

CONTINUING POWER OF ATTORNEY FOR PROPERTY - (GENERAL)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given
By Yongdam CHA, of City of Euwang, in the Republic of Korea [Grantor];

I DO APPOINT

Sun Keong KIM (aka Sun-Keong KIM, Sunkeong KIM, Sun Keong CHA, Sun-Keong CHA, Sunkeong CHA), residing at 2138 Emily Circle, of the City of Oakville, in the Province of Ontario (L6M 0E6) to be my attorney(s) 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 for 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, distraints and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments and suits as my said attorney(s) shall think fit; AND to 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(s) 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, 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.