

140605

BOOK 207 PAGE 737

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TELL

When Recorded Return to:

Jon W. Nickel  
Tonkon Torp LLP  
1600 Pioneer Tower  
888 S.W. Fifth Avenue  
Portland, Oregon 97204

MAR 20 12 59 PM '01

GARY M. OLSON  
AUDITORNOTICE OF CONTINUANCE  
LAND CLASSIFIED AS CUPRENT USE OR FOREST LAND  
Chapter 84.34 And 84.33 Revised Code of Washington

RA 23571

Grantor(s) RTC Acquisition Company, LLCGrantee(s) Skamania CountyLegal Description The Northeast Quarter of Section 1, Township 10 North, Range 6 East  
of the Willamette Meridian in the County of Skamania, State of Washington.Assessor's Property Tax Parcel or Account Number 10-06-00-0-0-0100-00Reference Numbers of Documents Assigned or Released Book E Page 896

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of this land, the new owner(s) must sign below. All new owners must sign. If the new owner(s) do(es) not desire to continue the classification or designation, all additional or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.120, 140 shall be due and payable by the seller or transferor at the time of sale. To determine if the land qualifies to continue classification or designation, the county assessor may be consulted.

Name of New Owner(s) RTC Acquisition Company, LLCAddress c/o The Campbell Group, LLC, its Manager  
One SW Columbia Street, Suite 1720, Portland, Oregon 97258Phone No. 503-275-9675

Excise Tax No. \_\_\_\_\_

File No. \_\_\_\_\_

Taxing District \_\_\_\_\_

Date of Sale or Transfer 3/15/01Date of Notice 3/13/01Interest in Property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other

To inquire about the availability of this notice in an alternate format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985

**A. CLASSIFICATION UNDER CHAPTER 84.34 RCW.** I/we request that this land retains the current use classification as ☐ Open Space Land, ☐ Farm and Agricultural Land, ☐ Timberland, and I am/we are aware of the following use classification of the land:

**1. OPEN SPACE LAND MEANS EITHER:**

- a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly; or
- b) any land area, the preservation of which in its present use would: (i) conserve and enhance natural or scenic resources; (ii) protect streams or water supply; (iii) promote conservation of soils, wetlands, beaches, or tidal marshes; (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; (v) enhance recreation opportunities; (vi) preserve historic sites; (vii) preserve visual quality along highway, road, and street corridors or scenic vistas; or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification; or
- c) any land that meets the definition of farm and agricultural conservation land. "Farm and agricultural conservation land is either: (i) land that was previously classified as open space farm and agricultural land that no longer meets the criteria of farm and agricultural land, and that is reclassified as open space and under RCW 84.34.020(1); or (ii) land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

**2. FARM AND AGRICULTURAL LAND MEANS EITHER:**

- a) any land in contiguous ownership of twenty or more acres devoted: (i) primarily to the production of livestock or agricultural commodities, for commercial purposes; or (ii) enrolled in the federal conservation reserve program or its successor administered by the United States department of agriculture; or (iii) other similar commercial activities as may be established by rule; or
- b) any parcel of land at least five acres but less than twenty acres devoted primarily to agricultural uses and produces a gross income equal to two hundred dollars or more per acre per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- any parcel of land that is less than five acres devoted primarily to agricultural uses and produces a gross income equal to fifteen hundred dollars or more per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the classified farm and agricultural land is classified pursuant to subsection (a) of this section, if the residence or housing is on or contiguous to the classified parcel, and the use of the residence or housing is integral to the use of the classified land for agricultural purposes.

Agricultural land also includes (i) land on which appurtenances necessary for the production, preparation, or sale of commercial agricultural products are situated when the appurtenances are used in conjunction with the land(s) producing agricultural products, (ii) land incidentally used for an activity or enterprise that is compatible with commercial agricultural purposes as long as the incidental use does not exceed twenty percent of the classified land, and (iii) any noncontiguous parcel of land from one to five acres in size that constitutes an integral part of the commercial agricultural operations of a classified parcel of farm and agricultural land.

3. **TIMBER LAND MEANS** any land in contiguous ownership of five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes and not classified as reforestation land pursuant to Chapter 84.28 RCW. Timber land means the land only.

I/we declare that I am/we are aware of the liability of withdrawal or removal of this land from classification to the following extent:

1. If the owner has filed the proper notice of request to withdraw the classified land and the land has been classified for a minimum of ten years he/she shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on delinquent property taxes. The additional tax and interest shall be paid for the preceding seven years.
2. If land is removed from classification because of a change to a non-conforming use, land is removed prior to the minimum ten year period, or land is removed because the owner(s) failed to comply with the two year notice of withdrawal he/she shall be liable to pay the additional tax and interest described in 1 above plus a penalty of twenty percent of the additional tax and interest. The additional tax, interest, and penalty shall be paid for the preceding seven years.
3. The additional tax, interest, and/or penalty shall not be imposed if the withdrawal or removal from classification resulted solely from:
  - a) transfer to a government entity in exchange for other land located within the state of Washington;
  - b) a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power, said entity having manifested its intent in writing or by other official action;
  - c) a natural disaster such as a flood, windstorm, earthquake, or other calamity rather than by virtue of the act of the landowner changing the use of the classified land;
  - d) official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present classified use of the land;
  - e) transfer of land to a church when the land would qualify for exemption pursuant to RCW 84.36.020;
  - f) acquisition of property interests by a state or federal agency, county, city, town, metropolitan park district; metropolitan municipal corporation, nonprofit historic preservation corporation as defined in RCW 64.04.130, or nonprofit nature conservancy corporation or association as defined in RCW 84.34.250;
  - g) removal of classified farm and agricultural land on which the principal residence of the farm operator or owner or housing for employees;
  - h) removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification;
  - i) the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120; or
  - j) the creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

**B CLASSIFICATION UNDER CHAPTER 84.33 RCW.** I/we request that this land retain its ☒ classification or ☐ designation as forest land and I am/we are aware of the following definition of forest land:

**FOREST LAND** means and is synonymous with timber land and means all land in contiguous ownership of at least twenty acres that is primarily devoted to and used for growing and harvesting timber. Forest land means the land only.

- a) **CLASSIFIED FOREST LAND** is land whose highest and best use is the growing and harvesting of timber.
- b) **DESIGNATED FOREST LAND** is land that is primarily devoted to and used for growing and harvesting timber but whose value for other purposes may be greater than its value for use as forest land.

I/we declare that I am/we are aware of the liability of removal of this land from classification or designation and upon removal a compensating tax shall be imposed that shall be equal to the difference between the amount of tax last levied on " " land as forest land and an amount equal to the new assessed valuation of the land multiplied by the mileage rate of the last levy extended against the land, multiplied by a number, not greater than ten, equal to the number of years the land was classified or designated as forest land.

The compensating tax shall not be imposed if the removal of classification or designation resulted solely from:

- transfer to a government entity in exchange for other forest land located within the state of Washington;
- a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power;
- a donation of fee title, development rights or the right to harvest timber, to a government agency or organization qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections or the sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the natural heritage council and natural heritage plan as defined in Chapter 79.70 RCW;
- the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes;
- official action by an agency of the State of Washington or by the county or city within which the land is located that disallows the present use of such land;
- the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120; or
- the creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

**RTC Acquisition Company, LLC**

Property Owner

By: **The Campbell Group, LLC**

Its: **Manager**

Address

By: Stanley G. Rencher

Property Owner

Its: **President**

Date

3 / 13 / 01  
Date

**One SW Columbia Street, Suite 1720, Portland, OR 97258**

Address

Property Owner

Date

Address

Property Owner

Date

Address



# THE CAMPBELL GROUP, LLC

## TIMBER MANAGEMENT PLAN FOR RAINIER TIMBER COMPANY, LLC LANDS, RTC ACQUISITION COMPANY, LLC, RAINIER TIMBER ACQUISITION COMPANY, LLC, RAINIER MINERAL COMPANY, LLC IN SKAMANIA COUNTY

The Campbell Group, LLC (TCG) is a timber investment and management firm headquartered in Portland, Oregon. TCG manages over 300,000 acres in the Pacific Northwest and Northern California. Over 80 foresters and land managers are employed and located in eight field offices to oversee and manage these timberlands for various institutional and financial investors.

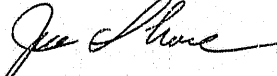
The timberland in Skamania County is managed primarily for the production of a commercially viable product, timber. At the same time we strive to maintain the properties that serve the public's interest, such as clean air and water, protection of wildlife and productive soils. We accomplish this by practicing good stewardship practices for all of the assets managed. The management regime for the timberland will be as follows.

Following the final harvest of a mature stand of trees, we will utilize appropriate site preparation techniques to assure that sufficient seedlings can be planted throughout the harvest area. Site preparation will generally consist of application of herbicides to suppress the competing vegetation and possibly some mechanical scarification. We will then plant species geographically suited for the site. We will plant from 350 to 400 trees per acre, which is well in excess of state regulations. Reforestation will generally be accomplished within the first year following harvest. Over the subsequent five years we will monitor the area to assure there is good survival of the planted trees and to assess the need to control competing vegetation to insure that the planted trees will be "free to grow." If the vegetation needs to be controlled, we will suppress the competing vegetation using either herbicides or will do manual release to control competing vegetation on particularly sensitive land.

When the stand is approximately 15 years old, TCG will assess the stand to determine if the stand should be pre-commercially thinned (PCT'd). We would PCT the stand to enhance volume growth by cutting some of the trees to give the remaining trees more space to grow. We will continue to inventory (monitor) the stand until final harvest. Ten years before final harvest we will assess stands for the viability of commercial thinning. Generally we will also consider fertilization following commercial thinning to increase the volume growth.

PAGE 2

Depending on the site class (productivity), the final harvest will occur when the stand is between 45 and 80 years of age. The more productive stands will be harvested at a younger age than the lower productive stands. Once a stand is determined to be mature enough to harvest, we will lay out the harvest unit taking into consideration county, state and federal regulations and any other considerations that are appropriate (impact on the public, impact on plant and wildlife species that might not be covered by regulations, Etc.). A harvest plan detailing where roads, if needed, will be built, how the unit will be harvested and the timing of the harvesting, will be prepared as part of the application for a harvest permit from the Department of Natural Resources. An independent logging contractor will be contracted to perform the harvesting operations. The harvesting operation will be monitored by TCG to be assured that the harvest plan is being followed and that no regulations are violated.



Joe Shore  
Manager of Acquisitions