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BOOK 221 PAGE 1

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P. Lowry
AUDITOR

J. MICHAEL GARVISON

AFTER RECORDING MAIL TO:

Name Skamania County

Address _____

City/State _____

SDR 23742

Document Title(s): (or transactions contained therein)

1. USDA CONVEYANCE DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. UNITED STATES OF AMERICA
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. SKAMANIA COUNTY, A MUNICIPAL CORPORATION OF WA
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

T4N, R7E, S22

☐ Complete legal description is on page 2 of document

Assessor's Property Tax Parcel / Account Number(s):
04-07-27-0-0-1800-00
04-07-27-0-0-1900-00
04-07-27-0-0-2000-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



First American Title
Insurance Company

(this space for title company use only)

REAL ESTATE EXCISE TAX

23071

FEB 26 2002

Deputy

OFFICE STATE DE WASHINGTON

Deputy
SKAMANIA COUNTY TREASURER

By _____
Auditor
By _____
Recorder
By _____
County Clerk

Gifford Pinchot No. 415
OR 54952 (WA)

USDA CONVEYANCE DEED

THIS DEED, made this 1st day of February, 2002, between the UNITED STATES OF AMERICA, Grantor, acting herein by and through the Forest Service, United States Department of Agriculture, and Skamania County, a municipal corporation of the State of Washington, Grantee.

WHEREAS, Section 341 of the Omnibus Consolidated and Emergency Supplemental Appropriations Act of 1999, signed October 21, 1998 (P.L. 105-277, 112 Stat. 2681), provides that the conveyance of lands as depicted on a map dated September 29, 1998, entitled "Wind River Conveyance" and more particularly herein described, shall become automatically effective upon determination by the Secretary of Agriculture that Skamania County has conveyed acceptable title to the United States to the lands identified on a map dated September 29, 1998, entitled "Skamania County Lands;"

AND WHEREAS, Grantor does hereby acknowledge that the provisions of the aforesaid Act have been complied with as documented in the deed to the United States;

NOW THEREFORE, Grantor does hereby remise, release, conveys and quitclaim all its right, title, and interest in and to the real property situated in the County of Skamania, State of Washington, to the Grantee described as follows:

T. 4 N., R. 7 E., W.M.

sec. 22, lot 2;

sec. 27, lots 2, 4, 6, 9, 12, 13, and 16, NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, and NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$;

sec. 34, lot 2.

The areas described aggregate 187.51 acres, according to the official plats of the surveys of the said lands on file in the Bureau of Land Management, as agreed to by both parties.

Together with all water rights appurtenant to the conveyed Property, including without limitation, all rights under Certificate Numbers S2-00817 C, S2-26536 C, R2-23196 C and G 2-25679 C (11.6 acre feet for community water, 9.5 acre feet of commercial water for the Nursery plant, and 12.5 acre feet of irrigation water for lawns; and all additional rights to the use of

water which has been applied to a beneficial use upon the conveyed Property; pursuant to RCW 90.03.380, excepting and reserving to the United States and its assigns 23.92 irrigated acres permitted under Certificate Numbers S2-00817 C and S2-26536 C; and the remainder of water rights under G 2-25679 C (21.4 acre feet of community water and 11.5 acre feet of irrigation for lawns.)

EXCEPTING AND RESERVING TO THE UNITED STATES, and its assigns, from the lands so granted:

1. Five (5) exclusive perpetual easements, including all right, title and interest for existing roads as shown approximately on Exhibits C-1 through C-10 attached hereto and made a part hereof, and more particularly identified and described herein, and all appurtenances thereto, over, upon, or under the land so granted together with such reasonable rights of temporary use of the lands immediately adjacent to said rights-of-way as may be necessary for the maintenance and/or repair of said roads.
 - a. Road No. 434
lot 2 of sec. 22, T. 4 N., R. 7 E.
 - b. Road No. 462
lot 4 of sec. 27, T. 4 N., R. 7 E.
 - c. Road "A"
lots 13 and 16, and NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of sec. 27, T. 4 N., R. 7 E.
 - d. Road "B"
NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of sec. 27, T. 4 N., R. 7 E.
 - e. Road No. 4101
lot 13 of sec. 27, T. 4 N., R. 7 E.

It is agreed that Skamania County, its successors and assigns, shall have the right to use the existing roads described above for all purposes deemed necessary or desirable in connection with the protection, administration, management and utilization of Skamania County lands or resources, subject, however, to traffic-control regulations under 36 CFR 261.12, and the bearing of road maintenance costs proportionate to use as provided in 36 CFR 212.5(d).

Provided, that if the Regional Forester determines that the road(s), or any segment thereof, is no longer needed for the purposes reserved, the easement(s)

shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Skamania County, or its successors or assigns in interest.

2. Six (6) exclusive perpetual water line and drain line easements, including all right, title and interest for existing systems, as shown approximately on Exhibits D-1 through D-12 attached hereto and made a part hereof, and all appurtenances thereto, over, upon, or under lots 4, 9, 12, and 13 of sec. 27, T. 4 N., R. 7 E., W.M., together with such reasonable rights of temporary use of the lands immediately adjacent to said rights-of-way as may be necessary for the maintenance and/or repair of said system.

Provided, that if the Regional Forester determines that the easement(s), or any segment thereof, is no longer needed for the purposes reserved, the easement(s) shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Skamania County, or its successors or assigns in interest.

3. Three (3) exclusive perpetual easements, including all right, title and interest for sewer line and septic field, including all right, title and interest for existing easements as shown approximately on Exhibits E-1 through E-4 attached hereto and made a part hereof, and all appurtenances thereto, over, upon, or under lots 9, 12, and 13 of sec. 27, T. 4 N., R. 7 E., W.M., together with such reasonable rights of temporary use of the lands immediately adjacent to said rights-of-way as may be necessary for the maintenance and/or repair of said systems.

Provided, that if the Regional Forester determines that the easement(s), or any segment thereof, is no longer needed for the purposes reserved, the easement(s) shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Skamania County, or its successors or assigns in interest.

GRANTING TO SKAMANIA COUNTY, and its assigns, from the lands to be retained in Federal ownership and to be recorded simultaneously to this Deed, are:

1. Five (5) Forest Road nonexclusive easements, subject to existing easements and valid rights, for use of roads further identified on Exhibits A-1 through A-6 and A-9 through A-13.

2. One (1) Forest Road Easement - Limited Use, subject to existing easements and valid rights for use of a road further identified on Exhibits A-7 through A-8.
3. Five (5) Irrigation Water Transmission Pipeline nonexclusive easements, subject to existing easements and valid rights for irrigation further identified on Exhibits B-1 through B-9.

SUBJECT TO:

1. Easement for a telephone line owned and operated by United Telephone Company of the Northwest for which no recorded permit or easement exists (affects SE $\frac{1}{4}$ of sec. 22 and all of sec. 27, T. 4 N, R 7 E.)
2. Easement for electrical transmission powerline owned and operated by Skamania County Public Utility District for which no recorded permit or easement exists (affects SE $\frac{1}{4}$ of sec. 22 and all of sec. 27, T. 4 N, R 7 E.)
3. Covenant on Building Numbers 1053, 1054, 1057, 1415, 2325, 2327 and associated property along with Chapman Avenue and the historic nursery fields on the Wind River Nursery Site for inclusion in the National Register of Historic Places and protection under the National Historic Preservation Act (16 U.S.C. 470) and its implementing regulations (36 CFR Part 800), more particularly described on Exhibit F attached hereto and made a part hereof.

WHEREAS, potentially hazardous substances and petroleum products used for heating certain facilities contained in buried oil tanks were used on the property. All remedial action necessary to protect human health and the environment with respect to these facilities being conveyed to the County, including without limitation Building Numbers 1053, 1054, 1057, 1065, 2025, 2127, 2226, and 2325, and with respect to any hazardous substances found on the Property will be conducted by the United States. The United States reserves a right of access to these facilities for purposes of conducting such remedial or corrective action, if necessary.

IN WITNESS WHEREOF, the Grantor, by its Director of Recreation, Lands, and Mineral Resources, Forest Service, Pacific Northwest Region, has executed this deed pursuant to the delegation of authority by the Secretary of Agriculture to the Assistant Secretary for Natural Resources and Conservation, the delegation of authority by the Assistant Secretary for Natural Resources and Conservation to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief,

Forest Service, 49 F.R. 34283, published August 29, 1984, on the day and year first above written.

UNITED STATES OF AMERICA

Kimberly Ewart Bown

Kimberly Ewart Bown, Director, RLM
Recreation, Lands, and Mineral Resources
Pacific Northwest Region
USDA Forest Service

ACKNOWLEDGMENT

STATE OF OREGON)

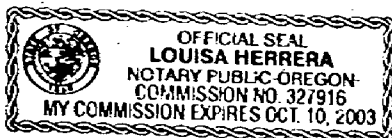
)ss.

County of Multnomah)

On this 1st day of February, 2002, before me, the undersigned, a Notary Public in and for said State personally appeared Kimberly Ewart Bown, Director of Recreation, Lands, and Mineral Resources, Pacific Northwest Region, Forest Service, Department of Agriculture, the same person who executed the within and foregoing instrument, who being by me duly sworn according to law, did say that he/she executed said instrument on behalf of the United States of America by its authority duly given and by his/her delivered as and for its act and deed. And he/she did further acknowledge that he/she executed said instrument as the free act and deed of the United States of America, for the purposes and consideration herein mentioned and set forth, and I do hereby so certify.

BOOK 221 PAGE 7

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Louisa Herrera
(Signature)

Name (Printed): Louisa Herrera
Notary Public for the State of Oregon
My Commission Expires 10/10/2003

Certified correct as to consideration, description, conditions and form.

Vicki Weesling 1/25/02
Vicki Weesling, Esq. Leader

EXHIBIT "C-1"
U.S. FOREST SERVICE WIND RIVER NURSERY
ROAD RESERVATION

An easement 30 feet in width, 15 feet each side of centerline for the purpose of access over and across a portion of Government Lot 2, Section 22, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The road alignment is approximate as depicted from Digital Orthophoto Quadrangle "Stabler" 7/19/94, and as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit C-2 "Road RESERVATION", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the SW corner of Section 22, a brass cap described by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence N 13°-37'E, 578 feet to the true property line, the West line of Government Lot 2, said Section 22, and the centerline of Forest Service road #434 the TRUE POINT OF BEGINNING;

Thence N 82° 28' E, 694 feet, to the true property line, the North Line of Government Lot 2, said Section 22. The total right of way acreage is ± 0.48 acres. The basis of bearing for this description is Grid bearing, MAD 1927 (theta angle of -1° - 02'). This description of the road alignment location is approximate as depicted from Digital Orthophoto Quadrangle "Stabler" 7/19/94, and as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

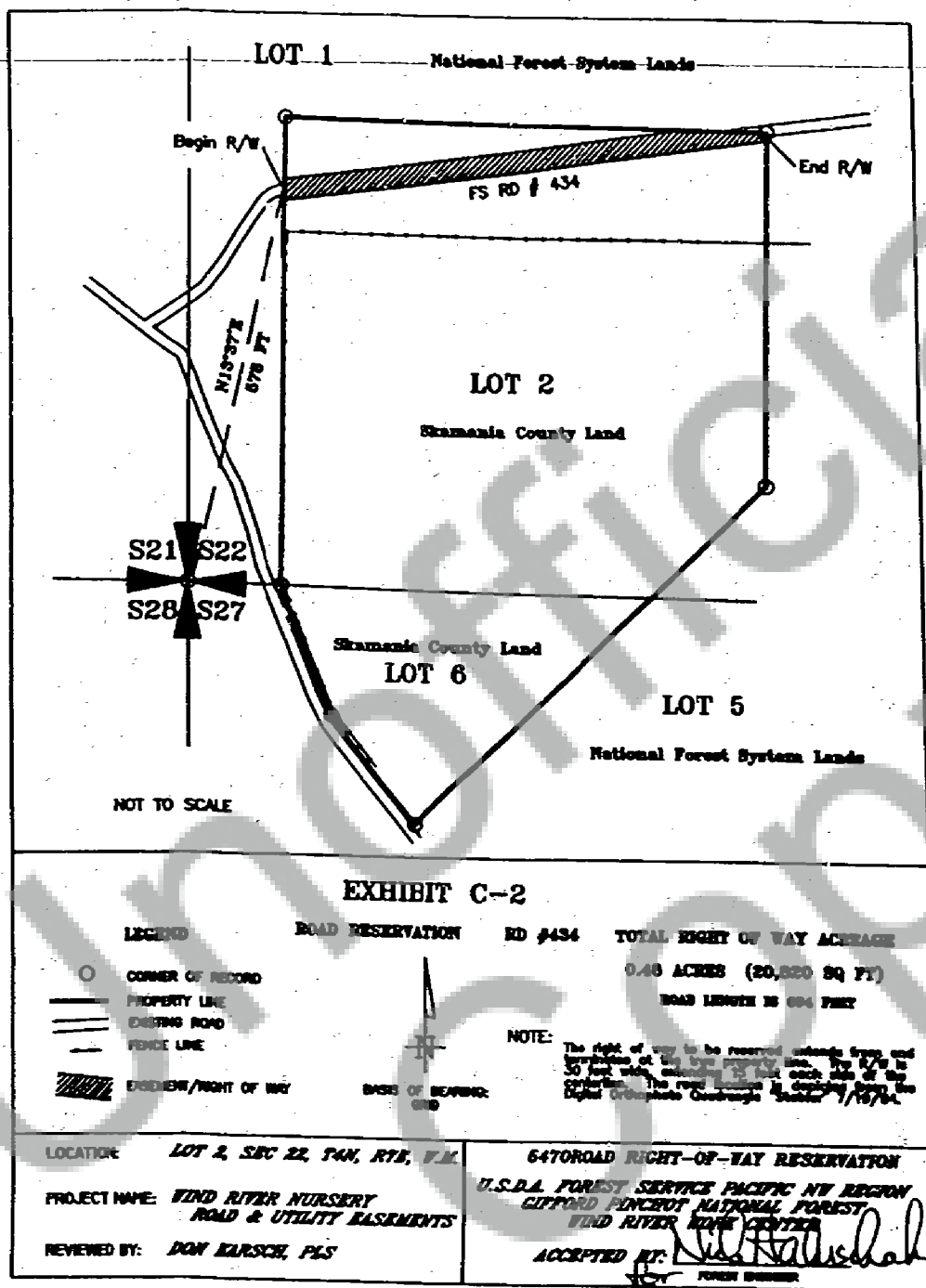


EXHIBIT "C-3"
U.S. FOREST SERVICE WIND RIVER NURSERY
ROAD RESERVATION

An easement 30 feet in width, 15 feet each side of centerline for the purpose of access over and across a portion of Government Lot 4, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The road alignment is approximate as depicted from Digital Orthophoto Quadrangle "Stabler" 7/19/94, and as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit C-4 "Road RESERVATION", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the NW corner of Section 27, a brass cap described by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 62° 21' E, 1693 feet to the true property line, Lot 4, said Section 22, and the centerline of Forest Service Road #462 the TRUE POINT OF BEGINNING;

Thence S 88° 52' E, 575 feet;

Thence N 58° 11' E, 184 feet, to the true property line, the North Line of Government Lot 4, said Section 27. The total right of way acreage is ± 0.52 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the road alignment location is approximate as depicted from Digital Orthophoto Quadrangle "Stabler" 7/19/94, and as, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

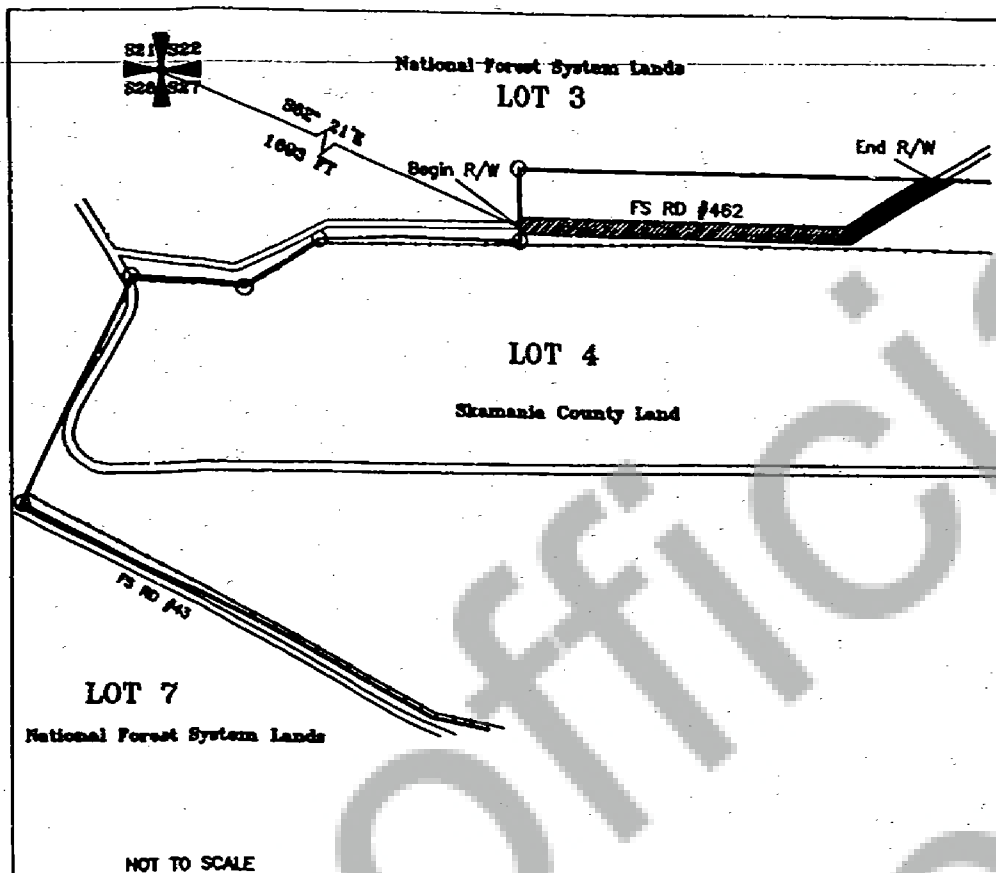


EXHIBIT C-4

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

ROAD RESERVATION

RD #462

TOTAL RIGHT OF WAY ACRES

0.52 ACRES (22,770 SQ FT)

ROAD LENGTH IS 700 FEET

NOTE:

The right of way to be reserved extends 30 feet and terminates at the true property line. The R/W is 30 feet wide, extending 15 feet each side of the centerline. The road location is depicted from the Digital Orthophoto Quadrangle, dated 7/10/84.

BASIS OF BEARING:
GRID

LOCATION: LOT 4, SEC 27, T4N, R7E, W1E

PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS

REVIEWED BY: BOB KARSCH, PLS

6470 ROAD RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
GIFFORD PINCHOT NATIONAL FOREST
WIND RIVER ROAD CENTER

ACCEPTED BY:

FOREST ENGINEER

EXHIBIT "C-5"
U.S. FOREST SERVICE WIND RIVER NURSERY
ROAD RESERVATION

An easement 30 feet in width, 15 feet each side of centerline for the purpose of access over and across a portion of Government Lots 13 & 16, and the NW 1/4 SE 1/4 SE 1/4 of Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The road alignment is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit C-6 "Road Reservation", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the S 1/4 corner of Section 27, a brass cap described by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence N 06°-28'W, 864 feet to Government Lot 13, said Section 27, and the road alignment starting at the junction of Chapman Avenue and the West end of Forest Service Road A, the TRUE POINT OF BEGINNING;

Thence N 88° 14' E, 237 feet;

Thence S 87° 10' E, 89 feet;

Thence S 89° 48' E, 178 feet;

Thence S 81° 47' E, 73 feet;

Thence S 82° 49' E, 181 feet;

Thence S 88° 29' E, 614 feet;

Thence S 88° 24' E, 43 feet;

Thence S 82° 16' E, 82 feet;

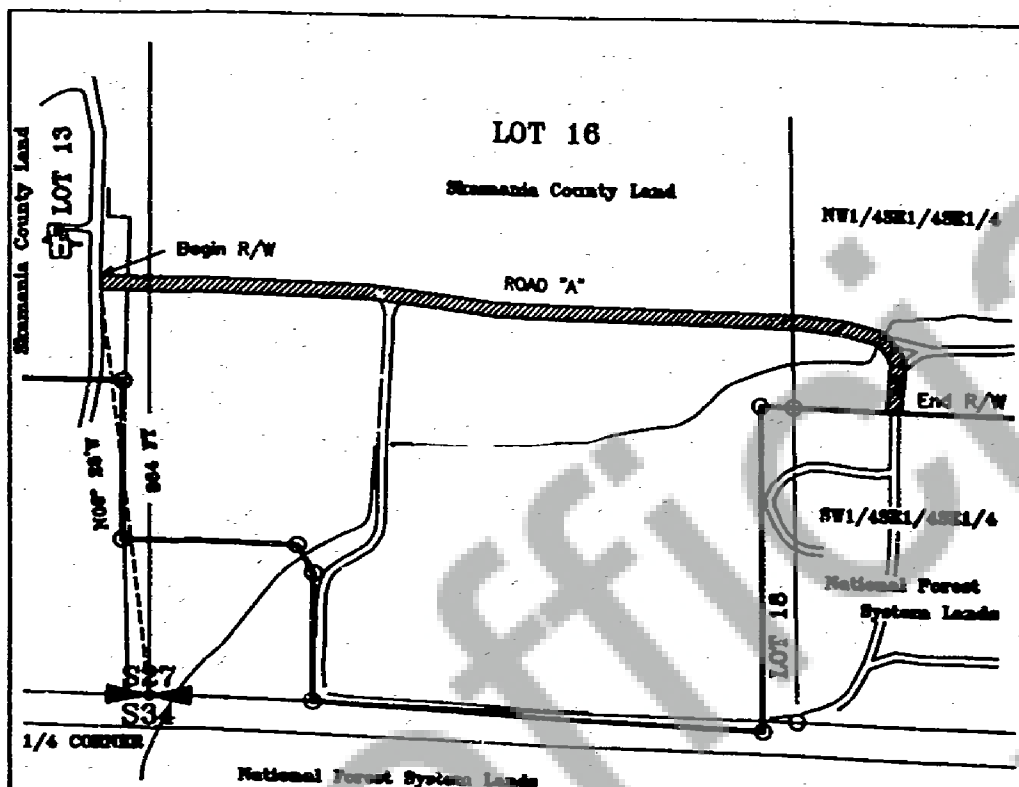
Thence S 76° 03' E, 78 feet;

Thence S 32° 28' E, 56 feet;

Thence S 12° 04' W, 42 feet;

Thence S 01° 53' W, 61 feet, to the true property line, the South line of the NW 1/4 SE 1/4 SE 1/4 of said Section 27.

The total right of way acreage is ± 1.19 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the road alignment location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.



NOT TO SCALE

EXHIBIT C-6

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

ROAD RESERVATION RD "A"

RD "A"

TOTAL RIGHT OF WAY ACRES

2.19 ACRES (91,976 SQ FT)

ROAD LENGTH IS 1700 FEET

NOTE:

The right of way to be reserved extends from and terminates at the two property lines. The R/W is 50 feet wide, extending 10 feet each side of the centerline. The right of way is depicted from the USFS 1980 Design Map and Floor Plan, 1980.

BASIS OF BEARING:
GRID

LOCATION: LOTS 13 & 16 and NW1/4SE1/4, SEC 27, T4N, R7E, N.M.

PROJECT NAME: WIND RIVER NURSERY ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

6470 ROAD RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
GIFFORD PINCHOT NATIONAL FOREST
WIND RIVER FOREST CENTER

ACCEPTED BY:

[Signature]
FOR

EXHIBIT "C-7"
U.S. FOREST SERVICE WIND RIVER NURSERY
ROAD RESERVATION

An easement 30 feet in width, 15 feet each side of centerline for the purpose of access over and across a portion the NW 1/4 SE 1/4 SE 1/4 of Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The road alignment is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit C-8 "Road Reservation", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the E 1/16 corner of Section 27, a brass cap described by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence N 17°-24' E, 837 feet to the junction of Forest Service Road A and Road B of the NW 1/4 SE 1/4 SE 1/4, said Section 27, the TRUE POINT OF BEGINNING;

Thence S 77° 26' E, 101 feet;

Thence N 87° 12' E, 153 feet;

Thence N 60° 28' E, 41 feet;

Thence S 48° 45' E, 84 feet;

Thence S 32° 37' E, 72 feet;

Thence S 18° 39' E, 51 feet, to the true property line, the South line of the NW 1/4 SE 1/4 SE 1/4 of said Section 27.

The total right of way acreage is ± 0.35 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the road alignment location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

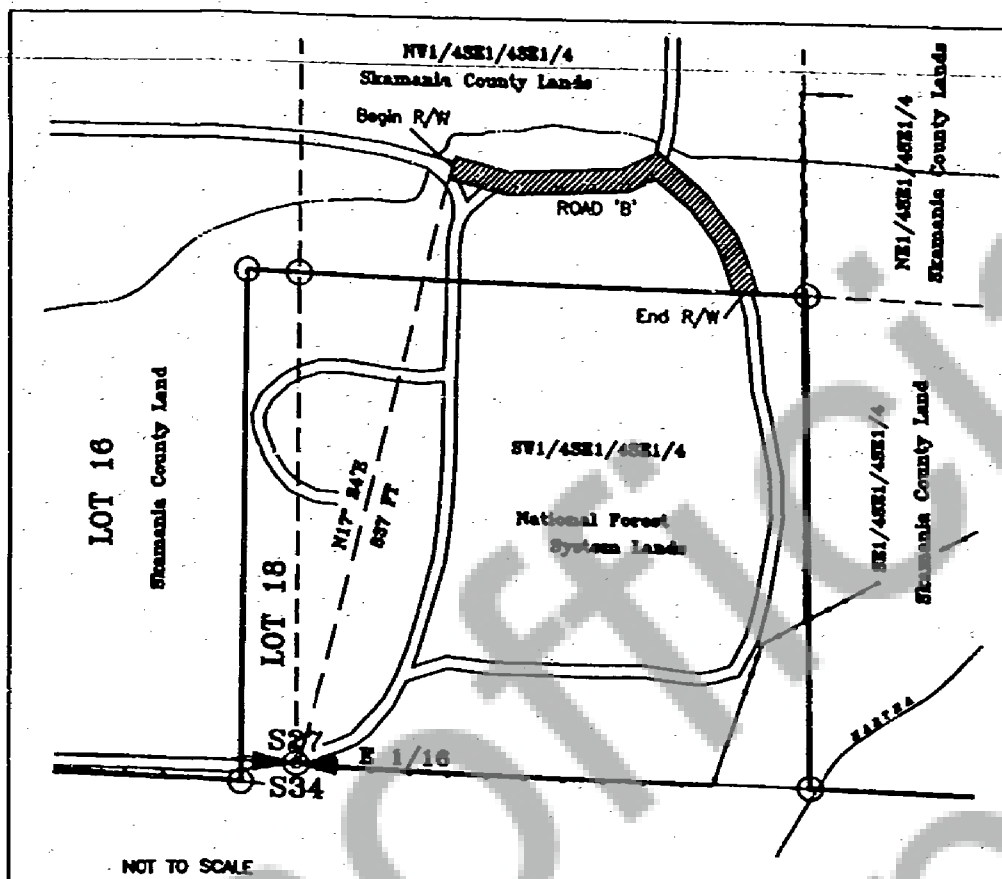


EXHIBIT C-8

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

ROAD RESERVATION RD "B"



TOTAL RIGHT OF WAY ACRES

0.35 ACRES (15,072 SQ FT)

ROAD LENGTH IS 600 FEET

NOTE:

The right of way to be reserved, shown, and described in this map is 60 feet wide, extending 10 feet each side of the centerline. The road location is depicted from the USGS 1:25,000 Scale Map—Wind River Nursery, 1980.

LOCATION: NW1/4SE1/4, SEC 87, T4N, R7E, Y.M.
PROJECT NAME: WIND RIVER NURSERY ROAD & UTILITY EASEMENTS
REVIEWED BY: DON KARSCH, PLS

6470 ROAD RIGHT-OF-WAY RESERVATION
U.S.D.A. FOREST SERVICE PACIFIC NW REGION
CLIFFORD PINCHOT NATIONAL FOREST
WIND RIVER NURSERY CENTER
ACCEPTED BY: *[Signature]*
FOR: FOREST SERVICE

EXHIBIT "C-9"
U.S. FOREST SERVICE WIND RIVER NURSERY
ROAD RESERVATION

An easement 30 feet in width, 15 feet each side of centerline for the purpose of access over and across a portion of Government Lot 13 of Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The road alignment is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit C-10 "Road Reservation", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the C 1/4 corner of Section 27, a brass cap described by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 13°-25'W, 478 feet to the junction of Chapman Avenue and Government Lot 13, said Section 27, the TRUE POINT OF BEGINNING;

Thence S 00° 45' E, 153 feet;

Thence S 02° 33' W, 253 feet;

Thence S 00° 19' E, 388 feet;

Thence S 07° 55' E, 208 feet;

Thence S 01° 04' W, 292 feet, to the junction of Road A as portrayed on Exhibit C-6 Road Reservation, in Government Lot 13 of said Section 27. The total right of way acreage is 1.089 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the road alignment location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

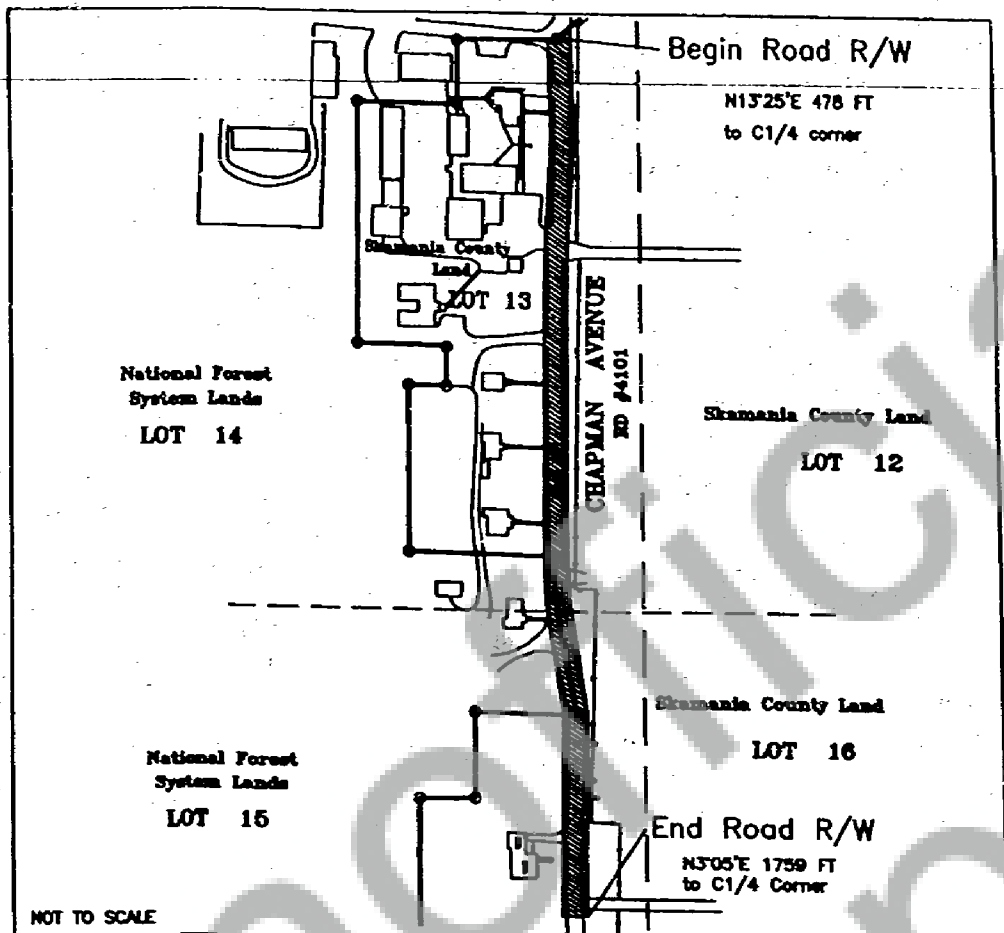


EXHIBIT C-10

LEGEND

○ CORNER OF RECORD

— PROPERTY LINE

— EXISTING ROAD

— FENCE LINE

▨ EASEMENT/RIGHT OF WAY

ROAD RESERVATION



TOTAL RIGHT OF WAY ACREAGE
TO BE RESERVED

0.80 ACRES (88,880 SQ FT)

ROAD LENGTH = 1,804 FT

NOTE:

The right of way to be reserved extends from and between the true property lines. The R/W is 30 feet wide, extending 15 feet each side of the centerline. The road location is depicted from the UGPS Update Design Map - Wind River Nursery, 2004.

LOCATION: LOT 13, SEC 27
T4N, R7E, W1E

PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

6470 RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
GIFFORD PINCHOT NATIONAL FOREST
WIND RIVER FOREST CENTER

ACCEPTED BY:

[Signature]
FOREST ENGINEER

EXHIBIT "D-1"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE AND DRAIN LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 13, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 8" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-2 "Water Line and Drain Line Easement", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the South One Quarter of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence N 22°-18' W, 713 feet to the intersection of the South line of Government Lot 13, Section 27, and the water line, the TRUE POINT OF BEGINNING;

Thence N 44° 43' W, 200 feet;

Thence N 00° 20' E, 153 feet;

Thence N 51° 41' W, 124 feet;

Thence N 07° 41' W, 125 feet, to the intersection of the property line of Government Lot 13, said Section 27. The total right of way acreage of the water line is ± 0.14 acres.

AND DRAIN LINE:

From the said S1/4 of section 27, Thence N 09° 13' W, 812 feet to the intersection of the main water line and drain line in Government lot 13 of said section, the TRUE POINT OF BEGINNING;

Thence S 06° 59' E, 79 feet;

Thence S 02° 39' W, 65 feet, to the intersection of the property line of Government Lot 13, said Section 27. The total right of way acreage of the drain line is ± 0.03 acres.
The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the water line and drain line location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

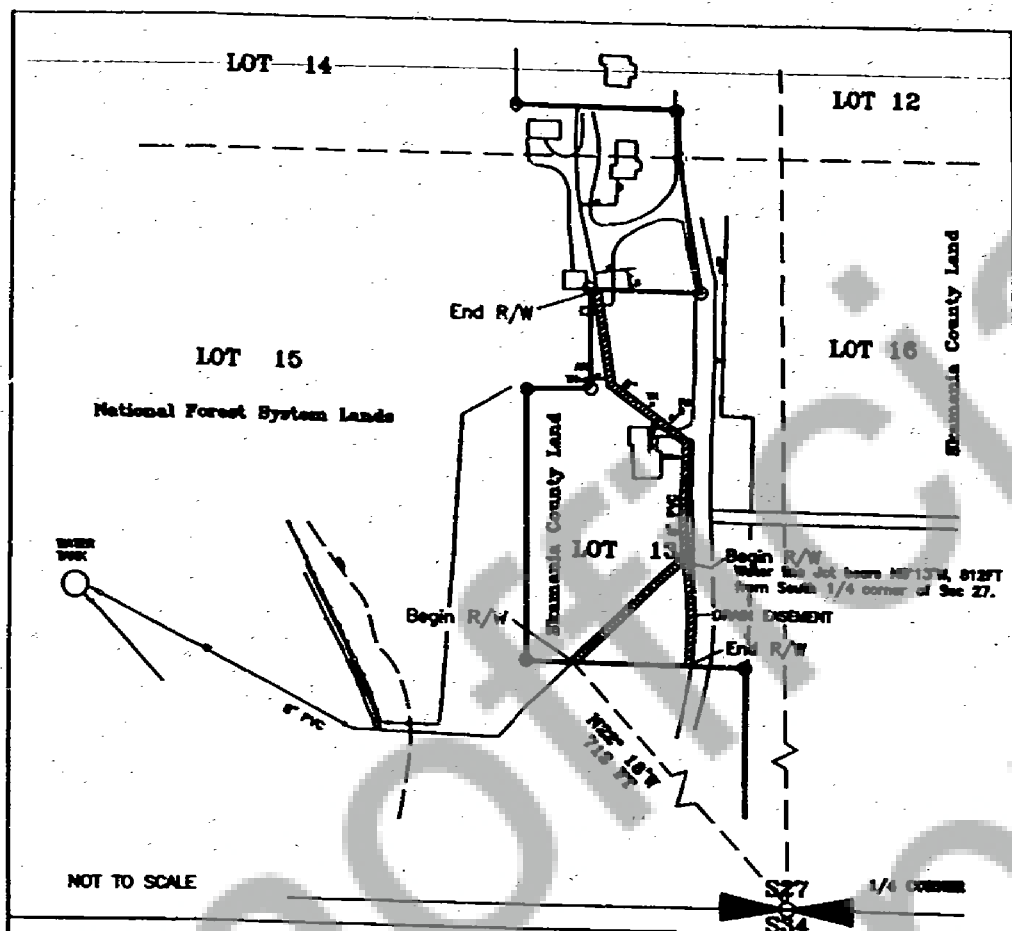


EXHIBIT D-2

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

WATER LINE & DRAIN EASEMENT



TOTAL RIGHT OF WAY ACREAGE TO BE RESERVED

WATER LINE EASEMENT = 0.14 AC
 Suspectable Water Line Length = 686 FT
 DRAIN LINE EASEMENT = 0.93 AC
 Drain Line Length = 1441 FT

NOTE: The right of way to be reserved extends from and terminates at the true property line. The R/W is to be 10 feet wide, extending to the east and west of the easement. The water line location is depicted from USFS Utility Design Map—Wind River Nursery, 1980.

LOCATION: LOT 13, SEC 27, T4N, R7E, W.M.

PROJECT NAME: WIND RIVER NURSERY
 ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

5470 RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
 CLIFFORD PINCHOT NATIONAL FOREST
 WIND RIVER FOREST CENTER

ACCEPTED BY: *[Signature]*
 FOR FOREST ENGINEER

EXHIBIT "D-3"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 13, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 8" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-4 "Water Line Easement", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the South One Quarter of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence N 10°-58'W, 1419 feet to the property line of Government Lot 13, Section 27, and the water line the TRUE POINT OF BEGINNING;

Thence N 02° 18' E, 22 feet;

Thence N 08° 37' W, 21 feet;

Thence N 01° 19' W, 48 feet;

Thence N 03° 53' E, 99 feet;

Thence N 01° 24' W, 82 feet;

Thence N 06° 49' W, 104 feet;

Thence N 03° 29' E, 15 feet;

Thence N 50° 23' W, 45 feet;

Thence N 40° 51' W, 51 feet;

Thence North, 70 feet;

Thence N 88° 50'W, 39 feet;

Thence N 47° 42' W, 21 feet;

Thence N 00° 55' W, 113 feet, to the true property line of Government Lot 13, Section 27, Township 4 North, Range 7 East, Willamette Meridian. The total right of way acreage is ± 0.17 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the waterline location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

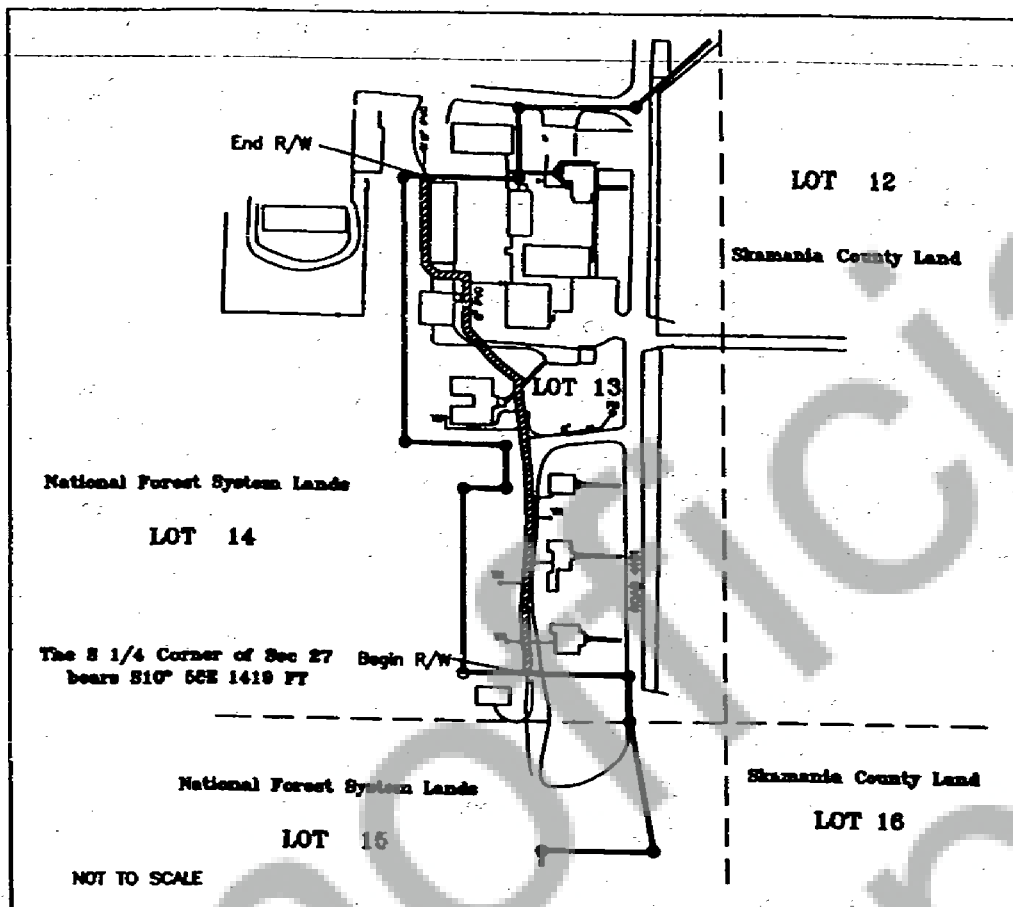


EXHIBIT D-4

- LEGEND**
- CORNER OF RECORD
 - PROPERTY LINE
 - EXISTING ROAD
 - FENCE LINE
 - ▨ EASEMENT/RIGHT OF WAY

DOMESTIC WATER LINE



**TOTAL RIGHT OF WAY ACRES
TO BE RESERVED**

0.17 ACRES (7,306 SQ FT)

DOMESTIC WATER LINE LENGTH = 738 FT

NOTE:

The right of way to be reserved extends from and terminates at the two property lines. The R/W is 10 feet wide, extending 5 feet each side of the centerline. The water line location is depicted from USFS USGS Design Map—Wind River Nursery, 1985.

LOCATION: LOT 13, SEC 27, T4N, R7E, W1E

**PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS**

REVIEWED BY: DON KARSCH, PLS

6470 RIGHT-OF-WAY RESERVATION

**U.S.D.A. FOREST SERVICE PACIFIC NW REGION
CLIFFORD PINCHOT NATIONAL FOREST
WIND RIVER NURSERY**

ACCEPTED BY:

[Signature]
for
FOREST ENGINEER

EXHIBIT "D-5"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 12, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 6" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-6 "Water Line Easement" attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the Center One Quarter of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 35°-15'E, 278 feet to the property line of Government Lot 12, Section 27, Township 4 North, Range 7 East, Willamette Meridian, and the water line the TRUE POINT OF BEGINNING;

Thence East, 22 feet;

Thence N 84° 54' E, 75 feet;

Thence S 82° 27' E, 164 feet;

Thence N 07° 36' W, 20 feet, to the end of the 6" P.V.C. water line of Government Lot 12, said Section 27. The total right of way acreage is ± 0.07 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the water line location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

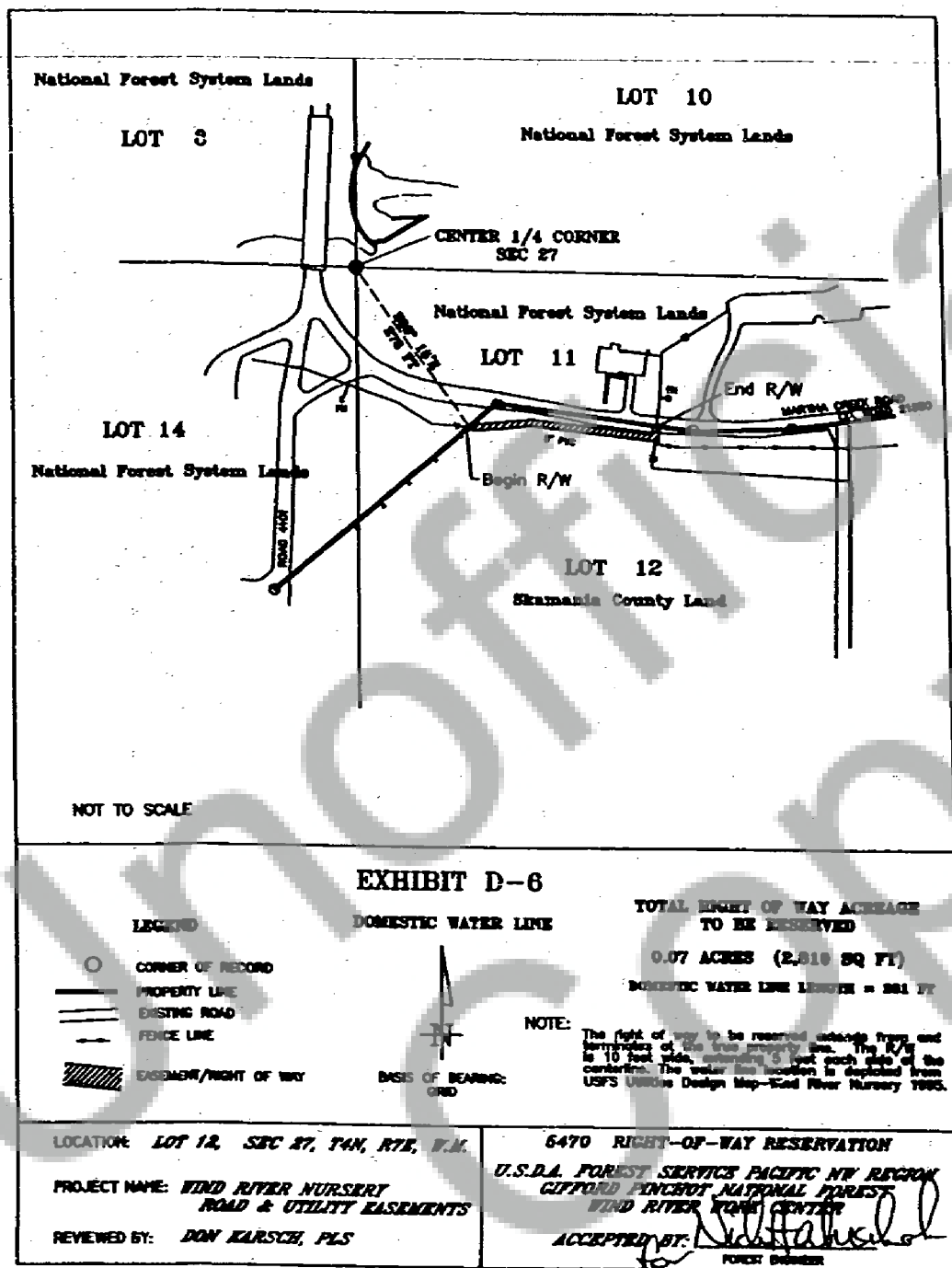


EXHIBIT "D-7"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 4 and Lot 9, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 3" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-8 "Water Line Easement", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the Center North One Sixteenth of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 19°-38'W, 486 feet to the property line, the South line of Government Lot 4, Section 27, and the water line the TRUE POINT OF BEGINNING;

Thence N 00° 53' W, 39 feet;

Thence S 89° 18' E, 236 feet;

Thence N 03° 07' E, 73 feet;

Thence S 88° 57' E, 16 feet, to the end of the 3" main water line, in Government Lot 9, said Section 27. The total right of way acreage is ± 0.08 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the waterline location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

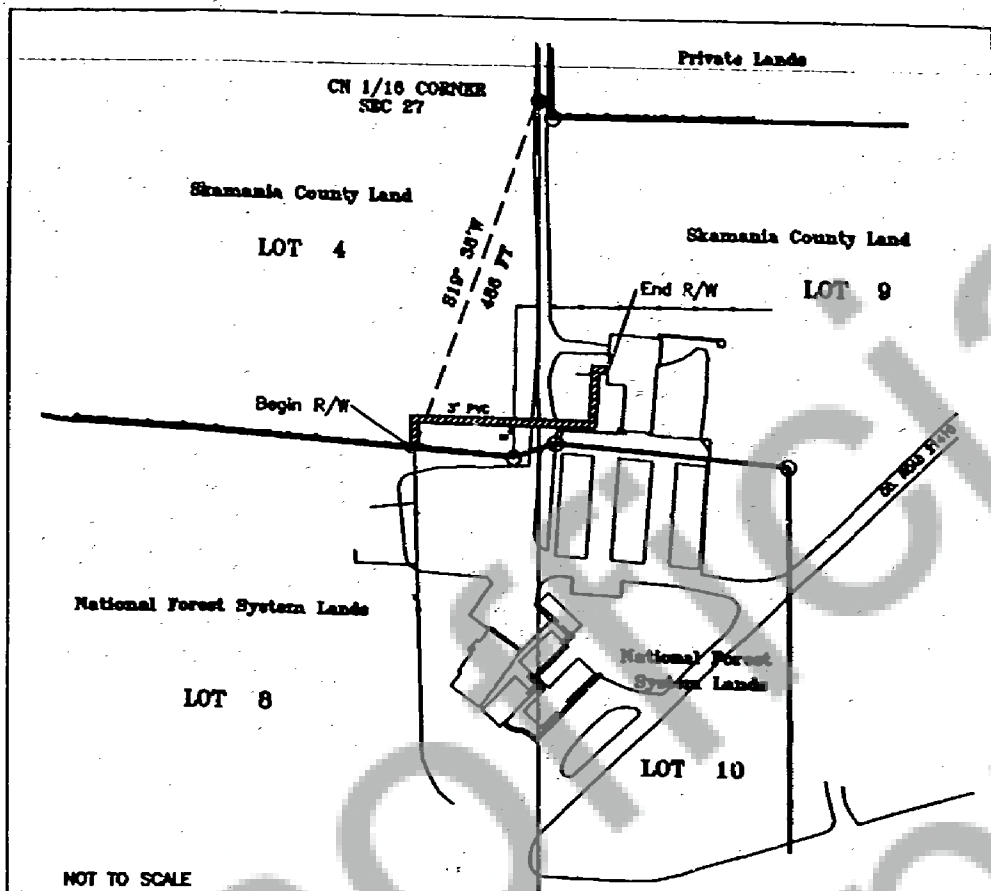


EXHIBIT D-8

DOMESTIC WATER LINE

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

BASES OF BEARING:
GND

**TOTAL RIGHT OF WAY ACREAGE
TO BE RESERVED**

0.08 ACRES (3,640 SQ FT)

DOMESTIC WATER LINE LENGTH = 304 FT

NOTE:

The right of way to be reserved extends 5 feet and terminates at the 10 foot wide, existing 3" P.C. The R/W is 10 feet wide, extending 5 feet each side of the centerline. The water line location is depicted from USFS Utility Design Map-Wind River Nursery, 1985.

LOCATION: LOTS 4&9, SEC 27, T4N, R7E, W1E

PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

5470 RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
CLIFFORD FORCST NATIONAL FOREST
WIND RIVER NURSERY CENTER

ACCEPTED BY:

[Signature]
FOR FOREST ENGINEER

EXHIBIT "D-9"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 9, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 6" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-10 "Water Line Easement", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the Center North One Sixteenth of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 26°-27'E, 742 feet to the property line, the West line of Government Lot 9, Section 27, Township 4 North, Range 7 East, Willamette Meridian, and the TRUE POINT OF BEGINNING;

Thence N 45° 32' E, 249 feet;

Thence N 50° 54' E, 243 feet;

Thence S 85° 16' E, 34 feet;

Thence S 37° 17' E, 96 feet;

Thence S 11° 47' E, 129 feet;

Thence N 80° 52' E, 44 feet;

Thence S 08° 52' E, 175 feet;

Thence S 81° 29' E, 25 feet, to the end of the 6" main water line, in Government Lot 9, said Section 27. The total right of way acreage is ± 0.23 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the waterline location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

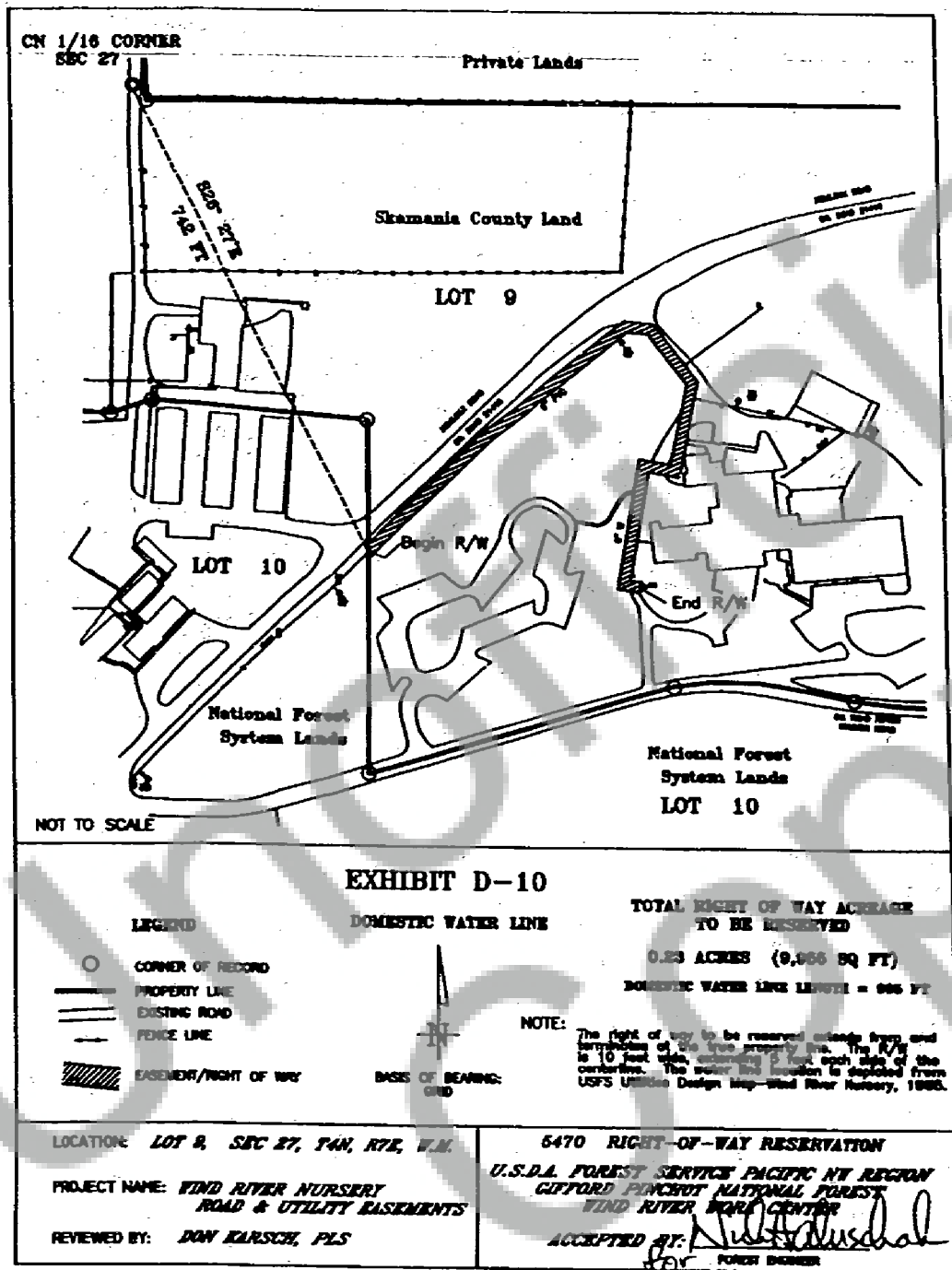


EXHIBIT "D-11"
SKAMANIA COUNTY WIND RIVER NURSERY
WATER LINE EASEMENT

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of water line service and maintenance over and across a portion of Government Lot 9, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The water line is a 1 1/2" P.V.C. pipe with service for other buildings and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit D-12 "Water Line Easement", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the Center North One Sixteenth of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 60°-57'E, 898 feet to the intersection of a 3" P.V.C. water pipe in Government Lot 9, said Section 27, and the 1 1/2" water line the TRUE POINT OF BEGINNING;

Thence S 77° 38' E, 259 feet, to the end of the 1 1/2" water line in Government Lot 9, said Section 27. The total right of way acreage is ± 0.06 acres. The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the waterline location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51" Circle, Vancouver, Washington.

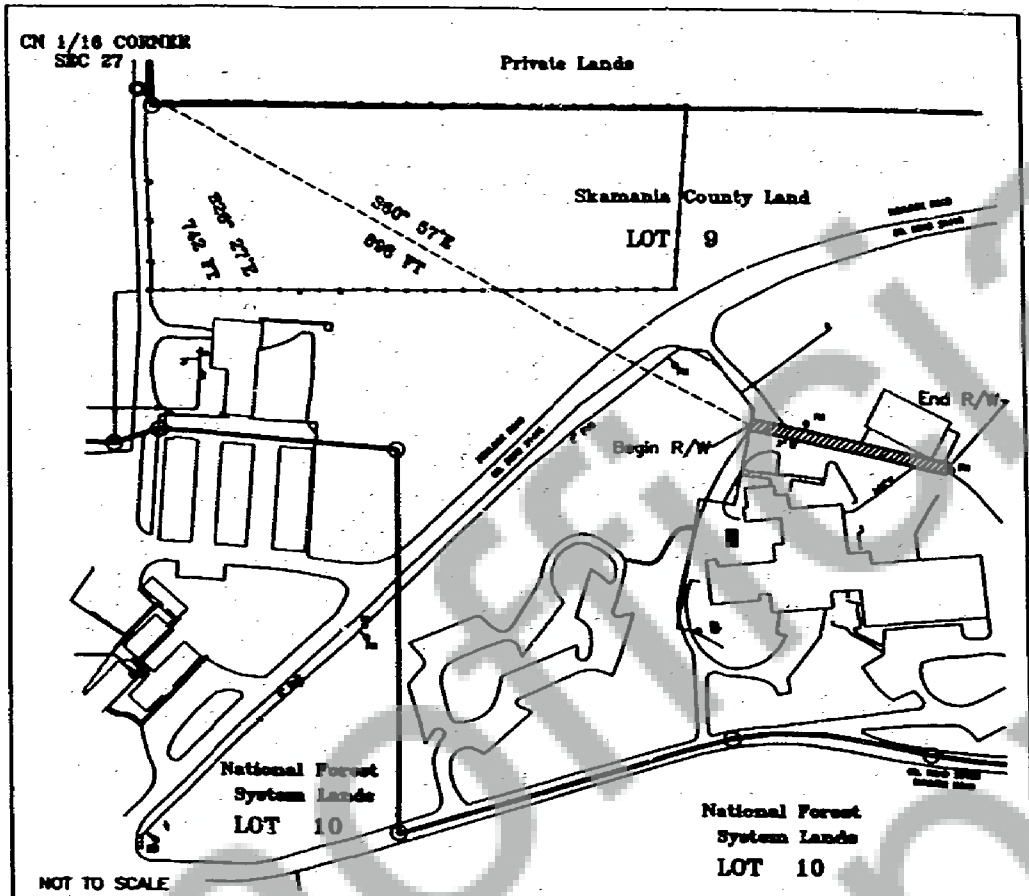


EXHIBIT D-12

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT/RIGHT OF WAY

DOMESTIC WATER LINE



BASIS OF BEARING:
1980

TOTAL RIGHT OF WAY ACRES
TO BE RESERVED

0.06 ACRES (2,500 SQ FT)

DOMESTIC WATER LINE LENGTH = 300 FT

NOTE:

The right of way to be reserved extends from and between the two property lines. The R/W is 10 feet wide, extending 5 feet each side of the centerline. The water line location is depicted from USFS Utility Design Map-Wind River Nursery, 1980.

LOCATION: LOT 9, SEC 27, T4N, R7E, N.M.

PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

5470 RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
CLIFFORD PINCHOT NATIONAL FOREST
WIND RIVER NURSERY CENTER

ACCEPTED BY:

FOREST ENGINEER

[Signature]

EXHIBIT "E-1"
SKAMANIA COUNTY WIND RIVER NURSERY
SEWER LINE EASEMENT #1, 2, AND 3

An easement 10.00 feet in width, 5 feet each side of the centerline for the purpose of sewer line service and maintenance over and across a portion of Government Lot 13, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The sewer line is a 8" P.V.C. pipe with service for other buildings, and is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit E-2 "Sewer Line Easement #1, 2, and 3", attached. The centerline alignment of this easement is more particularly described as follows:

Beginning at the Center One Quarter of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 08°-17'W, 1230 feet to the intersection of the South line of Government Lot 13, Section 27, and the sewer line #1 the TRUE POINT OF BEGINNING;

Thence N 17° 06' E, 4 feet;

Thence S 88° 07' E, 21 feet;

Thence N 46° 10' W, 18 feet;

Thence S 86° 13' E, 62 feet;

Thence N 01° 33' E, 674 feet;

Thence N 39° 47' E, 315 feet;

Thence S 88° 35' E, 191 feet;

Thence N 06° 04' E, 83 feet, to the intersection of the property line of Government Lot 11, said Section 27. The total right of way acreage is ± 0.31 acres.

And sewer line # 2:

Beginning at the Center One Quarter of Section 27;

Thence S 06°-40'W, 536 feet to the intersection of the sewer line #1 the TRUE POINT OF BEGINNING;

Thence S 85° 12' W, 77 feet;

Thence N 26° 54' E, 76 feet, to the intersection of the property line of Government Lot 14, said Section 27. The total right of way acreage is ± 0.04 acres.

And sewer line # 3:

Beginning at the Center One Quarter of Section 27;

BOOK 221 PAGE 31

Thence S 08°-44'E, 388 feet to the intersection of the sewer line #1 the TRUE POINT OF BEGGINGING;

Thence N 40° 05' E, 51 feet, to the intersection of the property line of Government Lot 11, said Section 27. The total right of way acreage is ± 0.01 acres.

The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the sewer line location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

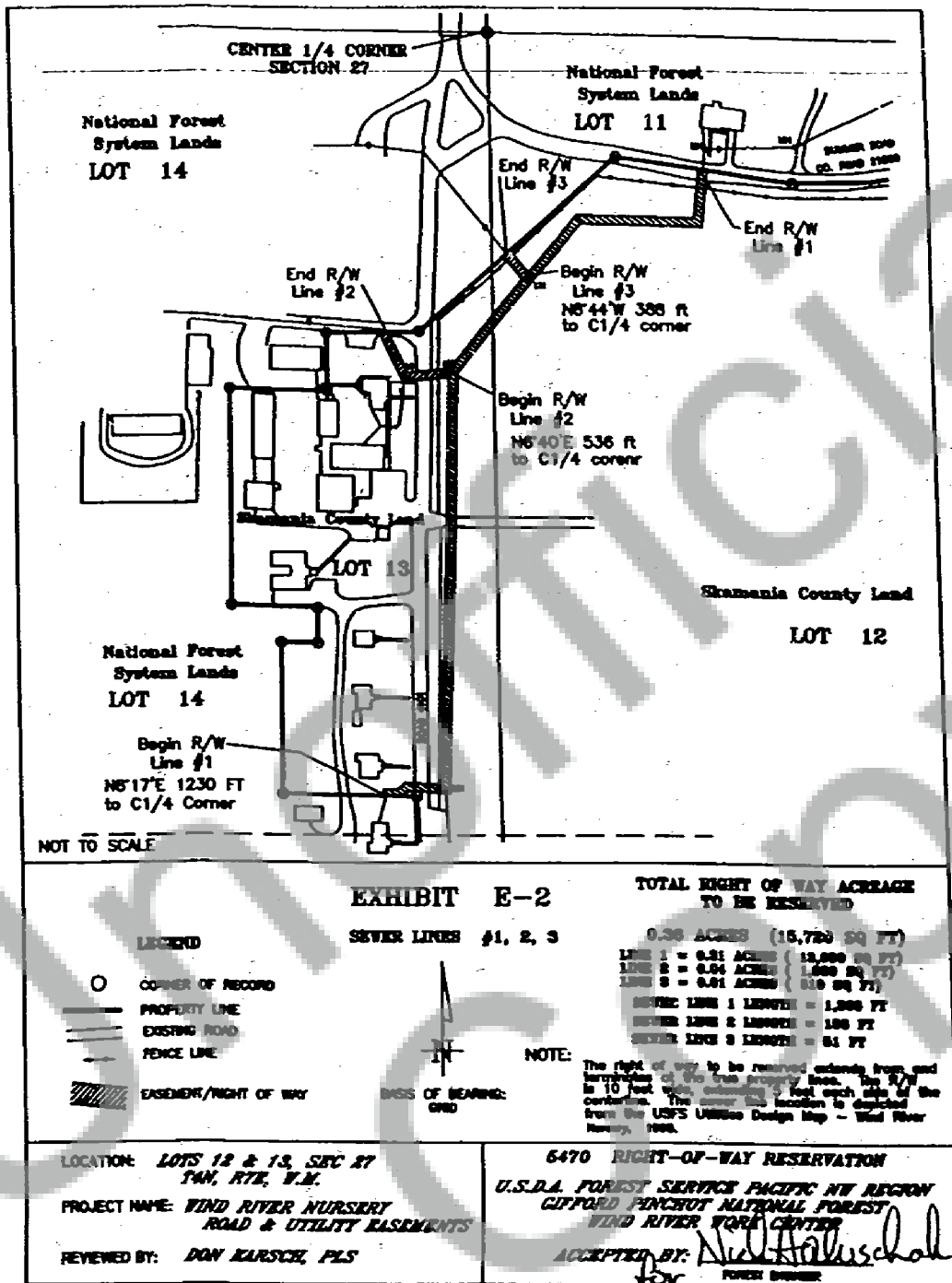


EXHIBIT "E-3"
SKAMANIA COUNTY WIND RIVER NURSERY
SEPTIC FIELD EASEMENT

An easement for the purpose of service and maintenance for a septic drain field across a portion of Government Lot 9, Section 27, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington. The septic drain field is approximate as shown on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and Exhibit E-4 "SEPTIC DRAIN FIELD", attached. The approximate area of this easement is more particularly described as follows:

Beginning at the Center North One Sixteenth Corner of Section 27, a brass cap established by Larry Bishop, filed at the Skamania County Auditors office, Stevenson, Washington, Book 2 of Surveys, page 44;

Thence S 27°-44'E, 526 feet to the intersection of the North line of Government Lot 10, Section 27, and the TRUE POINT OF BEGINNING;

Thence N 05° 24' E, 42 feet;

Thence S 85° 07' E, 109 feet;

Thence S 05° 15' W, 154 feet;

Thence N 83° 14' W, 14 feet, to the intersection of the East line of Government Lot 10, said Section 27. The total right of way acreage is 10.15 acres.

The basis of bearing for this description is Grid bearing, NAD 1927 (theta angle of -1° - 02'). This description of the septic drain field location is approximate, as portrayed on U.S. Forest Service Engineering Utilities Design Map of the Wind River Nursery, 1995, and is on file at the Gifford Pinchot National Forest Headquarters, 10600 NE 51st Circle, Vancouver, Washington.

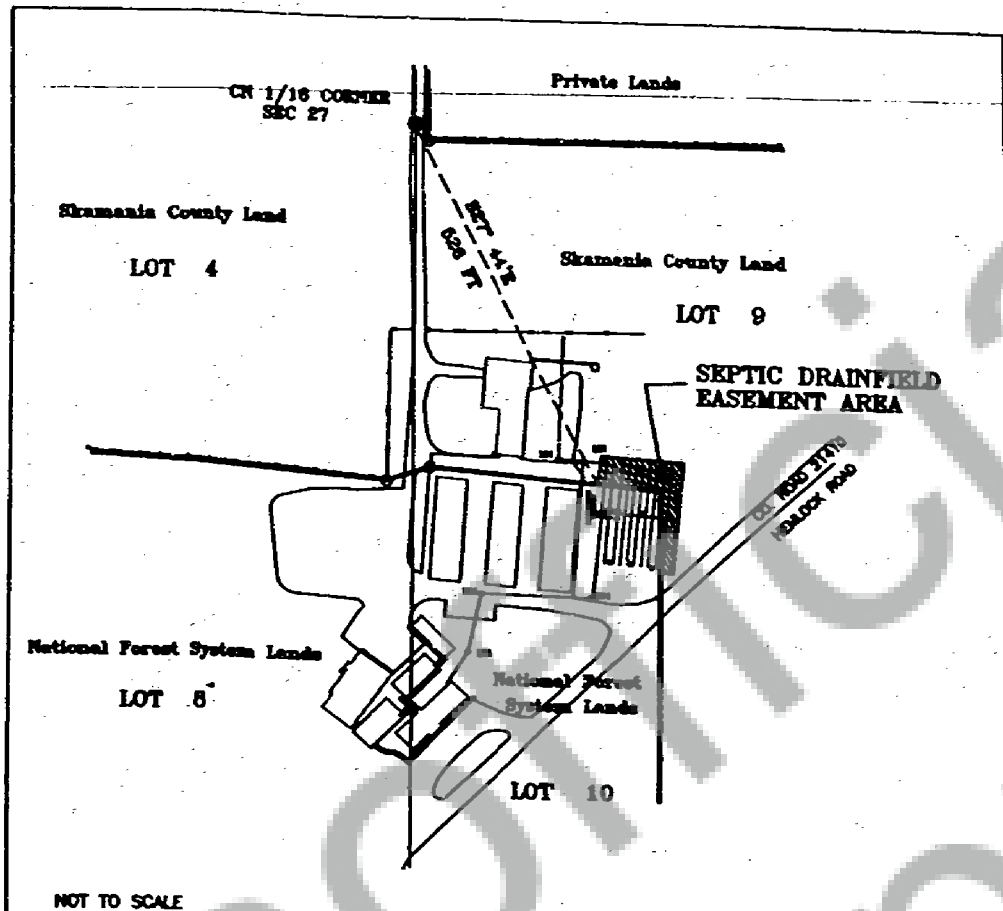


EXHIBIT E-4

LEGEND

- CORNER OF RECORD
- PROPERTY LINE
- EXISTING ROAD
- FENCE LINE
- ▨ EASEMENT AREA

SEPTIC DRAIN FIELD



TOTAL RIGHT OF WAY ACRES
TO BE RESERVED

0.15 ACRES (6,702 SQ FT)

NOTE:

The right of way to be reserved includes from and between the true property lines.
The septic drain field location is depicted from USFS (United Design Map—Wind River Nursery, 1985).

LOCATION: LOT 8, SEC 27
T4N, R7E, V1N

PROJECT NAME: WIND RIVER NURSERY
ROAD & UTILITY EASEMENTS

REVIEWED BY: DON KARSCH, PLS

5470 RIGHT-OF-WAY RESERVATION

U.S.D.A. FOREST SERVICE PACIFIC NW REGION
CLIFFORD FOREST NATIONAL FOREST
WIND RIVER NURSERY

ACCEPTED BY:

FOREST ENGINEER

EXHIBIT F

CONVEYANCE PRESERVATION CLAUSE

Building numbers 1053, 1054, 1057, 1415, 2325, 2327 and associated property, along with part of Chapman Avenue and the historic nursery fields at the Gifford Pinchot National Forest wind River nursery Site are conveyed to Skamania county commissioners. Skamania County Commissioners specifically acknowledge that these properties are eligible for inclusion in the National register of Historic Places and therefore require protection under the National Historic Preservation Act (16 U.S.C. 470) and its implementing regulations (36 CFR Part 800). Therefore Skamania county Commissioners will coordinate any proposed aesthetic, structural or landscape alterations to these properties with the Washington State Historic Preservation Officer (SHPO) prior to undertaking said alterations. IN order to approve any aesthetic, structural or landscape alterations to these properties, all alterations must be done in accordance with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (U.S. Department of the Interior, National Park Service, 1992) and will be the subject of consultation between Skamania county commissioners and the Washington SHPO. If requested, the Forest Service will make its best efforts to provide any comments on proposed alterations within twenty-on (21) days after receipt thereof.