LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That CORNERSTONE HOLDINGS, LLC, a Virgin Islands member-managed limited liability company with its principal place of business at 1692 Prindsens Gade, Suite 5, St. Thomas, U.S. Virgin Islands 00802 (the "Principal"), acting by and through its undersigned sole member, Darren John-Baptiste, does hereby make, constitute, and appoint JASON P. CHARLES, whose physical address is 2B Nadir, St. Thomas, U.S. Virgin Islands 00802, and whose mailing address is P.O. Box 9056, St. Thomas, U.S. Virgin Islands 00801 (the "Attorney-in-Fact"), as its true and lawful attorney-in-fact, for the limited purposes set forth herein.

1. Scope of Authority.

The Attorney-in-Fact is authorized to act for and on behalf of the Principal solely in connection with the Principal's application for a zoning map amendment pursuant to 29 V.I.C. §§ 236 and 238, seeking the rezoning of the real property described as Parcel No. 1-05401-0707-00, 32A Hospital Line, Kings Quarter, St. Thomas, U.S. Virgin Islands, from R-3 (Residential — Medium Density) to B-2 (Business — Secondary/Neighborhood) (the "Rezoning Matter"). In connection with the Rezoning Matter, and only the Rezoning Matter, the Attorney-in-Fact is authorized to:

(a) appear, speak, and advocate on behalf of the Principal before the Department of Planning and Natural Resources ("DPNR"), including its Division of Comprehensive and Coastal Zone Planning, at any meeting, conference, site visit, or public hearing;

(b) appear, speak, testify, and advocate on behalf of the Principal before the Legislature of the Virgin Islands, including any of its committees, at any hearing or proceeding concerning the Rezoning Matter;

(c) assist in the preparation of applications, correspondence, and supporting documentation relating to the Rezoning Matter, and submit the same only with the Principal's prior approval;

(d) confer with DPNR staff and legislative staff regarding the status and scheduling of the Rezoning Matter; and

(e) do and perform every other lawful act necessary or appropriate to the prosecution of the Rezoning Matter, as fully as the Principal could do if personally present.

2. Limitations; Point of Contact.

This Power of Attorney is strictly limited to the Rezoning Matter. The Attorney-in-Fact is not authorized to sell, convey, lease, mortgage, or otherwise encumber any property of the Principal; to incur indebtedness on behalf of the Principal; to settle or compromise any claim; or to act for the Principal in any matter other than the Rezoning Matter. The Principal, through Darren John-Baptiste, remains the applicant of record and designated point of contact with DPNR, including within DPNR's e-permitting system, and shall continue to receive and respond to all notices, requests, and correspondence relating to the Rezoning Matter.

3. Effective Date; Duration; Revocation.

This Power of Attorney is effective upon execution and shall remain in effect until the earlier of (a) final disposition of the Rezoning Matter, or (b) written revocation by the Principal. The Principal may revoke this Power of Attorney at any time by written notice.

4. Ratification; Reliance.

The Principal hereby ratifies and confirms all lawful acts performed by the Attorney-in-Fact within the scope of this Power of Attorney. Any person or governmental agency, including DPNR and the Legislature of the Virgin Islands, may rely upon this Power of Attorney until receipt of written notice of its revocation.

IN WITNESS WHEREOF, the Principal has caused this Limited Power of Attorney to be executed this 7th day of August, 2026.

CORNERSTONE HOLDINGS, LLC

By: Darren John-Baptiste
Its: Sole Member

ACKNOWLEDGMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS
DISTRICT OF ST. THOMAS AND ST. JOHN, ss:

On this 7th day of August, 2026, before me, the undersigned notary public, personally appeared Darren John-Baptiste, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he executed the same in his capacity as sole member of Cornerstone Holdings, LLC, a member-managed limited liability company, on behalf of said company, for the purposes therein contained.

Notary Public
My Commission Expires: 1/15/2030

Charlotte A. Oliver
Notary Public
NP-939-26
My Commission Expires: January 15, 2030
STT/STJ, U.S. Virgin Islands