

Tom Costa
JAMK Investments, LLC
106 Church Street
Dickson, TN 37055

July 10, 2025

Brian Ragan
Reynolds, Potter, Ragan & Vandivort, PLC
210 E. College Street
Dickson, TN 37055

Attn: Brian Ragan, Esq.

Subject: Acknowledgment of Certified Letter Dated July 2, 2025, and Request for Extension

Dear Mr. Ragan,

I am writing to acknowledge receipt of your certified letter dated July 2, 2025, addressed to JAMK Investments LLC d/b/a Katie's Ice Cream, regarding the use of the parking lot at 108 E College, Dickson, TN, following the expiration of the City of Dickson's lease on June 30, 2025. I appreciate the opportunity to review the proposed options and the attached License Agreement. However, due to the complexity of this matter and the short timeframe provided, I respectfully request an extension of the July 11, 2025, deadline to allow for a thorough evaluation.

As the owner of the adjacent property at 106 Church Street, where I operate Katie's Ice Cream, I have relied on unobstructed access to 108 E College for handicap entry to our playground and patio (ADA-compliant since 2019 per City request) and access to our electrical panel and overhead lines on the north wall. The potential impact of new construction by Eric Thornton, as indicated in your letter, raises significant concerns about my property rights, including a possible prescriptive or implied easement under Tennessee law. Given this historical use and the legal implications, I need additional time to search title documents, consult with legal counsel, and assess the proposed License Agreement's terms, including its revocable nature and insurance requirements.

With today being July 10, 2025, and only one day remaining before the deadline, I am unable to complete these steps adequately by July 11. I kindly request a 30-day extension, until August 10, 2025, to conduct this review and provide an informed response. I am

committed to responding promptly once I have completed my due diligence and would appreciate your cooperation in granting this extension.

Please confirm receipt of this request and your agreement to the proposed extension at your earliest convenience. I can be reached at (615) 326-8957 or TomCosta615@gmail.com. Thank you for your understanding and support in this matter.
Sincerely,

Tom Costa
Owner, Katie's Ice Cream
JAMK Investments, LLC

Hand Delivery Receipt

Date of Delivery: July 10, 2025

Time of Delivery: _____ AM/PM CDT

Delivered By: Tom Costa

Delivered To: Reynolds, Potter, Ragan & Vandivort, PLC

Attn: Receptionist for Brian Ragan, Esq.

Reynolds, Potter, Ragan & Vandivort, PLC

210 E. College Street

Dickson, TN 37055

Description of Documents Delivered:

- Letter from Tom Costa, Owner, Katie's Ice Cream / JAMK Investments LLC, dated July 10, 2025, titled "Acknowledgment of Certified Letter Dated July 2, 2025, and Request for Extension"

Acknowledgment of Receipt:

I, the undersigned, acknowledge receipt of the above-described documents on behalf of Reynolds, Potter, Ragan & Vandivort, PLC, at the time and date indicated. This receipt confirms delivery only and does not constitute agreement to the contents of the documents.

Signature: _____

Printed Name: _____

Title/Position: _____

Date: _____

Time: _____ AM/PM CDT