

**GIR Properties, LLC**  
c/o Vincent C. Thomas  
1000 North King Street  
Wilmington, DE 19801

December 15, 2023

Fred Townsend, Esq. (via email)

Dear Fred:

Thanks for speaking with me this week in regard to the potential rezoning of Tax Parcel 334-20.14-205, Lots 15-16-17 Blk 42 in Rehoboth by the Sea, Dewey Beach, Delaware (the "Sea Esta Property"). As I mentioned, I am the manager and 1/3 owner of GIR Properties, LLC ("GIR"), a Delaware limited liability company. The other owners and managers of GIR are Paul Perna and Mike Williams. Paul and I own other properties in Dewey Beach, and Paul has constructed several high-end homes within the Town.

GIR currently has a binding contract (the "Contract") to purchase the Sea Esta Property. The Contract is contingent upon the successful rezoning of the Sea Esta Property from a single 100' x 150' Lot with a zoning designation of RB2 (as defined in the Town of Dewey Beach code) to 3 50' x 100' Lots with zoning designations of RR (as defined in the Town of Dewey Beach code) within 4 months of the Contract date (i.e., December 8, 2023). GIR would like to rezone the property so that it can build 3 single family homes in accordance with an RR zoning designation. Quite notably, the Sea Esta Property is the only remaining parcel on the ocean block of Houston Street with a zoning designation of RB2. Put simply, the new 3 single family homes and the RR zoning designation would be more consistent with the character of the surrounding properties.

GIR would like to immediately pursue rezoning of the Sea Esta Property so that it can obtain all necessary rezoning approvals on or before March 31, 2024 inside of the Contract diligence expiration date. Please note that GIR's present intentions would be to operate the Sea Esta Motel through the 2024 beach season and begin demolition of the motel and construction of the 3 single family homes in the fall of 2024 consistent with the rezoning approval.

From our conversation, I understand the first step in the rezoning process is this letter. Please accept this as our formal request to begin the rezoning process for the Sea Esta Property. We are happy to address any questions and would appreciate if we could make it on the agenda of the January meeting of the Town commissioners to approve the Sea Esta Property continuing through rezoning process (including, submission to the Town planning and zoning commission).

We are very grateful for your time and professionalism. We look forward to working with you and other Town representatives.

Respectfully,

/s/ Vincent C. Thomas

Vincent C. Thomas

CC : Mr. Bill Zolper, Town Manager (via email)  
Mr. Jim Dedes, Assistant Town Manager (via email)  
Mr. Paul Perna (via email)  
Mr. Michael Williams (via email)