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Dear Jessica,

On July 25, 2022, The Arden Hills City Council reviewed our request for a Preliminary Plat, Final Plat, Master Planned Unit Development, Final Planned Unit Development, Conditional Use Permit, and Site Plan Review. At that time, our application was approved the City, subject to certain conditions. Per Arden Hills City policy, an applicant shall file the Final Plat with Ramsey County within 180 days of the approval from the City.

However, due to deteriorating market conditions, the original car wash operator (Rocket Car Wash) recently terminated their purchase agreement with Launch Properties. Therefore, Launch Properties herein formally requests an extension of one-hundred and eighty (180) days to file the Final Plat with Ramsey County. This will allow us time to secure City approvals for a different car wash operator (Mister Car Wash).

Thank you in advance for your consideration and please advance this request to the upcoming January 9, 2023, City Council meeting.

LAUNCH PROPERTIES, LLC.

A handwritten signature in black ink, appearing to read "Dan Regan", written over a faint circular stamp.

Dan Regan  
Principal