

Doc # 2007164947  
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Date: 02/08/2007 01:44P  
Filed by: CLARK COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$42.00

When Recorded Return to:

Attn: Alexander S. Mecl  
Wine Springs, 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))** Wine Springs, 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 0306 00; 03 10 19 0 0 0306 03;  
03 10 19 0 0 0306 06; and 03 10 19 0 0 0306 80

**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 under stand 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 form 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).

*Alexander S. Mecl*

January 22, 2007

Property Owner Signature

Date

Wine Springs, 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 Co. Assessor's Tax Parcel Nos. 03 10 19 0 0 0306 00; 03 10 19 0 0 0306 03;  
03 10 19 0 0 0306 06; and 03 10 19 0 0 0306 80**

**A parcel located in Sections 18 and 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:**

**That portion of Government Lot 1 of said Section 19, lying North of the South line of the parcel described in Deed Record W of Skamania County, Washington, page 290;**

**That portion of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 19, lying West of the East line of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 19;**

**That portion of land described in Book 85 of Skamania County Deeds, page 213, as Parcel V, West of the East line of the West half of the East half of the West half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 18, 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 0306 00; 03 10 19 0 0 0306 03;  
03 10 19 0 0 0306 06; and 03 10 19 0 0 0306 80

**Parcel Size:** 29 acres

**Current Ag Use:** 8 acres of pear trees (remainder is 21 acres of timber)

**Owner:** Wine Springs, 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:

WINE SPRINGS, 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 0306 00; 03 10 19 0 0 0306 03;  
03 10 19 0 0 0306 06; and 03 10 19 0 0 0306 80

**Parcel Size:** 29 acres

**Timber Land:** 21 acres of Timber Land (remainder is 8 acres of pears)

**Owner:** Wine Springs, 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:

WINE SPRINGS, LLC

By: \_\_\_\_\_

Alexander S. Mecl, Manager

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**FOREST MANAGEMENT PLAN**

**FOR**

**PORTIONS OF  
GOV'T LOT 1,  
NE1/4NW1/4  
SECTION 19  
T3N R10E W.M.**

**PREPARED FOR**

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

**OCTOBER 20, 2006**

**PREPARED BY**

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

**(541) 386-6733**

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## INTRODUCTION

It is the owner's intent to manage this forest in conjunction with the adjacent orchard lands. There may be times when factors other than the market price for logs or timber become the driving force in making timber harvest decisions.

There has been prior timber harvest activity on this parcel.

This property lies in the General Management Area of the Columbia River Gorge National Scenic Area. Since it is not listed as Open Space, the Washington Forest Practices Act regulations apply to forest operations.

## PROPERTY DESCRIPTION

This property has an aspect that varies generally from south to east.

There are no longer any developed roads into this tract.

There is a seasonal stream that flows from north to south near the eastern boundary of this parcel. During the early season irrigation water is (or was at one time) taken for use in the orchard. The stream was dry when I visited the property this fall.

This property lies between 1,500 and 1,800 feet in elevation.

This is an irregularly shaped section that has been divided and combined into many irregular parcels, making it difficult to be exact as to the acreage of any particular portion of the section.

A survey by Roy Gaylord shows the west property line to be a little shorter than that shown on the assessor's map. There is a disagreement between the property owner and the assessor over the acreage of this tract so there may be an adjustment in the future.

## TIMBER DESCRIPTION

This is a good timber growing area. The younger second growth timber is of good quality. There was an operation that basically clearcut an area in the center of the property but a partial cut was done on most of the remainder of the timber stand.

There is still a scattering of the older trees in the clearcut area and also some understory trees that were left.

The stream along the eastern edge of this tract will have a Riparian Management Zone with the regulations that go with it.

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Type 1 DF 50-70 = This stand has some variation in the timber but with the size of the parcel, and difficulty in treating several small types differently, I have chosen to group these different conditions together for treatment at one time.

Some of this type is a dense stand of 50 year old fir that could use a commercial thinning.

In some of the little older portions of the stand there can also be some thinning but the need is not as great as in the younger age group. In the areas where there was some partial cutting in the prior operation there are some trees to be removed.

Overall the stand is a high medium in stocking.

There is big leaf maple scattered through quite a bit of the type. The trees are fairly tall but of small diameter. When the type is logged it is unlikely that the maple will be large enough for anything but, possibly, pulp.

Type 2 DF 20 = This type is the area that had the heaviest logging 20-25 years ago. There is dense reproduction that needs a pre-commercial thinning, areas of dense brush and some very small patches of residual timber left in the logging operation. These conditions are so intermixed that it does not seem reasonable to try to separate them. To do so would have pockets of very young reproduction where the brush was scarified and planted. They would be surrounded by much older young timber and not be able to grow as well as a more uniform stand. These pockets would also be an impediment in trying to manage the tract as a whole. It would be more prudent to scarify the brush that is adjacent to timber when the timber is logged and have a stand that can be more easily managed.

On average this is a medium stocked stand.

## SOILS

According to the Soil Survey of Skamania County this parcel lies on soils classified as Chemawa loam. This soil is used for both forest and agriculture including orchard and hay production. Except for slope variations, this is the same soil as the nearby orchards.

The main problem that this soil poses for forest operations is the lack of strength for wet weather operations where wheeled equipment can cause deep ruts and puddle the soil.

## WILDLIFE

As part of the forest environment this is good wildlife habitat. As the cover matures the quality decreases but in the larger context a rotation of clearcuts, reproduction and timber most indigenous species of wildlife should do just fine.

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There is some cattle grazing and this appears to have had a negative effect on some species of wildlife as very few tracks were observed.

## THREATENED AND ENDANGERED SPECIES

No threatened or endangered species are known to exist on this property.

## CULTURAL RESOURCES

No cultural resources were observed.

## AESTHETICS

With the inclusion of this property in the CRGNSA the question of aesthetics has been addressed from the political standpoint. From a practical point of view there is not much that can be done to alter the aesthetic setting except the temporary alterations from a timber harvest operation. It is highly unlikely that any use other than forest or agriculture would be allowed on this property.

## RECOMMENDATIONS

Type 1 This type could use a harvest operation at any time. Whether a mix of thinning and clearcutting, or just some partial cutting, can best be determined at the time of an operation.

Clearcutting at this time would not be advisable as the younger timber is at a stage where the growth in board foot volume is quite rapid and would be even more so after a thinning. Leaving just the younger timber would result in an unwieldy mix of ages that would complicate future management.

For best results, an operation should be scheduled within five years and definitely before ten years. Market prices should always be a factor in harvest scheduling if circumstances allow for this flexibility.

Type 2 If a clearcut operation is conducted next to this type the brushy areas that are adjacent to the clearcut should be scarified and reforested along with the clearcut.

It would be difficult to try to pick out the areas of very denser stocking without some other operation but coincident with a harvest operation the dense reproduction should be pre-commercially thinned.

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In conjunction with an operation in type 1 most, if not all, of the residual overstory should be removed.

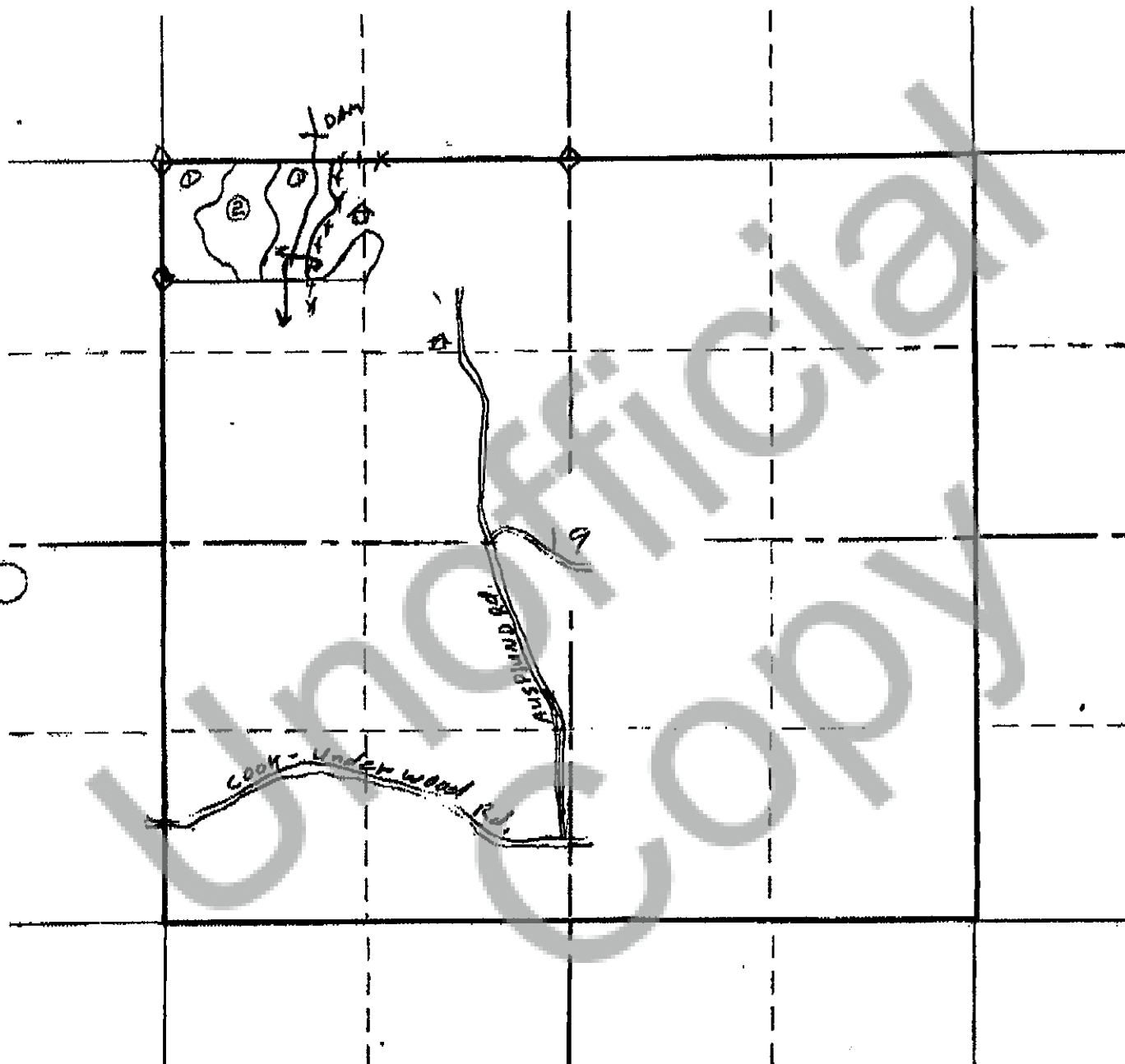
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Area Underwood Project Mt Adams  
 State WA County Stroman Section 19 Twp. 3N Rge. 10E  
 Date Oct. '06

Scale 1" = 1000'



Remarks:

① DF 50-70 = 14 Ac

② DF 20 = 7.5 Ac

21.5 Ac

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