

POWER OF ATTORNEY FOR RE-ZONING OF REAL ESTATE

This Power of Attorney is made on this the 6th day of March 2026, BETWEEN the undersigned Principal(s), Gabrielle Sprauve Garner and Gisselle Fredericks individually referred to as "I" or "my," AND the Agent, «named above referred to as "You."

1. Grant of Authority: I appoint You to act as my Agent (called an attorney in fact to do each and every act which I could personally do for the following uses and purposes:

- A. To execute all forms and documents required in connection with the re-zoning of the real property located and described as follows: 17-K Adrian No.18 Cruz Bay Quarter.
- B. To attend the public hearing and deliver the letter of application, Official Recorded and Numbered PWD/OLG Map, Adjacent Property Owners Certification, deed, photographs, other re-zoning forms and documents.
- C. To represent me in all respects at the public hearing, including but not limited to the re-zoning presentation property use and occupancy questions, and the discussion of the proposed land use.

2. Takes Effect Regardless of Disability. This Power of Attorney is effective now and remains in effect until the rezoning and public hearings related to the above-mentioned property are completed unless revoked by me at an earlier date.

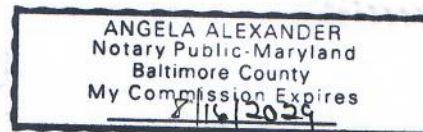
3. Acknowledgement. On this the 6th day of March 2026, Gabrielle Sprauve Garner appeared and has satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. The undersigned witnesses hereby declare to the best of their knowledge the Principal is of sound mind and not under duress or undue influence to execute this document:

Full legal name GARRY FREDERICKS Signature Garry Fredericks

Full legal name Roy W. Varlack Signature Roy W. Varlack

4. By signing below, I acknowledge that I have received a copy of this Power of Attorney and I understand its terms. SSS 3/6/2026

Signature of Notary Public: Angela Alexander
Full legal Name: Angela Alexander
My commission expires: 8/16/2029
County of: Baltimore
State of: Maryland



POWER OF ATTORNEY FOR RE-ZONING OF REAL ESTATE

This Power of Attorney is made on this the 6th day of March 2026, BETWEEN the undersigned Principal(s), Genee Varlack and Gisselle Fredericks individually referred to as "I" or "my," AND the Agent, «named above referred to as "You."

1. Grant of Authority: I appoint You to act as my Agent (called an attorney in fact to do each and every act which I could personally do for the following uses and purposes:

- A. To execute all forms and documents required in connection with the re-zoning of the real property located and described as follows: 17-K Adrian No.18 Cruz Bay Quarter.
- B. To attend the public hearing and deliver the letter of application, Official Recorded and Numbered PWD/OLG Map, Adjacent Property Owners Certification, deed, photographs, other re-zoning forms and documents.
- C. To represent me in all respects at the public hearing, including but not limited to the re-zoning presentation property use and occupancy questions, and the discussion of the proposed land use.

2. Takes Effect Regardless of Disability. This Power of Attorney is effective now and remains in effect until the rezoning and public hearings related to the above-mentioned property are completed unless revoked by me at an earlier date.

3. Acknowledgement. On this the 6th day of March 2026, Genee Varlack appeared and has satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. The undersigned witnesses hereby declare to the best of their knowledge the Principal is of sound mind and not under duress or undue influence to execute this document:

Full legal name GARY FREDERICKS Signature Garry Fredericks

Full legal name Roy N. Varlack Signature Roy N. Varlack

4. By signing below, I acknowledge that I have received a copy of this Power of Attorney and I understand its terms. G. Varlack Date: 3/6/2026

Signature of Notary Public: Angela Alexander
Full legal Name: Angela Alexander
My commission expires: 8/16/2029
County of: Baltimore
State of: Maryland

ANGELA ALEXANDER
Notary Public-Maryland
Baltimore County
My Commission Expires
8/16/2029

LIMITED POWER OF ATTORNEY

This Power of Attorney is made on this 3rd day of March 2026, BETWEEN the undersigned Principal, **GERMAINE A. SPRAUVE and GISELLE A. FREDERICKS**, individually referred to as "I" or "my," AND the Agent named above, referred to as "You."

1. Grant of Authority: I Germaine Sprauve a resident of British Columbia, Canada appoint Gisselle Fredericks to act as my Agent (attorney in fact) to do each and every act which I could personally do for the following uses and purposes only:

- A. To execute all forms and documents required in connection with the re-zoning of the real property located and described as follows: 17-K Adrian No.18 Cruz Bay Quarter.
- B. To attend the public hearing and deliver the letter of application, Official Recorded and Numbered PWD/OLG Map, Adjacent Property Owners Certification, deed, photographs, and other re-zoning forms and documents.
- C. To represent me in all respects at the public hearing, including but not limited to the re-zoning presentation property use and occupancy questions, and the discussion of the proposed land use.
- D. To authorize and agree to terms and conditions deemed proper in the application process.

2. Takes Effect: This Power of Attorney is effective immediately and remains in effect until the rezoning and public hearings related to the above property are completed unless revoked by me at an earlier date.

Executed this 3rd day of MARCH, 2026, before me, the undersigned officer in Whistler, BC Canada

Principal Signature: Germaine A Sprauve

3. ACKNOWLEDGEMENT

Germaine A. Sprauve, personally appeared and has satisfactorily proven, to be the person whose name is subscribed to the within instrument. Germaine A. Sprauve acknowledged that she executed the same for the purposes therein contained. The undersigned witnesses hereby declare to the best of their knowledge the Principal is of sound mind and not under duress or undue influence to execute this document:

WITNESS 1:

Full legal name

Sho Ho Shaw

Signature

[Signature]

WITNESS 2:

Full legal name

Nanda Klovance

Signature

N Klovance

This limited Power of Attorney was acknowledged before me on this 3 day of

March 2026

BY

Germaine Arthurlyn Sprauve (Principal's Full legal name)

Signature of Notary

Public: 

Full legal Name: Sholto Shaw

My commission expires: DOES NOT

Province of BC

City of Whistler

SHOLTO SHAW
Lawyer & Notary Public
332 - 4370 Lorimer Rd.
Whistler, B. C. V8E 1A6

SPECIAL POWER OF ATTORNEY

Know all persons by these presents that I, EUGENIA SPRAUVE of 9 Annas Retreat, St. Thomas, Virgin Islands 00802 (hereinafter called the "Principal") hereby make, constitute and appoint GERSHWAIN SPRAUVE (hereinafter called the "Agent") of No. 9 Annas Retreat, St. Thomas, U.S. Virgin Islands 00802, my true and lawful attorney-in-fact, for and in my name, place, and stead, to do all things necessary for the sale of real property more particularly described below:

**Parcel No. 17F-1 Remainder Estate Adrian
No. 18 Cruz Bay Quarter
St. John, U.S. Virgin Islands,
consisting of approximately 58,677 Sq. Feet
as more fully shown on O.L.G. Drawing No. D9-8907-T014**

And

**Parcel No. 17F-1A Estate Adrian
No. 18 Cruz Bay Quarter
St. John, U.S. Virgin Islands,
consisting of approximately 23,024 Sq. Feet
as more fully shown on O.L.G. Drawing No. D9-8907-T014**

SUBJECT TO:

**Access Easement "A" over Parcel Nos. 17F-1 Remainder
Estate Adrian
No. 18 Cruz Bay Quarter, St. John, U.S. Virgin Islands,
consisting of 13,236 Sq. Ft., more or less, as shown on OLG File No.
D9-7672-T005**

(Hereinafter referred to collectively as ("The Property"))

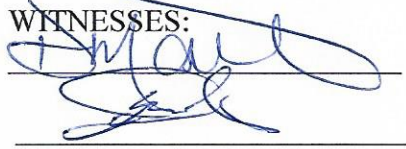
Without limiting the foregoing, I specifically grant to said attorney-in-fact full power of attorney to act in my name and place to the fullest extent which I could act if I were personally present in the transactions relating to the sale of the above described real property into, including the execution, modification and delivery of any contract, deeds, tax returns, tax certifications, affidavits, notices, certificates and/or any other documents involving the sale of the Property and the collection and distribution of all proceeds thereof which my Agent shall deem necessary, appropriate or expedient for the purpose of sale of the Property

All rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date this power of attorney is signed by the Principle and shall expire after execution and recordation with the Office of the Recorder of Deeds for the District of St. Thomas/St. John the deed transferring the above described Property to a third party. The expiration of this power of attorney at the end of the specified term shall not affect the validity of any action taken by the Agent pursuant to this power while this power is in effect and all such acts are hereby ratified.

Special Power of Attorney
Eugenia Sprauve, Principal
MARCH 13, 2018
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IN WITNESS WHEREOF, I have caused this instrument to be executed this 13th day of MARCH, 2018.

WITNESSES:




EUGENIA SPRAUVE

ACKNOWLEDGMENT

VIRGIN ISLANDS _____) ss:

District of St. Thomas/St. John

The foregoing instrument was acknowledged before me this 13th day of MARCH, 2018, EUGENIA SPRAUVE who appeared personally is known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.


NOTARY PUBLIC

My Commission Expires.

DENISE J.Y. MARTIN

Notary Public, USVI

Commission No. NP-57-17

Commission Expires June 23, 2021

SPECIAL POWER OF ATTORNEY

Know all persons by these presents that I, GHISLAINE SPRAUVE of 521 Terranova Circle, Winter Haven Florida, 33884 (hereinafter called the "Principal") hereby make, constitute and appoint GERSHWAIN SPRAUVE (hereinafter called the "Agent") of St. Thomas, U.S. Virgin Islands 00802, my true and lawful attorney-in-fact, for and in my name, place, and stead, to do all things necessary for the sale of real property more particularly described below:

**Parcel No. 17F-1 Remainder Estate Adrian
No. 18 Cruz Bay Quarter
St. John, U.S. Virgin Islands,
consisting of approximately 58,677 Sq. Feet
as more fully shown on O.L.G. Drawing No. D9-8907-T014**

And

**Parcel No. 17F-1A Estate Adrian
No. 18 Cruz Bay Quarter
St. John, U.S. Virgin Islands,
consisting of approximately 23,024 Sq. Feet
as more fully shown on O.L.G. Drawing No. D9-8907-T014**

SUBJECT TO:

**Access Easement "A" over Parcel Nos. 17F-1 Remainder
Estate Adrian
No. 18 Cruz Bay Quarter, St. John, U.S. Virgin Islands,
consisting of 13,236 Sq. Ft., more or less, as shown on OLG File No.
D9-7672-T005**

(Hereinafter referred to collectively as ("The Property"))

Without limiting the foregoing, I specifically grant to said attorney-in-fact full power of attorney to act in my name and place to the fullest extent which I could act if I were personally present in the transactions relating to the sale of the above described real property into, including the execution, modification and delivery of any contract, deeds, tax returns, tax certifications, affidavits, notices, certificates and/or any other documents involving the sale of the Property and the collection and distribution of all proceeds thereof which my Agent shall deem necessary, appropriate or expedient for the purpose of sale of the Property

All rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date this power of attorney is signed by the Principle and shall expire after execution and recordation with the Office of the Recorder of Deeds for the District of St. Thomas/St. John the deed transferring the above described Property to a third party. The expiration of this power of attorney at the end of the specified term shall not affect the validity of any action taken by the Agent pursuant to this power while this power is in effect and all such acts are hereby ratified.

Special Power of Attorney
Ghislaine Sprauve, Principal
_____, 2018

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IN WITNESS WHEREOF, I have caused this instrument to be executed this 6th day of March, 2018.

WITNESSES:

Anisani Figueroa

Carlos Montalvo
Carlos Montalvo

Ghislaine Sprauve
GHISLAINE SPRAUVE

ACKNOWLEDGMENT

STATE OF FLORIDA _____) ss:

County of Polk

The foregoing instrument was acknowledged before me this 6th day of March, 2018, GHISLAINE SPRAUVE who appeared personally is known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Loretta Merricks
NOTARY PUBLIC
My Commission Expires: 9-22-2018



Loretta Merricks
State of Florida
MY COMMISSION # FF 162256
Expires: September 22, 2018