

GENERAL POWER OF ATTORNEY FOR PROPERTY

THIS IS A GENERAL POWER OF ATTORNEY FOR PROPERTY MADE IN ACCORDANCE WITH THE *POWERS OF ATTORNEY ACT, R.S.O. 1992, c. P.20 & SUBSTITUTE DECISIONS ACT, 1992, S.O. 1992, c.30*

THIS GENERAL POWER OF ATTORNEY FOR PROPERTY is given by _____, born on _____, of the City of _____, in the Province of _____. A copy of my Driver's Licence is attached as identification.

1. (a) **I APPOINT** my _____, _____, born on _____, to be my attorney for property. A copy of their Driver's Licence is attached as identification.

(b) **I REFER** hereafter to the appointed attorney for property as "My Attorney", whether originally appointed by me or otherwise appointed as a substitute or replacement.
2. **I AUTHORIZE** My Attorney to do on my behalf anything that I can lawfully do by an attorney in respect of that certain property being a dwelling unit (and ancillary parking and locker unit, if applicable) in the proposed Condominium development by Tribute (Mutual Street) Limited (the "**Vendor**"), being the Max Condos, at 77-83 Mutual Street, Toronto, Ontario, Canada (hereinafter the "**Property**"), subject to any conditions or restrictions contained in this document.
3. **I AUTHORIZE** My Attorney to manage my Property as follows:
 - (a) for my benefit;
 - (b) to make statements of spousal status pursuant to the *Family Law Act* on my behalf;
 - (c) to sign on my behalf any documents pertaining to the purchase and/or sale of the Property, including, but not limited to, the entering into of the agreement of purchase and sale for the Property, any amendment or amendments thereto, or any reinstatements or assignments thereof, and any and all documentation relating to the interim occupancy or final closing relating to the Property including any transfer or HST rebate application, if applicable; and
 - (d) to direct the solicitor acting on my behalf in the purchase of the Property to pay all deposits, occupancy and closing proceeds payable to the Vendor or its solicitors, as they so direct.

TEST TO GIVE POWER OF ATTORNEY

4. **IN MAKING** this general power of attorney for property, I am aware of the following:
 - the nature of my property and its approximate values;
 - the obligations I owe to my dependants;
 - My Attorney will be able to do on my behalf anything in respect of property that I could do, if capable, except make a Will, subject to any conditions or restrictions contained in this document;
 - My Attorney must account for his or her dealings with my property;
 - I may, while capable, revoke this continuing power of attorney for property;
 - the value of my property may decline, whether through the imprudent management of it by My Attorney or otherwise; and
 - there is a possibility that My Attorney could misuse the authority given by this continuing power of attorney for property.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, _____, of the _____,

and I, _____, of the _____.

MAKE OATH AND SAY/AFFIRM:

1. On the ____ day of _____, 20____, we were both present at the same time and saw the attached power of attorney executed by _____ and we signed the document in the grantor's presence as attesting witnesses.

2. At the time we witnessed the execution of the power of attorney, we were both eighteen years of age or older.

3. We are not:

- (a) the attorney(s) named in this power of attorney nor a spouse or partner of the named attorney(s);
- (b) a spouse or partner of the grantor;
- (c) a child of the grantor or a person whom the grantor has demonstrated a settled intention to treat as his or her child;
or
- (d) a person whose property is under guardianship or who has a guardian of the person.

SWORN / AFFIRMED by the above-mentioned)
deponents before me at the City of Toronto, in the)
Province of Ontario)
)
)
)

on the ____ day of _____, 20

Commissioner for Taking Affidavits

ACKNOWLEDGMENT

Having executed the herein General Power of Attorney for Property, I acknowledge and confirm as follow:

1. That I may revoke this General Power of Attorney of Property at any time;
2. That when I do decide to revoke the herein General Power of Attorney for Property, I shall register a revocation with the appropriate Land Registry Office that deals with the Property pursuant to s.70(3) of the *Land Titles Act*, R.S.O. 1990, c. L.5, or as amended; and

That without the registration of my revocation as described in paragraph 2 above, my General Power of Attorney for Property shall not be deemed revoked.

Dated at _____ this ____ day of _____, 20

Signature of Grantor