
Continuing Power of Attorney for Property

by Documatica Legal Forms Inc.

I, Michael Jason Smith, currently residing at 203 Elm St., Toronto, in the province of Ontario, hereby execute THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY, on this 6th day of August, 2006.

1. Nature of Power

THIS IS A CONTINUING 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. I reserve the right to revoke this document at any time by providing my Attorney with written notice.

2. Previous Power of Attorney

I HEREBY REVOKE any previous continuing power of attorney granted and executed by me.

3. Attorneys

I HEREBY APPOINT Patricia May White of 205-2294 Richmond St., London, Ontario, to act as my Attorney.

4. Alternate Attorney

On the death, refusal or inability of Patricia May White to act or continue to act, I APPOINT Clifford Lee Johnson of 707 Maple St., Moncton, New Brunswick to act as my alternate Attorney.

5. My Attorney

Throughout this instrument, references to 'my Attorney' shall be taken to refer to my Attorney and my alternate Attorney.

6. Governing Legislation

I direct my Attorney to act in accordance with the Powers of Attorney Act of the province of Ontario as may be amended from time to time, at any time when he or she is acting on my behalf.

7. Effective Date

Following execution, this instrument will not be effective unless and until the following conditions are met:

1. I am no longer capable of handling my financial and property matters due to physical disability;
2. I am no longer capable of making reasonable judgments or decisions with regard to the management or administration of any or all parts of my estate;
or
3. I direct for this document to come into effect and express this direction in writing, providing that I am not mentally incapacitated.

8. Loss of Capability

The written declaration of one (1) medical doctor licensed to practice in the province of Ontario that I am no longer capable of making reasonable judgements or decisions with regard to the management or administration of any or all parts of my estate will be

conclusive proof of such event for the purposes of associated conditions precedent in this document.

If I am located outside of the province of Ontario then the written declaration of one (1) medical doctor licensed to practice in that jurisdiction that I am no longer capable of making reasonable judgements or decisions with regard to the management or administration of any or all parts of my estate will be conclusive proof of such event for the purposes of associated conditions precedent in this document.

My Attorney shall have the authority to choose the physician.

9. Powers of Attorney

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

10. Specific Powers (Initial)

_____ 1. Real Estate Matters

My Attorney shall have the authority to manage any interests I may have with respect to real property, and, in general, exercise all powers with respect to real estate which I otherwise could if personally present and under no disability. These powers include, but are not limited to:

1. The authority to sign and execute all documents on my behalf concerning real property that is capable of registration under registry legislation, land titles legislation and real property legislation or related legislation in any jurisdiction within or outside Canada.
2. The authority to purchase, sell, and exchange real estate (including, but not limited to, the authority to convey, assign and accept title to real estate).

- SAMPLE DOCUMENT
3. The authority to rent and lease real estate (including, but not limited to, the ability to collect all rents due, sue for unreceived rents, and eject and remove tenants and other persons).
 4. The authority to encumber real estate (including, but not limited to, the authority to grant easements, place real estate as security on loans, create conditions and release rights of homestead with respect to real estate, convey with or without covenants, create land trusts, and exercise all powers under land trusts).
 5. The authority to maintain property (including, but not limited to, the authority to manage, operate, repair, improve, subdivide, and insure real estate; pay, protest, contest, and compromise real estate assessments and taxes).

_____ **2. Maintain Assets and Make Investments**

My Attorney shall have the authority to retain the assets I own as of the date this Continuing Power of Attorney becomes effective, and reinvest them in similar investments. My Attorney shall also have the power to invest my assets in any new investments of his or her choosing (including those investments that may not be authorized by any applicable legislation), providing that such investments would be made by a prudent and reasonable investor.

This sample represents only part of a completed document.
The remainder of the document has been intentionally omitted.