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November 24, 2025

The Honorable Senator Milton E. Potter
President
Thirty-Sixth Legislature of the Virgin Islands
Capitol Building
P.O. Box 1690, St. Thomas, USVI 00804

Re: Application for Use Variance for Plot No. 295-D-3 of Estate Barren Spot,
King Quarter, Christiansted, St. Croix, U.S. Virgin Islands

Dear President Potter:

The undersigned is legal counsel for CDP, LLC, the owner of the Island Crossings Shopping Center, Estate Barren Spot, St. Croix.

CDP, LLC is the Seller in a Contract for Purchase and Sale of Parcel 295-D-2 Estate Barren Spot, Christiansted, St. Croix, U.S. Virgin Islands with 4 Rivers Acquisitions, LLC a Georgia limited liability company as Buyer. 4 Rivers has requested that CDP, LLC apply for and acquire a Use Variance for the Parcel, which will allow 4 Rivers to build a modern, multi-story, climate controlled self-storage facility on the site.

The Parcel is currently zoned *B-2 Business-Secondary/Neighborhood*, which does not allow for the construction and operation of a self-storage facility. The proposed Use Variance will allow for the "Warehouse & Storage Services" land use which is, by statute, listed in the *B-3 Business-Scattered* zoning designation. The proposed Use Variance, if granted, will allow for the development and operation of the self-storage facility.

Thank you for your consideration of this request. CDP, LLC looks forward to advancing its Application for a Use Variance to a successful conclusion in support of the construction and operation of the self-storage facility.

Sincerely,

Kevin A. Rames, Esq.
Attorney and Counsellor at Law

cc: CDP, LLC