.
 - (c) to execute on my behalf, if applicable, any spousal consent which may be required in relation to dealing with any real estate interest that I may have from time to time.