

Doc # 2007164927  
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Date: 02/08/2007 01:24P  
Filed by: CLARK COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$41.00

When Recorded Return to:

Attn: Alexander S. Mecl  
Sixty Six Acres, LLC  
3858 W. Carson Street  
Suite 220  
Torrance, CA 90503

COPY

**NOTICE OF CONTINUANCE**  
**LAND CLASSIFIED AS CURRENT USE OR FOREST LAND**  
**Chapter 84.34 and 84.33 Revised Code of Washington**

**Grantor(s) (Purchaser(s))** Sixty Six Acres, LLC, a Washington Limited Liability Company

**Grantee(s)** SKAMANIA COUNTY

**Legal Description:** See Exhibit "A" attached hereto

**Assessor's Property Tax Parcel or Account Number** 03 10 19 0 0 0307 00; 03 10 19 0 0 0307 06

**Reference Number(s) of Documents Assigned or Released** Book E / Page 560 & Book F / Page 1

**Name of Owner(s) (at time of original lien)** Bloxom Orchards & Mt Adams Orchards et al

**Recording Date of Original Lien** 05/15/1975

If the new owner(s) of land that is classified under RCW 84.34 as Current Use Open Space, Farm and Agricultural, or Timber Land under 84.33 Designated Forest Land wish(es) to continue the Classification or Designation of this land all the New Owner(s) must sign page 2.

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 should be consulted.

**Interest in Property:** ☒ Fee Owner ☐ Contract Purchaser ☐ Other

The property is currently classified under RCW 84.34 as:

☐ Open Space ☒ Farm & Agricultural ☐ Timber Land

Classified under RCW 84.33 ☒ Designated Forest Land.

I/We the purchaser(s) are aware of the definition of the deferred Tax Program this property is currently under as described in the information on pages 3 through 5.

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**NOTICE OF CONTINUANCE**


**Page 1 and 2 Must Be Recorded**

Land Classified as Current Use or Forest Land

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*I/We declare that I/we have read and understand the definition of the Classification the property is under. I/We declare that I/We are aware of the liability of withdrawal or removal of this property from the classification or designation.*

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).

		January 22, 2007	
Property Owner Signature		Date	
Sixty Six Acres, LLC, by Alexander S. Mecl, Manager			
Property Owner Print Your Name			
3858 W. Carson Street, Suite 220	Torrance	CA	90503
Address	City	State	Zip Code
Property Owner Signature		Date	
Property Owner Print Your Name			
Address	City	State	Zip Code
Property Owner Signature		Date	
Property Owner Print Your Name			
Address	City	State	Zip Code
Property Owner Signature		Date	
Property Owner Print Your Name			
Address	City	State	Zip Code

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**EXHIBIT A  
TO  
CURRENT USE CONTINUANCE**

**Skamania County Assessor's Tax Parcel ID Nos.: 03 10 19 0 0 0307 00 and  
03 10 19 0 0 0307 06:**

**A parcel located in Section 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:**

**Lots 2, 7, 10, 14 and 15, SEELEY SUBDIVISION, recorded in Book "A" of plats, page 32, records of Skamania County, Washington and that portion of Lot 9 of said SEELEY SUBDIVISION South of the centerline of the Cook Underwood Road.**

**EXCEPT the Northeast quarter of Lot 7.**

**That portion of the South half of Government Lot 2 of Section 19 East of a tract of land conveyed to Broughton Lumber Company by deed dated July 16, 1952, and recorded July 24, 1952, at page 342 of Book 35 of Deeds, under Auditor's File No. 44316, records of Skamania County, Washington;**

**The West half of the West half of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 19, Skamania County, Washington.**

**EXCEPT County roads.**

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**STATEMENT OF INTENT TO CONTINUE CURRENT  
AGRICULTURAL USE UNDER RCW CHAPTER 84.34**

**Tax Parcel No.:** 03 10 19 0 0 0307 00 and 03 10 19 0 0 0307 06

**Parcel Size:** 66 acres

**Current Ag Use:** 34 acres of pear trees (remainder is 32 acres of timber)

**Owner:** Sixty Six Acres, LLC

Date: January 22, 2007

Intent to Continue Commercial Agriculture Use Owner intends to continue farming all pear trees on the parcel. The trees range in age from 10 to 45 years and are all productive at this time. Owner will farm the parcel with the assistance of contract workers hired and paid by Owner.

Income Requirement The parcel is devoted primarily to production of Anjou and Bartlett pears. The pear crop will be sold to Underwood Fruit and has historically generated a gross income in excess of \$200 per acre. All income from sales will be paid to Owner. The owner will provide income information to the assessor each year.

Owner:

SIXTY SIX ACRES, LLC

By: 

Alexander S. Mecl, Manager

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**STATEMENT OF INTENT TO CONTINUE CURRENT TIMBER  
LAND USE UNDER RCW CHAPTER 84.33**

**Tax Parcel No.:** 03 10 19 0 0 0307 00 and 03 10 19 0 0 0307 06  
**Parcel Size:** 66 acres  
**Timber Land:** 32 acres of Timber Land (remainder is 34 acres of pears)  
**Owner:** Sixty Six Acres, LLC

Date: January 22, 2007

**Intent to Proceed with Seller's Forest Management Plan**

A Forest Management Plan prepared for Seller and dated October 20, 2006 is attached to this Statement. It is Owner's intent to proceed with Seller's plan.

**Owner:**

**SIXTY SIX ACRES, LLC**

By:   
Alexander S. Mecl, Manager

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**FOREST MANAGEMENT PLAN**

**FOR**

**PORTIONS OF  
GOV'T LOT 4 AND  
THE S1/2SE1/4SW1/4  
SECTION 19  
T3N R10E W.M.**

**PREPARED FOR**

**MT. ADAMS ORCHARDS  
ATTN: MR. JACK BLOXON  
P. O. Box 1588  
YAKIMA, WA 98907**

**OCTOBER 18, 2006**

**PREPARED BY**

**STANLEY BENSON  
FORESTRY CONSULTANT  
2800 W. MONTELLO AVE.  
HOOD RIVER, OR 97031**

**(541) 386-6733**

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## INTRODUCTION

This parcel lies in the General Management Area of the Columbia River Gorge National Scenic Area and is zoned "Open Space." I believe that it falls in the category of being included in the area known as "canyon walls."

There are severe restrictions on what can be done on property that is zoned open space.

## PROPERTY DESCRIPTION

This property lies on a steep south-facing slope between the Cook-Underwood County Road and highway 14, although it does not reach all the way down to the highway.

Except for a very limited portion at the western end of the frontage along the county road, the property drops very rapidly away from the county road.

A portion of the property has good soils that support good tree growth but there is a portion of the property in the southeast portion of the tract that has rock outcrops and supports only limited tree growth.

## TIMBER DESCRIPTION

There is some nice Douglas fir timber near the county road but it gets smaller and less dense as the deep soils at the top transition to the rocky soils and rock outcrops found toward the southern and eastern portions of the tract. On all soils except the very best, there are hardwoods present. On the poorest soils these amount to little more than brush.

The largest timber is between 70 and 80 years old but on the rocky areas the timber, where present, is more varied in age (younger) and the stocking is poorer, or in some areas non-existent due to the absence of suitable soils.

Type 1 DF 75 = This is a good timber stand that, if available for harvest, could be logged at any time. Some of the timber is already large enough that some mills can not use some of the logs.

Type 2 DF 40-70 - This type consists of rocky areas with some trees and some outcrops where trees are scattered. While there are some trees that could be harvested, great care should be taken in any logging operation that takes place in this type. Reforestation would be very difficult due to the poor soils and removing all of the trees would deny the small seedlings the shade that they will need to survive the harsh conditions that would exist if all of the trees were to be removed.

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## SOIL

In the Soil Survey for Skamania County this soil is called a Xerothents-Rock outcrop complex. At the top of this parcel there is a better than average timber stand for this soil type. This soil is rated as having a high water erosion hazard. This type is highly variable as to soil characteristics.

The presence of good Douglas fir, despite the fact that this soil type is rated as poor for ponderosa pine and Oregon white oak, shows that at least some of this tract is better than average for this soil type..

## WILDLIFE

No particular wildlife values were noted though it is probable that a variety of the larger wildlife species use this site on occasion.

## THREATENED AND ENDANGERED SPECIES

There are no known T&E species on this property but it is possible that there is an unknown nest site somewhere, most likely in one of the largest, broken-topped trees.

The rocky areas do not appear to be suitable habitat for some of the salamanders that are species of concern in the gorge; however, no investigation was made to determine whether or not they are present.

## CULTURAL RESOURCES

No known cultural resources are known to exist on this property.

## AESTHETICS

The question of aesthetics has been answered by the Gorge Commission in designating this property as Open Space. This property is highly visible from one of the key viewing areas, Interstate highway 84.

This designation currently prevents the owner from harvesting the timber or developing the property.

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## RECOMMENDATIONS

The only management option at this time is to harvest such timber as the regulations allow. The timing of any harvest permitted would be best done when the log market is fairly strong, especially when the high cost of logging is considered.

Reforestation will probably be difficult on this site due to the soils and exposure.

Due to the topography and lack of good landing sites, it is probable that helicopter logging would be the only viable option to harvest timber from this site. This would allow a sufficient number of trees to be left to provide some shade for the reforestation that would take place after logging.

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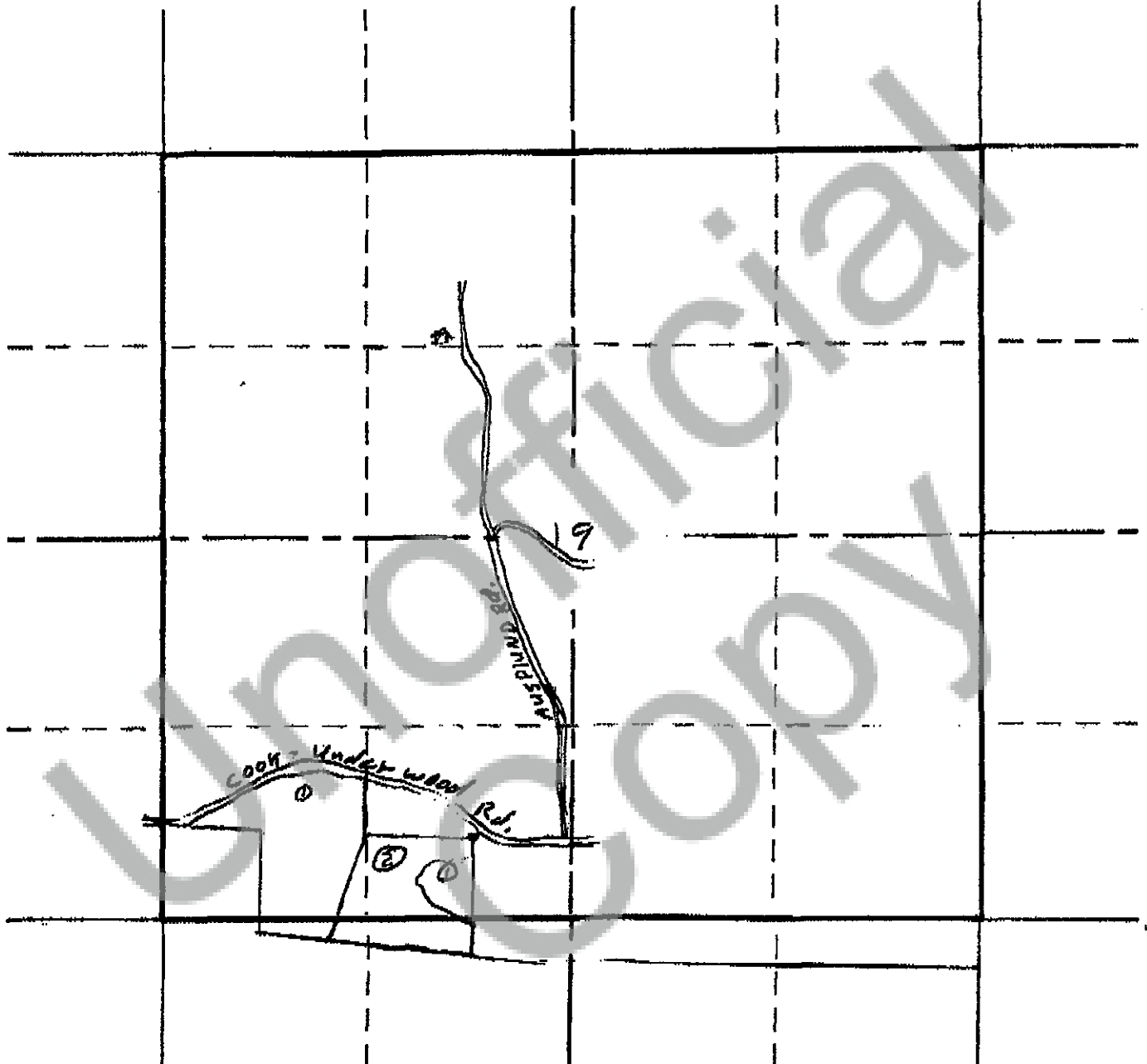
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Area Under wood Project Mt Adams

State WA County Skamania Section 19 Twp. 3N Rge. 10E

Scale 1" = 1000'

Date Oct. '06



Remarks:

① DF 75 = 20 Ac

② DF 40-70 - 12 Ac

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