

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, ARON IRAD RUAN AND IRAD RUAN appoint ROGER B. MINKOFF, MEMBER MANAGER of MINKOFF & ASSOCIATES, LLC, #2 HONDURAS, ST. THOMAS, VI as our true and lawful attorney in fact and agent for us and in our name, place and stead, regarding the variance requested for:

Parcel No.84, Estate Contant, No. 7B Southside Quarter, St. Thomas, VI, as more particularly shown on O.L.G Drawing No. G9-2225-T73, Site Acreage: 11,253+/- square feet, Tax Assessor's Parcel I. D. No.: 1-05204-0202-00

to:

- Request a Pre-Application Meeting with the Government of the United States Virgin Islands, Department of Planning and Natural Resources (DPNR);
- Submit a Variance Application for the subject property; and
- To represent the owner(s) at GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PLANNING AND NATURAL RESOURCES (DPNR) and LEGISLATURE OF THE VIRGIN ISLANDS meetings and hearings.

Said attorney in fact shall have full power and authority to do and perform every act and thing required and appropriate, solely and exclusively as above specified and we hereby ratify and confirm all that our said attorney in fact may lawfully do or cause to be done by virtue of these presents.

This Power of Attorney shall expire AUGUST 28, 2023, or upon the variance approval of the subject parcel, whichever first occurs.

IN WITNESS WHEREOF, thi2 instrument has been duly executed this 13th day of October, 2013: 2022 JFPL

TWO (2) WITNESSES FOR EACH SIGNATURE REQUIRED IN THE VIRGIN ISLANDS:

Leornae George Witness

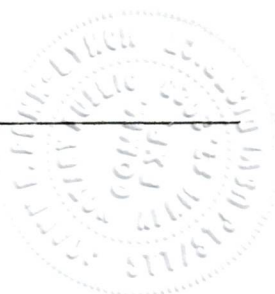
BY: [Signature]
ARON IRAD RUAN

_____ Witness

Leornae George Witness

BY: Irada Ruan
IRAD RUAN

_____ Witness



ACKNOWLEDGMENT JFPL

On this 13th day of October, 2022, before me personally appeared ARON IRAD RUAN AND IRAD RUAN, to me known and known to me to be the persons described herein and who executed the foregoing instrument, and acknowledged to me that (s)he executed the same freely and voluntarily for the uses and purposes contained herein.

[Signature]
NOTARY PUBLIC

SEAL

NOTARY NO.: NP-401-21

MY COMMISSION EXPIRES: April 27, 2025

NOTARY PUBLIC
Name: Joanna F. Penn-Lynch
My Commission Exp.: April 27, 2025
NP Commission #: NP-401-21
St. Thomas/St. John, USVI District