

**POWER OF ATTORNEY
(Sweetgrass Property LLC)**

This Power of Attorney is made this 16TH day of **September**, 2025, by **Sweetgrass Property LLC**, a limited liability company organized and existing under the laws of St. Croix, U.S. Virgin Islands, with its principal office located at 2F Estate LaReine, Kingshill, VI 00850 (the "Company").

1. Appointment of Attorney-in-Fact

The Company hereby appoints **Mourela Cornelius**, whose address is 44R Estate Whim, Frederiksted, VI 00850, as its true and lawful Attorney-in-Fact (the "Representative"), to act in the name and on behalf of the Company with full authority as set forth below.

2. Scope of Authority

The Representative is authorized to:

- a. Communicate, correspond, and file applications, petitions, or other documents with any governmental body, board, department, or agency in connection with the rezoning of property owned by Sweetgrass Property LLC;
- b. Execute, sign, and deliver any applications, forms, submissions, affidavits, declarations, or related instruments necessary for rezoning;
- c. Represent the Company and attend meetings, hearings, or conferences before any public authority, community organization, or regulatory body regarding rezoning matters;
- d. Negotiate terms and conditions, make statements, and provide information required in furtherance of the rezoning process;
- e. Take all lawful actions deemed necessary or advisable to secure, support, and advance the rezoning of the Company's property.

3. Limitation of Liability

The Attorney-in-Fact shall not be personally liable for any act, omission, loss, claim, cost, or expense arising out of or in connection with the performance of the duties authorized herein, provided such actions are taken in good faith on behalf of the Company.

4. Duration

This Power of Attorney shall remain in full force and effect until revoked in writing by the Company or until the completion of the rezoning process, whichever occurs first.

5. Ratification

The Company hereby ratifies and confirms all lawful acts performed by the Representative pursuant to this Power of Attorney.

6. Governing Law

This Power of Attorney shall be governed by and construed in accordance with the laws of the U.S. Virgin Islands.

IN WITNESS WHEREOF, the undersigned has executed this Power of Attorney as of the day and year first above written.

Sweetgrass Property LLC

By: *Joseph Todd Donohoo*
Name: **Joseph Todd Donohoo**
Title: Member

Sweetgrass Property LLC

By: *April Donohoo*
Name: **April Donohoo**
Title: Member

ACKNOWLEDGMENT

TERRITORY OF USVI)
DISTRICT OF ST. CROIX)

On this 16th day of **September**, 2025, before me, the undersigned Notary Public, personally appeared Joseph Todd Donohoo and April Donohoo, who acknowledged that they executed the foregoing instrument as the duly authorized representative of Sweetgrass Property LLC.

Sandra A Tyson
NOTARY PUBLIC Sept 16, 2025

My Commission Expires:

