

## CONTINUING POWER OF ATTORNEY FOR PROPERTY

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given by me, Sik Leung NG, presently of Mississauga, in the Province of Ontario, on the 14<sup>th</sup> day of January, 2016.

1. **Nature of Power**

THIS IS AN ENDURING POWER OF ATTORNEY and the authority of my Attorney shall not terminate if I become disabled or incapacitated or in the event of later uncertainty as to whether I am dead or alive.

2. **Previous Power of Attorney**

I REVOKE any previous continuing power of attorney for property granted by me.

3. **Attorney**

I APPOINT SIN YEE NG of 4972 Southampton Drive, Mississauga, Ontario, to act as my Attorney.

4. **Governing Legislation**

My Attorney will act in accordance with the *Substitute Decisions Act* of the Province of Ontario, as may be amended from time to time.

5. **Effective Date**

This Power of Attorney will start immediately and will continue notwithstanding my mental incapacity or mental infirmity which may occur after my execution of this Power of Attorney.

6. **Powers of Attorney**

My Attorney has authority to do anything on my behalf that I may lawfully do by an attorney (the 'general power').

7. **Specific Powers**

Without restricting its generality in any way, the following powers are specifically included within the foregoing general power:

a. **Real Estate Matters**

To sign all documents on my behalf concerning lands which are capable of registration under land titles legislation, real property legislation, and registry legislation or such other similar legislation of all the provinces and territories of Canada and any foreign jurisdiction. This power includes the ability to purchase, sell, rent, mortgage, charge, exchange, lease, surrender, manage or otherwise deal with real estate and any interest therein, and execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose.

b. **Stay at Home Requirement**

To make whatever expenditures are necessary, including home renovations, to allow me, my spouse and any dependent children to remain in our own home for as long as my Attorney deems advisable, having regard to all of the circumstances, including the size of my estate and the income requirements of me, my spouse and dependent children.

8. c. **Family Care**

To make whatever expenditures are required for the maintenance, education, benefit, medical care and general advancement of me, my spouse and dependent children, and other persons that I have chosen or which I am legally required to support, any of which may include my Attorney-in-fact. This power includes, but is not limited to, the power to pay for housing, clothing, food, travel and other living costs.

d. **Tax Matters**

To act for me to prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authority to:

Ng [Signature] MR



- i. prepare, sign and file income and other tax returns with federal, provincial, local and other governmental bodies.
- ii. obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

e. **Gift Transactions**

To make gifts to my spouse, children, grandchildren, great grandchildren, and other family members on special occasions, including birthdays and seasonal holidays, including cash gifts, and to such other persons with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was capable of managing my own estate, the size of my estate and my income requirements.

f. **Charity Transactions**

To continue to make gifts to charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), in such amounts as my Attorney-in-fact may decide in his or her absolute discretion, having regard to all of the circumstances, including the gifts I made while I was capable of managing my own estate, the size of my estate and my income requirements.

g. **Maintain Property and Make Investments**

To retain any assets owned by me at the date this Enduring Power of Attorney becomes effective, and the power to reinvest those assets in similar investments. In addition, my Attorney-in-fact may invest my assets in any new investments, of his or her choosing, regardless of whether or not they are authorized by any applicable legislation.

h. **Employ any Required Professionals**

To appoint and employ any agents, servants, companions, or other persons, including nurses, for my care and/or the care of my spouse and dependant children at such compensation and for such length of time as my Attorney considers advisable.

i. **Manage Corporate Shares**

To vote any shares (the 'Shares') owned by me in any corporation (the 'Corporations') as my proxy at any and all general meetings of those Corporations, including annual and extraordinary, which may be held and at every adjournment thereof and at every poll which may take place in consequence thereof;

- i. The authority to vote the Shares will include, but not be limited to, replacing myself with my Attorney as sole director of the Corporations in order to run the Corporations.

j. **Sell Corporate Shares**

To sell the Shares or any assets of the Corporations.

k. **Specified Power 1**

The power to deal with any financial institution on behalf of the the Donor. to be my attorney (in accordance with the substitute Decisions Act and the powers of Attorney Act of Ontario, Canada) to do on behalf of the undersigned any act and to sign any documentation reasonably required in order to complete the purchase and any required new mortgage financing for the completion of the purchase of any real property in Ontario. .

8. **Attorney Compensation**

My Attorney will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

9. **Co-owning of Assets and Mixing of Funds**

My Attorney may not mix any funds owned by him or her in with my funds and all assets should remain separately owned if at all possible.

Nj DA MK



10. **Personal Gain from Managing My Affairs**

My Attorney is not allowed to personally gain from any transaction he or she may complete on my behalf.

11. **Attorney Restrictions**

This Power of Attorney is not subject to any conditions or restrictions other than those noted above.

12. **Severability**

If any part of any provision of this instrument is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

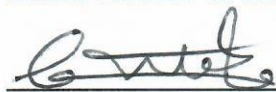
13. **Acknowledgment**

I, **Sik Leung NG**, being the Donor named in this Power of Attorney hereby acknowledge:


- a. I have read and understand the nature and effect of this Power of Attorney.
- b. I am of legal age in the Province of Ontario to grant a Power of Attorney.
- c. I am voluntarily giving this Power of Attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Mississauga, in the Province of Ontario, this 14<sup>th</sup> Day of January, 2016.

**SIGNED, SEALED, AND  
DELIVERED** in the presence of:

 **IMRAN AKRAM**  
WITNESS (Sign and Print)

206-4275 Village Cent. Crt Mississauga  
ADDRESS ON.  
WITNESS (Sign and Print)

 **Misha Khem**  
ADDRESS  
206-4275 Village Centre Crt. Mississauga  
ONTARIO.

  
Sik Leung NG

**Acknowledgment**

Province of Ontario, in the Region of Peel, Mississauga

On this 14<sup>th</sup> day of January, 2016, before me, Imran Akram, the Notary Public of Ontario, personally appeared Sik Leung NG, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as and for his respective act and deed for the purposes expressed therein.

In witness whereof I hereunto set my hand and seal.



Imran Akram, Barrister & Solicitor, Notary Public Ontario

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