PWRF PROJECT

City of Snoqualmie ("City")

Peter Hambling/PWRF ("PH")

City Conveyance Agreement

Transfers City parcels to PWRF subject to <u>Public Use Covenant</u>

Development Agreement

Between City and PWRF

Agreement of Purchase and Sale

PH acquires "Hambling Parcels" from Seventy-nine Forty, LLC

Public Benefits

Contingent Gift Agreement

PH transfers parcels and model railroad to PWRF

Project Failure to Proceed: City Right to Retake in (<u>Development Agreement</u>)

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City Rights to Repurchase if Museum fails and participate in insurance proceeds if damaged (<u>Covenant</u>)

PWRF

<u>Assembled Site Owner</u> (upon satisfaction of <u>Development Agreement</u> conditions for start of construction)

<u>Construct</u> (subject to <u>Development Agreement</u>) and <u>Operate</u> museum (subject to <u>Public Use Covenant</u>)

07/2024