<table>
<thead>
<tr>
<th>Date</th>
<th>May 7, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Clarence &amp; Afton Matayoshi</td>
</tr>
<tr>
<td>Address</td>
<td>18248 Old Highway 99 SW, Rochester, WA 98579</td>
</tr>
<tr>
<td>Location of Property</td>
<td>South Thurston County, East of Grand Mound</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>13.87 acres (16.87 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>72405800201</td>
</tr>
</tbody>
</table>

### A. Site Characteristics & Context
The parcel under consideration is 16.87 acres with 13.86 acres proposed for the open space – open space tax program. There an existing home and accessory structure on the property which is located in the three acre area excluded from consideration. The property contains portions of Scatter Creek and associated floodplain and wetland areas as well as Oregon White Oak Habitat and qualifies for the open space-open space tax program. The property owners are applying for a high priority Fish-Rearing Habitat Ponds and Streams, Geological and Shoreline Features, Significant Wildlife Habitat Areas, Special Plant Species and Private Recreation Area. The zoning of the site is Rural Residential/Resource 1 unit per 5 acres (RRR 1/5). Surrounding properties are also zoned RRR 1/5.

### B. Public Benefit Rating System
1. For which Priority Resources categories does the property qualify?
   - Fish-Rearing Habitat-Ponds and Streams
   - Geological and Shoreline Features
   - Significant Wildlife Habitat Areas
   - Special Plant Species

The subject site contains over 500-feet of Scatter Creek with associated floodplain and wetland areas. The property also contains Oregon White Oak Habitat areas. Based on the habitat and natural resources contained on the subject property, the property meets the public benefit rating system requirements for these priority resources.

The applicant also applied for consideration of a Private Recreation Areas. The eligibility criteria for this category is defined as an area devoted to facilities and equipment for recreational purposes including swimming pools, tennis courts, playgrounds, and other similar uses. Noted examples are Evergreen Sportsman’s Club, Capital Golf Course and Tumwater Valley. The proposal does not meet the eligibility criteria for this category.
2. Which public access category has the property owner agreed to?
   - The applicant does not qualify for this category.

3. Does a conservation easement or historic easement apply to the property?
   - No

4. Summary of Public Benefit rating:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish-Rearing Habitat-Ponds and Streams</td>
<td>3</td>
</tr>
<tr>
<td>Geological and Shoreline Features</td>
<td>3</td>
</tr>
<tr>
<td>Significant Wildlife Habitat Areas</td>
<td>3</td>
</tr>
<tr>
<td>Special Plant Species</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>12</strong></td>
</tr>
</tbody>
</table>

5. Estimated tax shift:
The property is eligible for 12 points under the Thurston County Public Benefit Rating System, qualifying the property for a 90% reduction in market value.

C. Additional Considerations
1. Does the property meet the definition of open space?
   Yes, minimum eligibility requirements ensure that only properties meeting the open space classifications definitions could be classified as open space.

2. Any other factors relevant to the application in weighing the benefits to the public?
   Protecting this property’s environmental resources will prevent further potential storm water runoff from impervious surfaces and potential septic tank problems associated with development, and contribute to the protection of the creek, wetland areas, flood plain and water quality. The management of the property as open space is consistent with other properties in the area.

D. Recommendation
   Staff recommends approval of classification of 13.87 acres owned by Clarence and Afton Matayoshi of open-space land for current use assessment.

Attachment 1. Site Maps
Attachment 2 Application Materials
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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Open Space Tax Program
Applicant: Clarence Matsuyoshi
Parcel No: 72405800201
OPEN SPACE CLASSIFICATION APPLICATION
FOR CURRENT USE-BASED PROPERTY TAX ASSESSMENT

IMPORTANT: Please read the Instructions, Things to Know, and Eligibility Criteria sheets before completing this form.

Name(s) of Applicant(s)  
CLARENCE N. MATAYOSHI  
AFTON L. MATAYOSHI

Mailing Address  
18248 OLD HWY 99 S.W  
ROCHESTER, WA 98579

Day Phone Number(s)  
360-273-6111  
360-807-3658

Tax Parcel Number(s)  
72405800201

General Location of Property  
SOUTH THURSTON COUNTY, EAST OF GRAND MOUND

1. Legal Interest in Property:
   ☑ Owner  ☐ Contract Purchaser  ☐ Other (Describe)

2. Total Acreage of Property  
   16.87

3. Acreage to be Enrolled in Open Space Program  
   13.87

4. What is the Property Currently Used for?  
   SINGLE HOUSE RESIDENCE & SHOP

5. What kind of public access do you propose? (Note: Public access is not required for program eligibility.)
   ☑ None
   ☐ Partial Access (1 point): Public access on a seasonal basis or access by members of the organization utilizing the facility.
   ☐ Substantial Access (2 points): Year-round access to members and available to the public upon special arrangement. Any user fees may not exceed three times the average cost for members.
   ☐ Unlimited Access (4 points): Year-round access to the public without special arrangement.

Please describe or explain:
6. Do you propose to apply a conservation easement or historic easement to your property?

- Yes (type: __________________)  Does one exist now?  □ Yes (type: __________________)
- No

Who will hold (or does hold) the easement? ________________________________

7. Before completing this part of the application, use the blue "Eligibility Criteria Checklist" to determine if your property qualifies for any of the Priority Resource categories. (Property must be eligible for at least one Priority Resource and at least 3 points in order to be classified as open space.) Use the list below to indicate which Priority Resource categories you can document eligibility for. Refer to the gray "Help List" for sources of assistance, if needed.

### HIGH PRIORITY RESOURCES (3 points each)

<table>
<thead>
<tr>
<th># Acres</th>
<th>a. Archaeological Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>b. Farm and Agricultural Conservation Land (FACL)</td>
</tr>
<tr>
<td>+3</td>
<td>c. Fish-Rearing Habitat—Ponds and Streams: Scatter Creek</td>
</tr>
<tr>
<td>+3</td>
<td>d. Geological and Shoreline Features: Oak habitat</td>
</tr>
<tr>
<td></td>
<td>e. Historical Sites</td>
</tr>
<tr>
<td></td>
<td>f. Private Recreation Areas</td>
</tr>
<tr>
<td>+3</td>
<td>g. Rural Open Space Close to Urban or Growth Areas</td>
</tr>
<tr>
<td>+3</td>
<td>h. Significant Wildlife Habitat Areas</td>
</tr>
<tr>
<td></td>
<td>i. Special Plant Sites: Oregon white oak</td>
</tr>
<tr>
<td></td>
<td>j. Urban or Growth Area Open Space</td>
</tr>
</tbody>
</table>

### MEDIUM PRIORITY RESOURCES (2 points each)

<table>
<thead>
<tr>
<th># Acres</th>
<th>a. Public Land Buffers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>b. Scenic Vista or Resources</td>
</tr>
</tbody>
</table>

### LOW PRIORITY RESOURCES (1 point each)

| # Acres | a. Resource Restoration |
8. **IMPORTANT! Read all of the following information regarding tax liabilities before signing this application form.**

You will owe to the County the following additional taxes, interest and penalties when your property is removed or withdrawn from current use classification. The following is a summary of state law. Consult RCW Chapter 84.34 for details.

**STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION:**

A. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:

   a. The difference between the property tax paid as “Open Space Land” and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus

   b. Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.

   c. A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner’s request for withdrawal process, or except as a result of those conditions listed in (B) below.

B. The additional tax, interest, and penalty specified in (8A) above shall not be imposed if removal resulted solely from:

   a. Transfer to a governmental 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 such power.

   c. A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.

   d. Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.

   e. Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.

   f. Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
g. Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(e) (farm homsites).

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 fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

k. The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.

Removals and withdrawals from the program are processed by the Thurston County Assessor.

I (We) the undersigned, swear under the penalty of perjury, that I (We) am (are) the owner(s) or contract purchaser(s), of the land described above and that the above responses are made truthfully and to the best of my (our) knowledge. I (We) also understand that, should there be willful misrepresentation or willful lack of full disclosure on my (our) part, the granting authority, which may hereafter classify said land under the provisions of Chapter 84.34 RCW, may subsequently remove the classification. In addition, I (we) am (are) aware of the potential tax liability described above.

DATE: 1/24/2013 OWNERS:  

[Signature]

DATE: 24th OWNED, 2013

SUBSCRIBED and SWORN to before me this ___ day of __________, 20__.

[Signature]
Notary Public in and for the State of Washington, residing in Thurston County
  Grays Harbor Co.
THURSTON COUNTY

Property Account Summary
As Of 4/8/2014  Status: Active

Account No.: 724058000201  Alternate Property Number:
Account Type: Real Property
TCA: 562
Situs Address: 16248 OLD HWY 99 SW
ROCHESTER WA 98679
Legal: Section 32 Township 16 Range 2W Plat SCATTER CREEK PARK BLA-1492 TR C Document 016/021

Parties:

Role  Name & Address
Owner  MATAYOSHI, CLARENCE N
18248 OLD HWY 99 SW
ROCHESTER WA 98679
Taxpayer  MATAYOSHI, CLARENCE N
18248 OLD HWY 99 SW
ROCHESTER WA 98679

Property Values:

<table>
<thead>
<tr>
<th>Value Name</th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxable Value Regular</td>
<td>$198,250</td>
<td>$201,050</td>
<td>$207,050</td>
</tr>
<tr>
<td>Market Total</td>
<td>$198,250</td>
<td>$201,050</td>
<td>$207,050</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$198,250</td>
<td>$201,050</td>
<td>$207,050</td>
</tr>
<tr>
<td>Market Land</td>
<td>$96,950</td>
<td>$111,860</td>
<td>$114,850</td>
</tr>
<tr>
<td>Market Improvement</td>
<td>$101,300</td>
<td>$98,200</td>
<td>$92,800</td>
</tr>
</tbody>
</table>

Property Characteristics:

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Characteristic</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>Use Code</td>
<td>11 Single Unit</td>
</tr>
<tr>
<td></td>
<td>Size in Acres</td>
<td>16.87</td>
</tr>
</tbody>
</table>

Exemptions:

(End of Report)