

SPECIAL POWER OF ATTORNEY

That I, **Maxentius. Griffith**, of legal age, with an address of P.O. Box 882, Cruz Bay St. John 00831, being the owner of Parcel No. 17-D-5 Estate Adrian, St. John, Virgin Islands, do hereby appoint, constitute, and designate **JENNIFER JONES, Esq.** a licensed attorney admitted to practice law in the United States Virgin Islands (Bar No. 683), of the Law Offices of Jennifer Jones, as my true and lawful attorney-in-fact, to act for me and in my name, place, and stead, and for my use and benefit with respect to the following described real property:

**Parcel No. 17-D-5 Estate Adrian
No. 18 Cruz Bay Quarter
St. John, U.S. Virgin Islands,
consisting of 0.83 U.S. acre, more or less
as shown on PWD No. D9-9095-T016**

1. GRANT OF SPECIFIC AUTHORITY

I hereby grant my attorney-in-fact full power and authority to act in my name, place, and stead in any way which I myself could do if I were personally present with respect to the following matters, to the extent that I am permitted by the laws of the United States Virgin Islands to act through an agent:

- 1.1 To represent me before the Department of Planning and Natural Resources of the United States Virgin Islands, the Virgin Islands Legislature, and any other governmental agency, board, commission, or authority having jurisdiction over zoning matters in the United States Virgin Islands;
- 1.2 To prepare, execute, and file any and all applications, petitions, affidavits, documents, and other instruments necessary or appropriate to obtain a zoning change from R-1 Residential to B-3 Business—Scattered for the above-described property;
- 1.3 To appear and represent me at any and all hearings, meetings, or proceedings related to said zoning change application;
- 1.4 To present evidence, make arguments, and respond to inquiries on my behalf at such hearings, meetings, or proceedings;
- 1.5 To negotiate, compromise, or otherwise resolve any issues or concerns that may arise during the zoning change application process;
- 1.6 To receive and acknowledge receipt of any notices, correspondence, or other communications related to the zoning change application; and
- 1.7 To do all other acts necessary or incidental to the accomplishment of the foregoing specific acts.

2. DURATION

This Special Power of Attorney shall become effective on the date of execution set forth below and shall remain in full force and effect until December 31, 2027, unless sooner revoked by me in writing or terminated by operation of law.

3. RATIFICATION

I hereby ratify and confirm all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of this Special Power of Attorney and the powers herein granted.

4. GOVERNING LAW

This Special Power of Attorney shall be governed by the laws of the United States Virgin Islands, including but not limited to Title 15, Section 1261 et seq. of the Virgin Islands Code.

IN WITNESS WHEREOF, I have caused this instrument to be executed this 5th day of March, 2026.

WITNESSES:

Markia Richards

Kevin Smith
Kevin Smith

Maxentius Griffith
MAXENTIUS GRIFFITH

ACKNOWLEDGMENT

UNITED STATES VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ST. JOHN) ss:

On this 5 day of March, 2026, before me, the undersigned officer, personally appeared, MAXENTIUS GRIFFITH, 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 for the purposes therein contained.

Nakira Y. Nesbitt-Daniel
Notary Public
My Commission Expires March 26, 2028

Nakira Y. Nesbitt-Daniel
Notary Public
NP-741-24
My Commission Expires: March 26, 2028
St. Thomas/St. John, U.S. Virgin Islands



SPECIAL POWER OF ATTORNEY

That I, **John D. Griffith**, of legal age, with an address of P.O. Box 882, Cruz Bay St. John 00831, being the owner of Parcel No. 17-D-5 Estate Adrian, St. John, Virgin Islands, do hereby appoint, constitute, and designate **JENNIFER JONES, Esq.** a licensed attorney admitted to practice law in the United States Virgin Islands (Bar No. 683), of the Law Offices of Jennifer Jones, as my true and lawful attorney-in-fact, to act for me and in my name, place, and stead, and for my use and benefit with respect to the following described real property:

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- 1.3 To appear and represent me at any and all hearings, meetings, or proceedings related to said zoning change application;
- 1.4 To present evidence, make arguments, and respond to inquiries on my behalf at such hearings, meetings, or proceedings;
- 1.5 To negotiate, compromise, or otherwise resolve any issues or concerns that may arise during the zoning change application process;
- 1.6 To receive and acknowledge receipt of any notices, correspondence, or other communications related to the zoning change application; and
- 1.7 To do all other acts necessary or incidental to the accomplishment of the foregoing specific acts.

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IN WITNESS WHEREOF, I have caused this instrument to be executed this 5 day of March, 2026.

WITNESSES:

Desmond Ott
Markia Richards

John D. Griffith
JOHN D. GRIFFITH

ACKNOWLEDGMENT

UNITED STATES VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ST. JOHN) ss:

On this 5 day of March, 2026, before me, the undersigned officer, personally appeared, JOHN D. GRIFFITH, 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 for the purposes therein contained.



Nakira Y. Nesbitt-Daniel
Notary Public
My Commission Expires March 26, 2028
Nakira Y. Nesbitt-Daniel
Notary Public
NP-741-24
My Commission Expires: March 26, 2028
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