

Timber Summary

The following summarizes the Property included within this report:

Acreage

Type 1: Merchantable Timber	83.58 acres
Type 2: ~22 Year-Old Reprod	8.18 acres
Type 3: ~20 Year-Old Reprod	3.08 acres
Type 4: ~4 Year-Old Reprod	1.83 acres
RMA (Riparian Area)	18.81 acres
Non-Forested	26.69 acres

*The RMA acreage includes forested and non-forested land

Timber Volume

Type 1: Merchantable Timber	1387 mbf
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TOTAL MERCH TIMBER AS OF FEBRUARY
2025

SPECIES	VOLUME
DOUGLAS FIR	1200 MBF
WESTERN HEMLOCK	88 MBF
WESTERN RED CEDAR	50 MBF
RED ALDER	26 MBF
GRAND FIR	12 MBF
INCENSE CEDAR	6 MBF
PINE	5 MBF

*****Total volume may slightly differ from species volumes due to rounding.

Property Description:

The subject timberlands are located within Township 21 South, Range 02 West, Sections 30 & 31, Lane, Oregon.

Cruise Summary:

The sample design of the cruise included the following: All standing timber was cruised using variable plot sampling. 87 plots were distributed throughout the stand and sub-sampled for volumes, sorts, grades, and defect.

The trees were measured and given sorts & grades per log lengths to the greater merchantable top of 6" or 40% of 16' diameter. Example: A tree with a 16' diameter of 20" would be graded up to 8". The remaining top portion of the tree is not included in the cruise (and will likely not be recovered). Logs were graded using Columbia River Bureau rules. Preferred log lengths were 36', 32', 40' and 2' multiples down to 16' total log lengths and 5" scaling diameter. Sorts/Grades were defined by HI (12"+ High Quality), H8 (8-11" High Quality), 2M, 3M, 4M, and 3M+ (rough 12"+).

The reproduction timber was examined to determine stand characteristics for determination of net present values.

Timber Typing, Mapping, & Acreage:

Timber types were delineated using aerial orthographic photography along with Lane County tax lot geodatabases on ArcMap. Additional mapping and ground truthing of stand boundaries were completed on the ground with field mapping software. Tax lot lines and property boundaries were defined by property markers, posts, fences and geomorphic control points. Property lines were generally well marked. However, I could not locate all exact property lines without the aid of a professional surveyor. If changes are made from a certified surveyor, I'd be happy to alter any variations to the property lines on the attached maps.

I based my cruise upon GIS mapping software.

Harvest Restrictions:

Cultural Resource, Wildlife, and Fish Protection:

To the best of my knowledge, I do not know of any protective measure that may restrict “normal” harvest activities aside from the Riparian Management Areas (RMAs)—— regarding cultural, landslide, wildlife or other unstated protection. Additional portions of the streams appear to be “seasonal,” but will likely require additional buffer areas (RMAs) if found to be perennial. However, I have not contacted the State and/or other regulatory offices regarding potential restrictions and provide no guarantees. Additional information may be obtained from ODF when a harvest notification is filed. Terms are generally based upon the discretion of the Oregon Department of Forestry and the Oregon Forest Practices Act and Rules.

The acreage, volumes, and values in this report do not reflect any other potential restrictions. The acreage is based on “gross” acreage. Changes may be made to reflect restricted areas (if found).

Disclaimer:

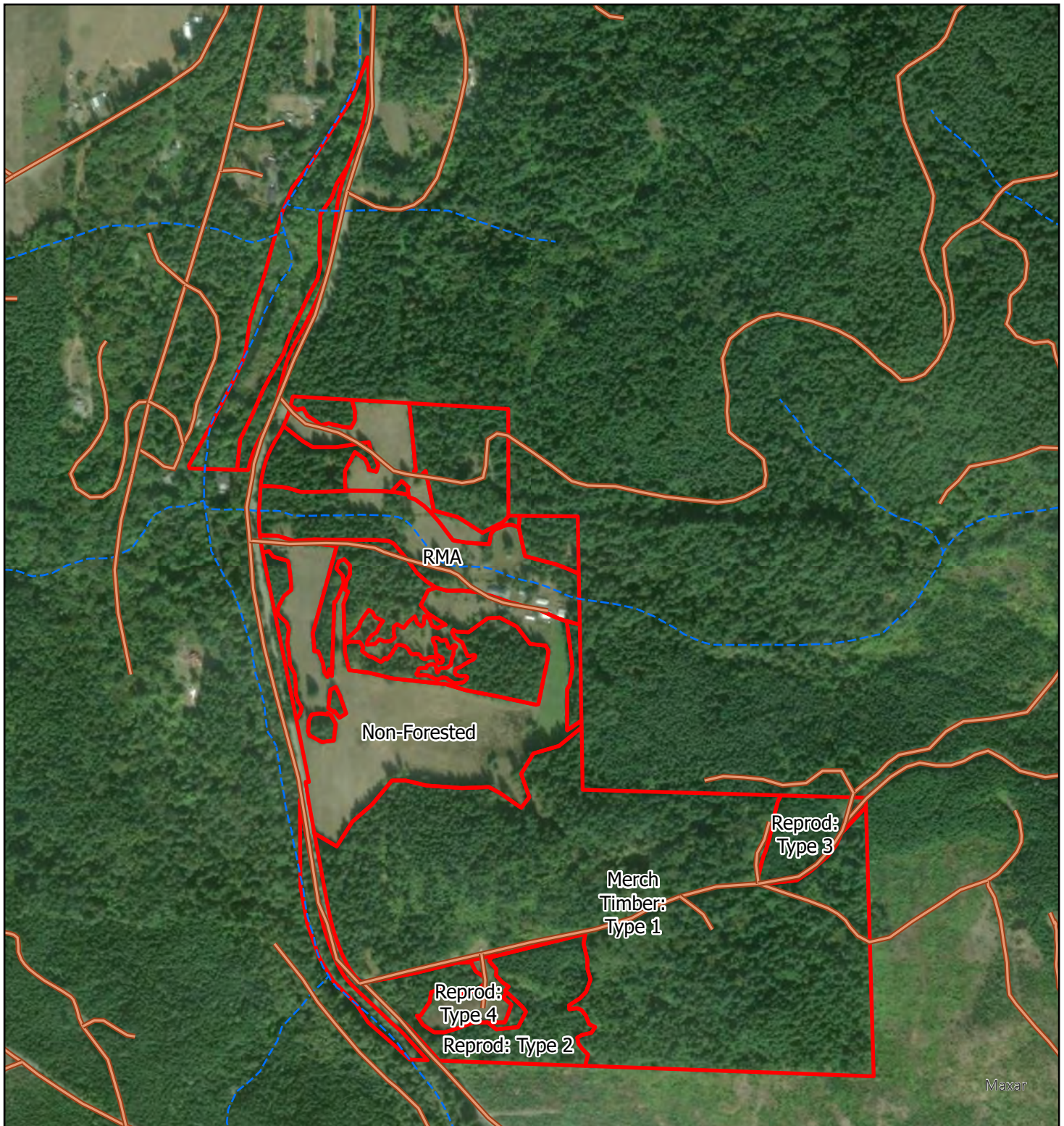
The volumes used for this valuation were based on variable plot sampling. Some error may still exist with log volumes.

The accuracy of log volumes, grades, sorts, species, and acreage are based upon the best of the cruiser’s ability given the sampling methods and available resources. Information is neither guaranteed nor warranted and may be subject to error due to hidden defect, disease, inaccurate database data, mapping error, and/or other circumstances. The client receiving this report assumes the risk of any inaccurate or misrepresented information.

Thank you,
Jared Simmons
Alpenglow Forestry Consulting, LLC
(541)-525-3582

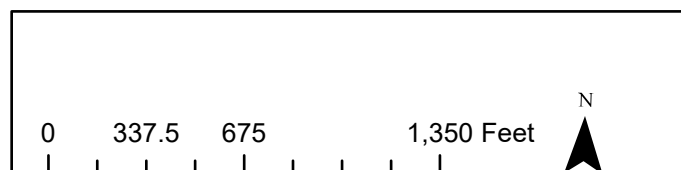
Mosby Creek Farm & Forest

Township 21 South, Range 2 West, Sections 30 & 31



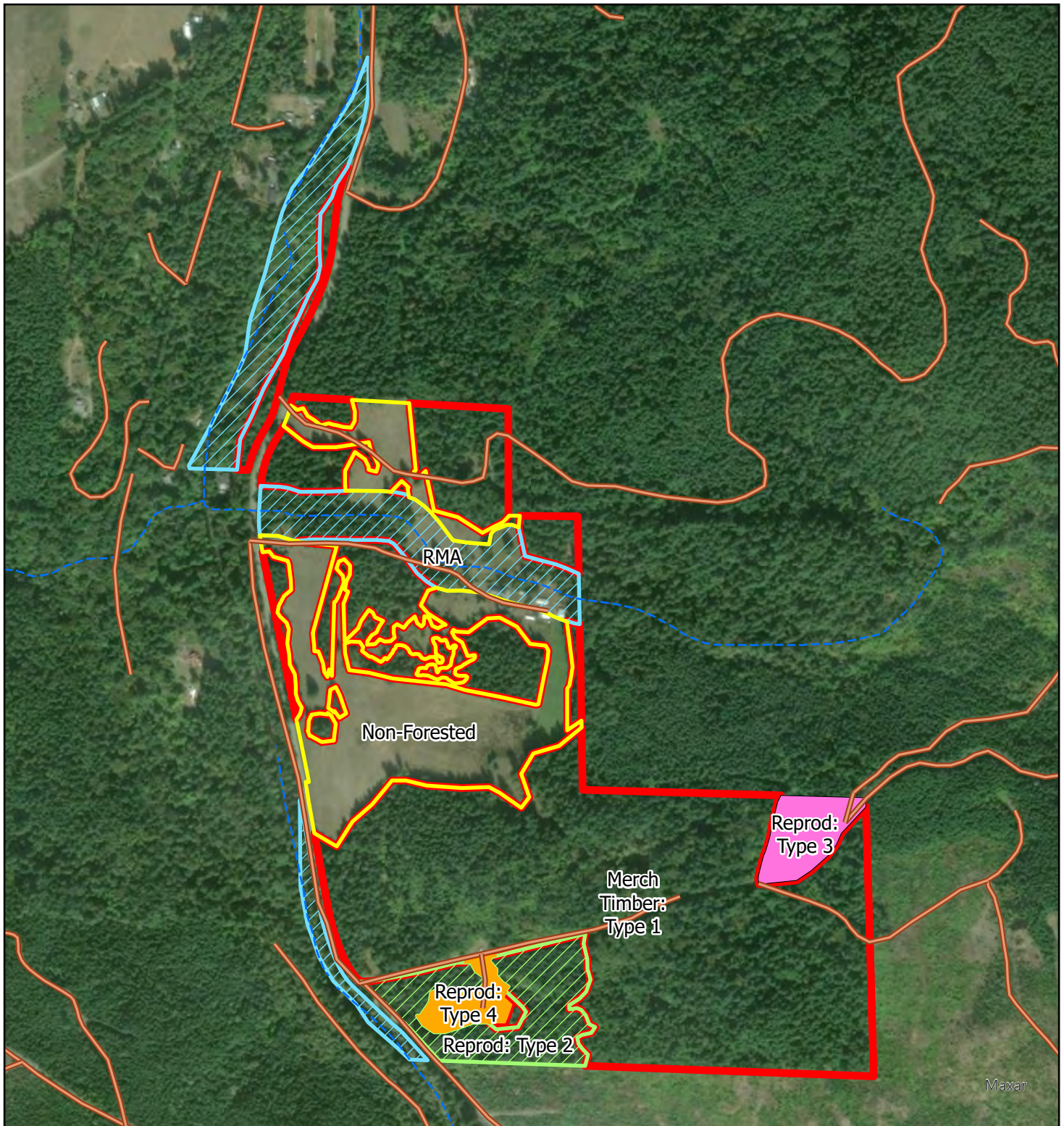
Legend

- Streams
- Roads
- Proffitt Property



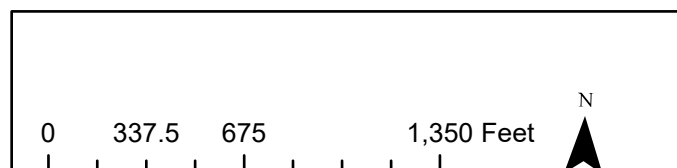
Mosby Creek Farm & Forest

Township 21 South, Range 2 West, Sections 30 & 31



Legend

- | | |
|----------------------|----------------|
| Streams | Reprod: Type 3 |
| Roads | Reprod: Type 4 |
| Type | RMA |
| Merch Timber: Type 1 | Non-Forested |
| Reprod: Type 2 | |



T	Species, Sort Grade - Board Foot Volumes (Type)														Page 1						
Project: Mosby Creek														Date 2/4/2025							
														Time 4:19:59PM							
T21S R02W S30 T0001										T21S R02W S30 T0001											
Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees	CuFt	BdFt												
21S	02W	30	Mosby Creek	0001	83.58	87	284	1	W												
Spp	S	So	Gr	%	Bd. Ft. per Acre			Total	Percent Net Board Foot Volume								Average Log				Logs Per /Acre
									Log Scale Dia.				Log Length				Ln	Dia	Bd	CF/	
					Def%	Gross	Net	Net MBF	5-6	7-11	12-19	20+	16-20	21-30	32-36	37-99	Ft	In	Ft	Lf	
DF	20	SM			12.5	74	64	5				100			100		36	20	551	3.306	.1
DF	HI	2M		5	5.4	709	671	56			100			7	93		40	14	277	1.805	2.4
DF	H8	3M		1	5.7	260	245	20		100					100		40	10	136	.947	1.8
DF	3+	2M		1	31.2	84	58	5				100			100		40	21	523	3.725	.1
DF	2S	2M		39	7.8	6,033	5,564	465			98	2			72	28	37	14	248	1.790	22.5
DF	S	3M		43	5.6	6,581	6,213	519	10	90			0	0	86	13	36	8	90	.752	69.0
DF	S	4M		11	5.7	1,633	1,540	129	93	7			42	18	38	2	25	5	26	.378	59.9
DF	Totals			86	6.6	15,374	14,355	1,200	14	41	43	2	5	2	70	23	32	8	92	.843	155.8
WH	2S	2M		44	12.4	534	468	39			100				25	75	39	14	266	1.938	1.8
WH	S	3M		44	8.4	507	464	39	9	91					96	4	36	9	91	.880	5.1
WH	S	4M		12	14.8	147	125	10	72	28			44	18	38		24	6	27	.474	4.6
WH	Totals			6	11.0	1,188	1,058	88	13	43	44		5	2	58	35	31	8	92	.958	11.5
RC	RC	2M		66	19.0	487	395	33			92	8		6	94		34	14	198	2.379	2.0
RC	RC	3M		25	15.9	175	147	12	17	83				7	62	31	35	8	73	.989	2.0
RC	RC	4M		9	25.5	70	52	4	81	19			6	62	32		26	6	28	.582	1.8
RC	Totals			4	18.9	733	594	50	11	22	61	5	1	11	81	8	32	9	101	1.388	5.9
RA	RA	3M		80	11.9	289	255	21	17	83					84	16	37	7	56	.679	4.5
RA	RA	4M		20	7.0	67	62	5		100			69	31			21	7	30	.582	2.1
RA	Totals			2	11.0	356	317	26	14	86			14	6	67	13	32	7	48	.659	6.6
GF	2S	2M		64	17.6	111	92	8			100				100		35	16	309	2.658	.3
GF	S	4M		36	6.0	54	51	4	95	5			5		95		35	5	37	.453	1.4
GF	Totals			1	13.8	165	142	12	34	2	64		2		98		35	7	85	.844	1.7
IC	IC	2M		41	20.4	37	30	2			100				100		36	17	334	3.083	.1
IC	IC	3M		45	24.8	43	32	3		100					100		32	8	52	.942	.6
IC	IC	4M		14	34.0	15	10	1	100						100		30	6	26	.733	.4
IC	Totals			0	24.5	95	72	6	14	45	41			14	86		32	8	66	1.072	1.1
PP	S	3M		100	5.0	64	61	5	100						100		40	6	57	.675	1.1
PP	Totals			0	5.0	64	61	5	100						100		40	6	57	.675	1.1
Type Totals					7.7	17,975	16,599	1,387	15	41	42	2	5	2	70	23	32	8	90	.861	183.6

TC TLOGSTVB				Log Stock Table - MBF																
				Project: Mosby Creek																
T21S R02W S30 T0001												T21S R02W S30 T0001								
Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees	Page	2											
21S	02W	30	Mosby Creek	0001	83.58	87	284	Date	2/4/2025											
								Time	4:19:59PM											
Spp	T	S	So Gr	Log	Gross MBF	% Def	Net MBF	% Spc	Net Volume by Scaling Diameter in Inches											
									2-4	5-5	6-7	8-9	10-11	12-15	16-18	19-20	21-22	23-99	100-1	102+
RC		RC	4M	32	2	28.8	1	2.8			1									
	RC	Totals			61	18.9	50	3.6		1	8	2	5	28	2	3				
RA		RA	3M	36	20	11.7	18	67.4			16	2								
RA		RA	3M	40	4	12.9	3	13.1			2	2								
RA		RA	4M	20	4	7.0	4	13.6			4									
RA		RA	4M	26	2	7.0	2	6.0			2									
	RA	Totals			30	11.0	26	1.9			23	3								
GF		2S	2M	32	1	11.9	1	9.6					1							
GF		2S	2M	36	8	18.5	7	54.7						7						
GF		S	4M	18	0	6.0	0	1.9				0								
GF		S	4M	36	4	6.0	4	33.7		4										
	GF	Totals			14	13.8	12	.9		4		0		1	7					
IC		IC	2M	36	3	20.4	2	41.2						2						
IC		IC	3M	32	4	24.8	3	45.1			0	2								
IC		IC	4M	30	1	34.0	1	13.7			1									
	IC	Totals			8	24.5	6	.4			1	2		2						
PP		S	3M	40	5	5.0	5	100.0			5									
	pp	Totals			5	5.0	5	.4			5									
Total All Species					1,502	7.7	1,387	100.0		114	177	209	273	421	152	35	5			

TC TSTATS				STATISTICS				PAGE	1		
				PROJECT	Mosby Creek			DATE	2/4/2025		
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt		
21S	02W	30	Mosby Creek	0001	83.580	87	410	1	W		
				TREES	ESTIMATED	PERCENT					
				PER PLOT	TOTAL	SAMPLE					
					TREES	TREES					
TOTAL			87	410	4.7						
CRUISE			66	284	4.3	8,031	3.5				
DBH COUNT											
REFOREST											
COUNT			21	100	4.8						
BLANKS											
100 %											
STAND SUMMARY											
SAMPLE			TREES	AVG	BOLE	REL	BASAL	GROSS	NET	GROSS	NET
TREES			/ACRE	DBH	LEN	DEN	AREA	BF/AC	BF/AC	CF/AC	CF/AC
DOUG FIR			208	75.8	16.4	68	27.5	111.5	15,374	14,355	4,154
WHEMLOCK			27	6.7	17.0	63	2.6	10.6	1,188	1,058	345
WR CEDAR			20	3.5	21.5	59	1.9	8.7	733	594	262
R ALDER			16	6.6	13.0	40	1.7	6.0	356	317	138
GRANDFIR			5	1.5	14.9	45	0.5	1.8	165	142	49
IN CEDAR			4	1.0	17.5	42	0.4	1.7	95	72	37
P PINE			4	1.1	15.7	45	0.4	1.4	64	61	29
TOTAL			284	96.1	16.4	64	35.0	141.7	17,975	16,599	5,014
CONFIDENCE LIMITS OF THE SAMPLE											
68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR											
CL:	68.1 %	COEFF	SAMPLE TREES - BF					# OF TREES REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5		10	15	
DOUG FIR			50.0	3.7	292	303	315				
WHEMLOCK			40.2	8.8	234	256	279				
WR CEDAR			48.4	11.4	195	221	246				
R ALDER					90	90	90				
GRANDFIR			56.8	39.3	215	354	493				
IN CEDAR			131.4	75.1	32	128	223				
P PINE											
TOTAL			52.9	3.4	272	282	291	112	28	12	
CL:	68.1 %	COEFF	SAMPLE TREES - CF					# OF TREES REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5		10	15	
DOUG FIR			42.6	3.2	84	86	89				
WHEMLOCK			28.5	6.2	77	82	87				
WR CEDAR			45.6	10.8	85	95	105				
R ALDER					39	39	39				
GRANDFIR			55.2	38.2	69	112	155				
IN CEDAR			102.6	58.6	23	56	89				
P PINE											
TOTAL			43.2	2.8	82	85	87	75	19	8	
CL:	68.1 %	COEFF	TREES/ACRE					# OF PLOTS REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5		10	15	
DOUG FIR			69.8	7.5	70	76	81				
WHEMLOCK			287.7	30.8	5	7	9				
WR CEDAR			334.9	35.9	2	3	5				
R ALDER			367.2	39.3	4	7	9				
GRANDFIR			810.2	86.8	0	1	3				
IN CEDAR			611.9	65.5	0	1	2				
P PINE			932.7	99.9	0	1	2				
TOTAL			47.1	5.0	91	96	101	89	22	10	
CL:	68.1 %	COEFF	BASAL AREA/ACRE					# OF PLOTS REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5		10	15	

TC TSTATS				STATISTICS				PAGE	2
				PROJECT	Mosby Creek			DATE	2/4/2025
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
21S	02W	30	Mosby Creek	0001	83.580	87	410	1	W
CL:	68.1 %	COEFF	BASAL AREA/ACRE				# OF PLOTS REQ.		INF. POP.
SD:	1.0	VAR.	S.E. %	LOW	AVG	HIGH	5	10	15
DOUG FIR		57.3	6.1	105	111	118			
WHEMLOCK		268.4	28.8	8	11	14			
WR CEDAR		311.4	33.4	6	9	12			
R ALDER		359.1	38.5	4	6	8			
GRANDFIR		593.7	63.6	1	2	3			
IN CEDAR		564.7	60.5	1	2	3			
P PINE		932.7	99.9	0	1	3			
TOTAL		34.0	3.6	137	142	147	46	12	5
CL:	68.1 %	COEFF	NET BF/ACRE				# OF PLOTS REQ.		INF. POP.
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15
DOUG FIR		61.5	6.6	13,409	14,355	15,301			
WHEMLOCK		294.5	31.5	724	1,058	1,391			
WR CEDAR		328.0	35.1	386	594	803			
R ALDER		360.2	38.6	195	317	439			
GRANDFIR		532.6	57.1	61	142	223			
IN CEDAR		579.7	62.1	27	72	117			
P PINE		932.7	99.9	0	61	121			
TOTAL		47.5	5.1	15,754	16,599	17,444	90	23	10
CL:	68.1 %	COEFF	NET CUFT FT/ACRE				# OF PLOTS REQ.		INF. POP.
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15
DOUG FIR		60.0	6.4	3,887	4,154	4,421			
WHEMLOCK		289.6	31.0	238	345	452			
WR CEDAR		326.7	35.0	170	262	354			
R ALDER		359.1	38.5	85	138	191			
GRANDFIR		549.5	58.9	20	49	78			
IN CEDAR		551.0	59.0	15	37	59			
P PINE		932.7	99.9	0	29	57			
TOTAL		42.0	4.5	4,788	5,014	5,239	70	18	8