November 28, 2023

Mr. Martin Pastucha
Public Works Administrator
City of Renton
1055 So. Grady Way
Renton, WA 98057

Ref: Letter of Transmittal - Pro Flight Aviation and Renton Gateway Center Business Introduction and Request

Dear Mr. Pastucha,

Building on our discussions over the past few weeks, it is my pleasure submit this official introduction of Dark Horse Aviation, its summary Business Plan, and formal request for assignment approval of the Renton Gateway Center's ground lease and fuel farm sub groundlease at 750 and 540 West Perimeter Road, respectively, and Pro-Flight Aviation's FBO Operating Permit.

My partners and I have continued the pursuit of the Pro-Flight and Renton Gateway Center acquisitions for the past 18 months for two primary reasons: 1) The strong foundation of staff, clients, and operations meticulously built by Diane and Bernie Paholke over nearly 30 years of service to the airport and far-reaching impact-for-good in the surrounding community; and 2) Renton's outstanding future to be the legitimate first-class corporate reliever for light and midsize jets in the region.

Dark Horse is honored to be handed the baton anchoring the next leg of Renton's race for excellence in the aviation community. Please hear me clearly that this race is not run, or won, with a fleeting sprint; rather through a series of baby steps, leading to a persistent walk, transitioning to a sustainable and consistently improving run. What does this mean in practice? From the outside perspective, little in fact will appear to change at Pro-Flight for quite some time. I learned, while serving as a Humanitarian Pilot and Mechanic in the backcountry of Alaska, a valuable lesson – the simple recipe for successful engagement and impact in a community: Listen, listen, and listen some more on the way to daily earning trust.

City Leadership and Staff, existing Renton Airport constituents, and future patrons know what the community needs and wants. Dark Horse's job is to simply apply its extensive experience in FBO Operations and Business-Aviation Real Estate development, and collective ownership resources to deliver reliable infrastructure of varying kinds to meet those goals.

As with any endeavor worth pursuing, growing pains and disagreements are inevitable. I will be the first to say we will not be perfect, nor am I asking for the City of Renton to ensure Pro-Flight's success.

What I am asking for is two-fold: 1) Respectfully, your timely approval and support of this application for ownership transition; and 2) enduring engagement and candid dialogue as fellow stakeholders and partners in the success and reputation of the Renton Municipal Airport for the collective advancement of the City of Renton and King County communities.

On behalf of an eager team ready to listen, crawl, walk, and finally run, I am grateful for this opportunity to help pilot the Renton Municipal Airport into the next phase of its renown as "Jet City."

I invite you to contact me directly for further discussion or information.

My Best,

Jon Wenrich
Founder & CEO – Dark Horse Aviation