



When Recorded Return to:

TCT Columbia Holdings LLC
1301 Fifth Avenue, Suite 4000
Seattle, WA 98101
Attention:

Notice of Continuance
Land Classified as Current Use or Forest Land
RCW Chapter 84.34 and 84.33

Grantor(s)/Sellers: S.D.S. Co., L.L.C., a Washington limited liability company

Grantee(s)/Buyers: TCT Columbia Holdings LLC, a Delaware limited liability company

Mailing Address: 1301 Fifth Avenue, Suite 4000

City, State, Zip: Seattle, WA 98101 Phone No: 206-774-8000

Assessor's Parcel No: See Attached Timber Management Plan

Address: _____

Legal Description: See Attached Timber Management Plan

Date of Sale or Transfer: 11/17/2021 Date Notice of Continuance Received by Assessor: 12-16-2021

Reference numbers of documents assigned or released: _____

Interest in property: Fee Owner Contract Purchaser Other

If the new owner(s) of land classified as current use or designated as forest land wishes to continue the classification or designation, the new owner(s) must sign the last page of this form. A signature is not required if land is transferred to an owner who is an heir or devisee of a deceased owner or transferred by a transfer on death deed and the new owner wants to continue classification or designation. The county assessor must then determine if the land continues to qualify. The county assessor has 15 calendar days, from the date all documentation is received, to determine whether the land will continue to qualify. All new owners must sign before the conveyance is recorded or filed. If the new owner(s) do(es) not desire to continue the classification or designation, all additional tax, interest, and penalty or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.140, will be due and payable by the seller or transferor at the time of sale. Payment in full is required before the conveyance can be recorded or filed.

For Official Office Use Only
Transfer Document _____ Real Estate Excise Tax No: _____

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, contact your local county assessor's office.

A. CLASSIFICATION UNDER CHAPTER 84.34 RCW

I/we request that this land Open Space Land Farm & Agricultural Land Timber Land and I am/we are aware of the land use classifications defined in this section (A).

I/we are aware that the removal or withdrawal of land from the Open Space, Farm & Agricultural Land, or Timber Land may result in additional tax, penalty, and interest as detailed in #4 of this section.

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, wetland, 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 farm and agricultural land under RCW 84.34.020(2) that no longer meets the criteria and is reclassified as open space 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 has a high potential for returning to commercial agriculture.

2. FARM AND AGRICULTURAL LAND MEANS EITHER:

- a. any parcel of land or contiguous parcels of land that are 20 or more acres: (i) devoted 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 or contiguous parcels of land that are at least five acres but less than twenty acres devoted primarily to agricultural uses which has:
Produced 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;
Standing crops with an expectation of harvest within seven years and a demonstrable investment in the production of those crops equivalent to one hundred dollars or more per acre in the current or previous year; or
Standing crops of short rotation hardwoods with an expectation of harvest within fifteen years and a demonstrable investment in the production of those crops equivalent to one hundred dollars or more per acre in the current or previous year;
For the purposes listed above, "gross income from agricultural uses" includes, but is not limited to, the wholesale value of agricultural products donated to nonprofit food banks or feeding programs;
- c. any parcel of land less than five acres devoted primarily to agricultural uses which has produced 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;

"Commercial agricultural purposes" means the use of land on a continuous and regular basis, prior to and subsequent to application for classification or reclassification that demonstrates that the owner or lessee is engaged in and intends to obtain through lawful means, a monetary profit from cash income by producing an agricultural product. In addition, commercial agricultural purposes include the following uses of agricultural land:

- Land, one to five acres which is not contiguous (in this context, means non adjoining/touching) to a classified parcel, that constitutes an integral part of the farming operation being conducted on the land qualifying as “farm and agricultural land.”
 - Land, not to exceed twenty percent of classified land, that has incidental uses compatible with agricultural purposes, and also the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.
 - Land used primarily for equestrian-related activities, for which a charge is made, including, but not limited to, stabling, training, riding, clinics, schooling, shows, or grazing for feed.
 - Land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the farm and agricultural land is classified pursuant to RCW 84.34.020(2)(a), 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.
 - Any land primarily used for commercial horticultural purposes, whether under a structure or not. Land cannot be primarily used for the storage, care, or selling of plants purchased from other growers for retail sale or covered by more than 20 percent pavement if the primary use is growing plants in containers. If the primary use of the land is growing plants in containers and the land used for this purpose is less than five acres, the land will not qualify for classification if more than 25 percent is open to the general public for on-site retail sales.
3. TIMBER LAND MEANS any parcel or contiguous parcels of land five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes. Timber land means the land only and does not include a residential home site. The term includes land used for incidental uses that are compatible with the growing and harvesting of timber but no more than ten percent of the land may be used for such incidental uses. It also includes the land on which appurtenances necessary for the production, preparation, or sale of the timber products exist in conjunction with land producing these products.
4. REMOVAL/WITHDRAWAL FROM OPEN SPACE, FARM & AG, OR TIMBERLAND CLASSIFICATIONS
- a. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
 - b. If land is removed from classification and the removal does not meet one of the exceptions listed in below, the additional tax and interest described in 1 above plus a penalty of 20% on the sum of the additional tax and interest will be imposed on the owner. The additional tax, interest, and penalty must be paid for the preceding seven tax years and from January 1 of the year of removal up to the date of removal.
 - c. The additional tax, interest, and penalty will **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, wildfire, 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 agencies or agencies or organizations qualified under RCW 64.04.130 and RCW 84.34.210 for the purposes enumerated in those sections;

- g. removal of classified farm and agricultural land under RCW 84.34.020(2)(f) on which the principal residence of the farm operator or owner or housing for employees is located;
- 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;
- j. the creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
- k. The sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as designated forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993 and the individual(s) or entity(ies) receiving the land from the deceased owner is selling or transferring the land. The date of death shown on a death certificate is the date used; or
- l. The discovery that the land was classified in error through no fault of the owner.

B. CLASSIFICATION UNDER CHAPTER 84.33 RCW. I/we request that this land retains its designation as forest land and I am/we are aware of the following definition of forest land.

FOREST LAND is synonymous with designated forest land and means any parcel of land or contiguous parcels of land at least five acres that is primarily devoted to and used for growing and harvesting timber and means the land only.

I/we declare that I am/we are aware of the liability of removal of this land from designated forest land and upon removal a compensating tax will be imposed that is equal to the difference between the amount of tax last levied on the land as "forest land" and an amount equal to the new assessed valuation of the land as of January 1 of the year of removal, multiplied by the dollar rate of the last levy extended against the land, multiplied by a number, not greater than nine, equal to the number of years the land was designated as forest land. Compensating tax will also be due on the land from January 1 of the year the designation is removed up to the removal date.

The compensating tax will not be imposed if the removal of designation resulted solely from:

- a. transfer to a government entity in exchange for other forest 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 based on official action taken by the entity and confirmed in writing;
- c. 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; 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 or approved for state natural resources conservation area purposes as defined in chapter 79.71 RCW, or for acquisition and management as a community forest trust as defined in chapter 79.155 RCW. At such time as the land is not used for the purposes enumerated, the compensating tax will be imposed upon the current owner;
- d. the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes;
- e. 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 the land;
- f. the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
- g. the creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
- h. the sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as designated forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993 and the individual(s) or

entity(ies) receiving the land from the deceased owner is selling or transferring the land. The date of death shown on a death certificate is the date used;

- i. the discovery that the land was designated in error through no fault of the owner; or
- j. A transfer of a property interest, in a county with a population of more than six hundred thousand inhabitants or in a county with a population of at least two hundred forty-five thousand inhabitants that borders Puget Sound as defined in RCW 90.71.010, to a government entity, or to a nonprofit historic preservation corporation or nonprofit nature conservancy corporation, as defined in RCW 64.04.130, to protect or enhance public resources, or to preserve, maintain improve, restore, limit the future use of, or otherwise to conserve for public use or enjoyment, the property interest being transferred. At such time as the land is not used for the purposes enumerated, the compensating tax will be imposed upon the current owner.
- k. Compensating tax authorized in this section may not be imposed on land removed from designation as forestland solely as a result of a natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of the property.

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).

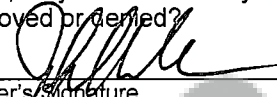
Please describe how you intend to use the land for continued classification or designation:*
See attached Timber Management Plan

***The assessor may require additional information from the seller(s) and/or Buyer(s) to determine whether the land will continue to qualify for classification or designation.**

Is there a reclassification pending for this parcel(s)? Yes No

If yes, have you notified the granting authority, in writing, that you wish to continue with the reclassification process? Yes No

If yes, do you understand your rights and responsibilities if the reclassification is approved or denied? Yes No


Buyer's Signature Jeff Webber, President 12 Nov 2021
Date

1301 Fifth Avenue, Suite 4000, Seattle, WA 98101
Address

Buyer's Signature Date

Address

Assessor Use Only

Does the parcel(s) subject to this document meet the qualifications for classification/designation continuance? Yes No

Assessor Signature Date

If the parcel(s) subject to this document is/are considered contiguous, as defined in RCW 84.33.035(4) or RCW 84.34.020(6), with other parcels having different ownerships, then verify the following information with the purchaser:

- The parcel(s) subject to this document will be managed as part of a single operation with the other parcels having different ownerships.
- The new purchaser meets the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel.



Columbia Basin Management Area

215 N Third Street Shelton, Washington
98584

T (360) 426-3381
www.greendiamond.com

Re: Timber Management Plan

Landowner: Series One of Twin Creeks Timber, LLC, a Delaware limited liability company authorized to do business in the State of Washington (“Twin Creeks”) by its authorized agent Green Diamond Management Company, a Washington corporation (“Green Diamond”) 1301 5th Avenue, Suite #2700 Seattle, WA 98101 (360) 427-478

Property Location: A portion of former SDS property in Skamania County, Washington

See attachment A for legal descriptions and tax parcel numbers

Plan Preparer: Rick Schmeling, NWT Division Analyst
Green Diamond Management Company
215 N. Third
Shelton, WA 98584-0931
(360) 427-4788

Date Prepared: October 29, 2021

Green Diamond Management Company (“Green Diamond”) has been managing industrial timberlands in Washington, Oregon, and California for over 125 years. Twin Creeks will acquire approximately 7,700 acres located in Skamania County, Washington classified as Designated Forest Land. This land will remain primarily devoted and used to grow and harvest timber.

The timberlands are comprised of Douglas Fir, Western Hemlock, Red Alder, and other commercial tree species. As managed industrial forest land, the age class and timber size vary significantly across the landscape, anywhere from 0 to 80 years old with sizes ranging from saplings less than 1 foot tall up to 32” + diameter and over 100 feet tall.

This property has been actively managed through comprehensive forest management activities prior to this acquisition, and will continue to be actively managed, to include: thinning, harvest, fire protection, insect control, weed control, and forest debris abatement.

This property is subject to forest fire protection assessment pursuant to RCW 76.04.610.

Additional information:

Twin Creek's ownership goal for the land is to manage the land and its resources sustainably for long-term production of wood fiber.

The timberlands will be managed under a Safe Harbor Agreement for Northern Spotted Owls, and in full compliance with Washington State Forest Practices Regulations.

Twin Creek's is aware of the potential tax liability involved when the land ceases to be classified as Designated Forest Land.

Twin Creeks manages the property sustainability by, among other things, developing and annually updating a long term harvest schedule for at least 60 years out.

EXHIBIT "A"

Legal Description

PARCEL 1

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 2

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE EAST HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 3

THE SOUTHEAST QUARTER OF SECTION 20; AND THE NORTH HALF OF THE SOUTH HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND GOVERNMENT LOTS 3 & 4 IN SECTION 21, ALL IN TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 4

THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 5

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 6

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 7

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 8

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 9

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 10

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCELS 11 AND 12

THE NORTHWEST QUARTER, AND THE WEST 60 RODS OF THE WEST HALF OF THE NORTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT ALL THAT PORTION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THE DEEDED RIGHT OF WAY CONVEYED TO BONNEVILLE POWER ADMINISTRATION BY INSTRUMENT RECORDED IN BOOK 27, PAGE 315.

ALSO EXCEPT THAT PORTION CONVEYED TO BONNEVILLE POWER ADMINISTRATION BY INSTRUMENT RECORDED IN BOOK 27, PAGE 315.

PARCEL 13

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO LARRY A. BIRKENFIELD ET UX BY INSTRUMENT RECORDED IN BOOK 84, PAGE 30.

PARCEL 14

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 15

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

PARCEL 16

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

PARCEL 17

THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

PARCEL 20

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

EXCEPT THE 300 FOOT STRIP OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION.

PARCEL 21

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,

IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30;

THENCE EAST 80 RODS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30; THENCE SOUTH 80 RODS; THENCE IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

PARCEL 22

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

PARCEL 23

THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED FEBRUARY 26, 1960 IN BOOK 47, PAGE 99.

ALSO EXCEPT TRACT A AND TRACT B DESCRIBED UNDER AUDITOR'S FILE NOS. 2012181921 AND 2012181922.

ALSO EXCEPT THAT PORTION LYING EAST OF THE EAST LINE OF TRACTS A & B, CONVEYED TO INDEPENDENCE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, RECORDED DECEMBER 9, 2019, UNDER AUDITOR'S FILE NO. 2019002416.

PARCEL 24

GOVERNMENT LOTS 1, 2 AND 3 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA COUNTY, STATE OF WASHINGTON.

PARCEL 25

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 ALL OF SECTION 5, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 6, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF ALL IN SECTION 7, ALL OF SECTION 8, ALL IN TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

ALSO ALL OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING:

- A. THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED DECEMBER 12, 1947 UNDER AUDITOR'S FILE NO. 37340.
- B. THAT PORTION CONVEYED TO LEE MONTGOMERY, ET UX, BY INSTRUMENT RECORDED MARCH 16, 1970 IN BOOK 61, PAGE 595, AUDITOR'S FILE NO. 71947.
- C. THAT PORTION CONVEYED TO KARL KLIPPEL, ET UX, BY INSTRUMENT RECORDED AUGUST 8, 1995 IN BOOK 151, PAGE 631.
- D. THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DESCRIBED BY INSTRUMENT RECORDED IN BOOK 74, PAGE 802.

ALSO THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION AS DESCRIBED IN BOOK 49, PAGE 181.

PARCEL 26

THE WEST HALF OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

ALSO THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

ALSO A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 56 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE NORTH 40 RODS; THENCE WEST 24 RODS; THENCE SOUTH 40 RODS; THENCE EAST 24 RODS TO THE PLACE OF BEGINNING.

ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING:

- A. THAT PORTION CONVEYED TO LESLIE E DONALDSON, ET UX, BY INSTRUMENT RECORDED SEPTEMBER 13, 1983 IN BOOK 82, PAGE 680.
- B. LOTS 1 AND 2 OF THE A.G. MALELLA SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 239 AND THAT PORTION LYING SOUTH OF LOT 2.
- C. LOTS 1 AND 2 OF THE RENO ZIEGLER SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 55.

PARCEL 27

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 28

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

SAID POINT BEARING SOUTH 84°36' EAST FROM THE CENTER OF SAID SECTION AND 330 FEET DISTANT; THENCE NORTH FOR 660 FEET ALONG THE LINE OF THE ELLA M. WOODWARD TRACT;
THENCE SOUTH 84°36' EAST FOR 330 FEET ALONG THE LINE OF THE ELLA M. WOODWARD TRACT; THENCE SOUTH FOR 660 FEET TO THE SOUTH LINE OF THE QUARTER SECTION; THENCE NORTH 84°36' WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION FOR 330 FEET TO THE POINT OF BEGINNING.

PARCEL 29

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A BRASS HUB MARKING THE CENTER OF THE SAID SECTION 19; THENCE NORTH 1320 FEET TO AN IRON PIPE AND THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE EAST 1389.6 FEET TO AN IRON PIPE; THENCE NORTH 28 EAST

152.5 FEET TO AN IRON PIPE; THENCE NORTH 60 WEST 173.6 FEET TO AN IRON PIPE; THENCE NORTH 85 WEST 772.2 FEET TO AN IRON PIPE; THENCE WEST 309 FEET TO AN IRON PIPE; THENCE NORTH 06°48' WEST 1042 FEET; THENCE WEST 17.1 FEET TO AN IRON PIPE; THENCE SOUTH 1320 FEET TO THE INITIAL POINT.

PARCEL 30

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER LYING NORTH OF COUNTY ROAD, THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTH OF COUNTY ROAD, THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 330 FEET THEREOF, ALL OF THE NORTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 32 - INTENTIONALLY DELETED

PARCEL 33

GOVERNMENT LOTS 11 AND 12 IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THOMAS A. SMITH, ET UX, BY INSTRUMENT RECORDED AUGUST 24, 1992 IN BOOK 130, PAGE 343.

PARCEL 34

GOVERNMENT LOTS 1 AND 2 IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THOMAS A. SMITH, ET UX, BY INSTRUMENT RECORDED AUGUST 24, 1992 IN BOOK 130, PAGE 343.

EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA.

PARCEL 35

THE EAST HALF OF GOVERNMENT LOT 7, THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 12, EXCEPT THE WEST 46 RODS THEREOF, ALL IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING WITH THE 300 FOOT STRIP OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE COULEE NO.1 AND NO. 2 TRANSMISSION LINES.

PARCEL 36

GOVERNMENT LOT 10 AND THE WEST 18.63 ACRES OF GOVERNMENT LOT 11, IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE 300 FOOT STRIP OF LAND ACQUIRED BY THE UNITED STATES OF AMERICA FOR BONNEVILLE POWER ADMINISTRATIONS ELECTRIC POWER TRANSMISSION LINES.

ALSO EXCEPT THAT PORTION DESCRIBED UNDER AUDITOR'S FILE NO. 2019000762.

PARCEL 37

THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER, ALL IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 40

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 41

GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 42

GOVERNMENTS LOTS 3 AND 4, SECTION 18, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THE WEST 362 FEET OF THE NORTH 504 FEET OF GOVERNMENT LOT 3 IN SAID SECTION 18.

PARCEL 45

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 46

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING WESTERLY OF AALVIK ROAD AND NORTH OF LOT 1 AS SHOWN ON A SHORT PLAT RECORDED ON PAGE 57, BOOK 2 OF SHORT PLATS, SKAMANIA COUNTY, WASHINGTON.

PARCEL 47

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL 48

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF TRACTS A & B, CONVEYED TO INDEPENDENCE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, RECORDED DECEMBER 9, 2019 UNDER AUDITOR'S FILE NO. 2019-002416.

PARCEL 49

The Southwest Quarter of the Northwest Quarter and the East half of the Northwest Quarter all in Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

Beginning at the Northeast corner of the Northwest Quarter of section 20, thence West 396 feet; thence South 792 feet; thence east 396 feet; thence North 792 feet to the Point of Beginning.

ALSO EXCEPT that portion conveyed to Jesse G. Renfro et. Ux. By instrument recorded May 31, 1977 in Book 72, Page 758.

ALSO EXCEPT everything lying Easterly of the Columbia River Gorge National Scenic Area Boundary, Said boundary is described as the 800 foot contour line, Vertical Datum of 1929 (NGVD 1929).

Containing 40.76 Acres, more or less

Unofficial Copy

EXHIBIT "B"

Parcel	Tax Account No.	Assessed Value
1	03 06 00 0 0 0700 00	\$26,100.00
2	03 07 00 0 0 1701 00	\$37,300.00
3	03 07 00 0 0 2100 00	\$65,600.00
4	03 07 00 0 0 2200 00	\$33,700.00
5	03 07 24 0 0 0500 00	\$5,500.00
6	03 07 26 0 0 0200 00	\$13,400.00
7	03 07 26 0 0 0300 00	\$7,100.00
8	03 07 00 0 0 2500 00	\$44,800.00
9	03 07 26 0 0 0201 00	\$6,000.00
10	03 07 26 0 0 0800 00	\$4,900.00
11	03 07 35 0 0 0200 00	\$4,000.00
12	03 07 35 0 0 0200 06	\$46,200.00
13	03 07 35 0 0 0600 00	\$4,400.00
14	03 07 00 0 0 4801 00	\$5,500.00
15	03 07 24 0 0 0300 00	\$2,800.00
16	03 07 26 0 0 0400 00	\$6,600.00
17	03 08 19 0 0 0400 00	\$31,800.00
20	03 08 29 0 0 0300 00	\$8,000.00
21	03 08 30 0 0 0100 00	\$2,300.00
22	03 09 00 0 0 2700 00	\$5,600.00
23	03 09 00 0 0 3100 00	\$29,700.00
24	03 10 00 0 0 0100 00	\$21,600.00
25	03 10 00 0 0 0300 00	\$1,100.00

26	03 10 00 0 0 0301 00	\$79,300.00
27	03 10 00 0 0 0600 00	\$22,200.00
28	03 10 00 0 0 1000 00	\$700.00
29	03 10 19 0 0 0100 00	\$9,300.00
30	03 10 20 0 0 0200 00	\$28,500.00
33	03 75 24 0 0 0300 00	\$9,900.00
34	03 75 25 0 0 0200 00	\$10,600.00
35	03 75 25 0 0 0800 00	\$6,400.00
36	03 75 25 0 0 0900 00	\$4,800.00
37	04 07 00 0 0 0500 00	\$33,100.00
40	03 09 00 0 0 0401 00	\$12,100.00
41	03 10 00 0 0 0700 00	\$5,500.00
42	03 10 00 0 0 1100 00	\$10,600.00
45	04 09 00 0 0 0104 00	\$14,200.00
46	03 07 26 0 0 0700 00	\$150,000.00
47	03 07 24 0 0 0600 00	\$20,000.00
48	03 09 00 0 0 3101 00	\$2,400.00
49	03 08 20 2 0 0400 00 03 08 20 2 0 0500 00	\$7,900.00