

Month XX, 2025

Teri L. Hailstone and D. Hooker Hailstone, Trustees
c/o Gary Penitsch, Broker
Coldwell Banker Bain
8862 161st Ave Ste 103
Redmond, WA 98052

Re: Property Address – 7802 Railroad Avenue SE, Snoqualmie, WA 98065
Parcel No. 784920-0455

Dear Mr. Penitsch:

This is a formal offer from the City of Snoqualmie to purchase your clients' above-referenced 0.12-acre property, located in the City of Snoqualmie, according to the terms outlined in the enclosed Purchase and Sale Agreement ("Agreement"). The offer of Three Hundred Sixty Thousand Dollars and No/100 (US\$360,000) is based on a fair market value appraisal established by an independent, state-certified real estate appraiser.

The City of Snoqualmie is proposing to purchase this property on a voluntary basis. If your client does not wish to sell their property to the City, or if an agreement as to terms cannot be reached, the City will not continue to pursue acquisition at this time. If the City's property needs change to include this property in the future, your client will be contacted to request permission for a new appraisal and a new discussion will be initiated.

Pursuant to the terms of the proposed Agreement, this transaction is contingent upon successful completion of an onsite inspection prior to closing. Any liens or encumbrances will also need to be addressed and/or removed prior to closing.

King County staff are assisting the City of Snoqualmie with this potential transaction. The King County Real Property Agent assigned to this project is Lori King. Should you have any questions, please feel free to contact Ms. King at 206-477-4776. If your clients find everything in the Agreement acceptable, please return a fully executed version to Ms. King via DocuSign or lori.king@kingcounty.gov.

If changes are necessary, please amend, sign, and return the Agreement. If the changes are acceptable, we will obtain the appropriate authorization and/or initials and return a fully executed document to you.

The expiration date of this offer is Month XX, 2025.

Mr. Penitsch
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We look forward to hearing from you in the near future.

Sincerely,

Mayor Katherine Ross
City of Snoqualmie

Enclosures

cc: Mona Davis, Interim Community Development Director, City of Snoqualmie
Lori King, Real Property Agent, Open Space Acquisitions Unit, King County