

LIMITED POWER OF ATTORNEY

I, Michael Barry, manager of 1215 Chambers LLC, designate and appoint, Alison Perry, manager of Vail Land Company, as 1215 Chambers LLC's attorney-in-fact and agent (hereinafter referred to as "My Agent") to act for 1215 Chambers LLC in our name, place and stead for the limited purpose stated herein. We grant My Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as we might or could do if personally present and fully competent, with full power of substitution or revocation, hereby ratifying and confirming all that My Agent shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the powers herein granted.

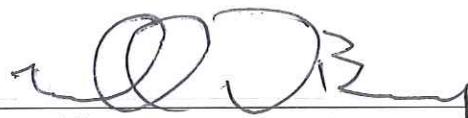
1. Powers and Authority: Our Agent has full power and authority to make to the Town of Eagle land use and other associated applications on behalf of 1215 Chambers LLC related to the properties known as 1125 and 1215 Chambers Avenue in Eagle, Colorado.

2. Revocability: This Power is revocable at any time by us, provided that, insofar as any governmental agency, bank, depository trust company, insurance company, other corporation, transfer agent, investment banking company, or other person or entity is concerned, who shall rely on this Power, this Power may be revoked only by a notice, in writing executed by me or My Agent and delivered to such person or institution.

3. Third-Party Reliance: Third parties may rely upon the representations of My Agent as to all matters relating to any power granted to My Agent, and no person who may act in reliance upon the representations of My Agent or the authority granted to My Agent shall incur any liability to us or our estate as a result of permitting My Agent to exercise any power.

4. Disability of Principal: This Limited Power of Attorney shall not be affected by our incapacity or disability.

IN WITNESS WHEREOF, I have executed this Limited Power of Attorney this 7 day
of April, 2025.



Manager

STATE OF _____
}ss:
COUNTY OF _____ }

The foregoing Limited Power of Attorney was acknowledged before me this 7 day
of April, 2025, by _____, manager of _____

Witness my Hand and Official Seal:



My commission expires: August-30-2028 Notary Public

