

# PWRF PROJECT

City of Snoqualmie (“City”)

Peter Hambling/PWRF (“PH”)

City Conveyance Agreement  
Transfers City parcels to PWRF subject to Public Use Covenant

Agreement of Purchase and Sale  
PH acquires “Hambling Parcels” from Seventy-nine Forty, LLC

Development Agreement  
Between City and PWRF

Contingent Gift Agreement  
PH transfers parcels and model railroad to PWRF

Project Failure to Proceed:  
City Right to Retake in (Development Agreement)  
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City Rights to Repurchase if Museum fails and participate in insurance proceeds if damaged (Covenant)

Public Benefits

PWRF  
Assembled Site Owner (upon satisfaction of Development Agreement conditions for start of construction)  
Construct (subject to Development Agreement) and Operate museum (subject to Public Use Covenant)