

Benton Davidson Property

The following summarizes the Davidson Property included within this report:

Acreage

Type 1: ~37-40+ Year-Old Merchantable Timber	40.55 acres
Type 2: ~26+ Year-Old Reproduction Timber	23.75 acres
Hardwood/Brush/Low-Stock Reprod	13.22 acres

Timber Volume

Type 1: Merchantable Timber	685 mbf
Type 2: Reproduction Timber (Volume exists but valued as NPV)	N/A

*Type 2 is valued as Net Present Value

____ Submitted to: Benton Davidson
by
Jared Simmons
Alpenglow Forestry Consulting, LLC
P.O. Box 398
Lowell, OR 97452 _____

____ Report Description:
The purpose of this valuation is to provide timber volumes and values held on the
Benton Davidson Property Lane County Oregon as of December 16,
2025._____

Property Description:

The subject timberlands are located within Township 13 South, Range 01 West, Section 4, Linn County, Oregon.

Cruise Summary:

The sample design of the cruise included the following: All standing timber was cruised using variable plot sampling. 51 plots were distributed throughout the stands 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 2M, 3M, and 4M.

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

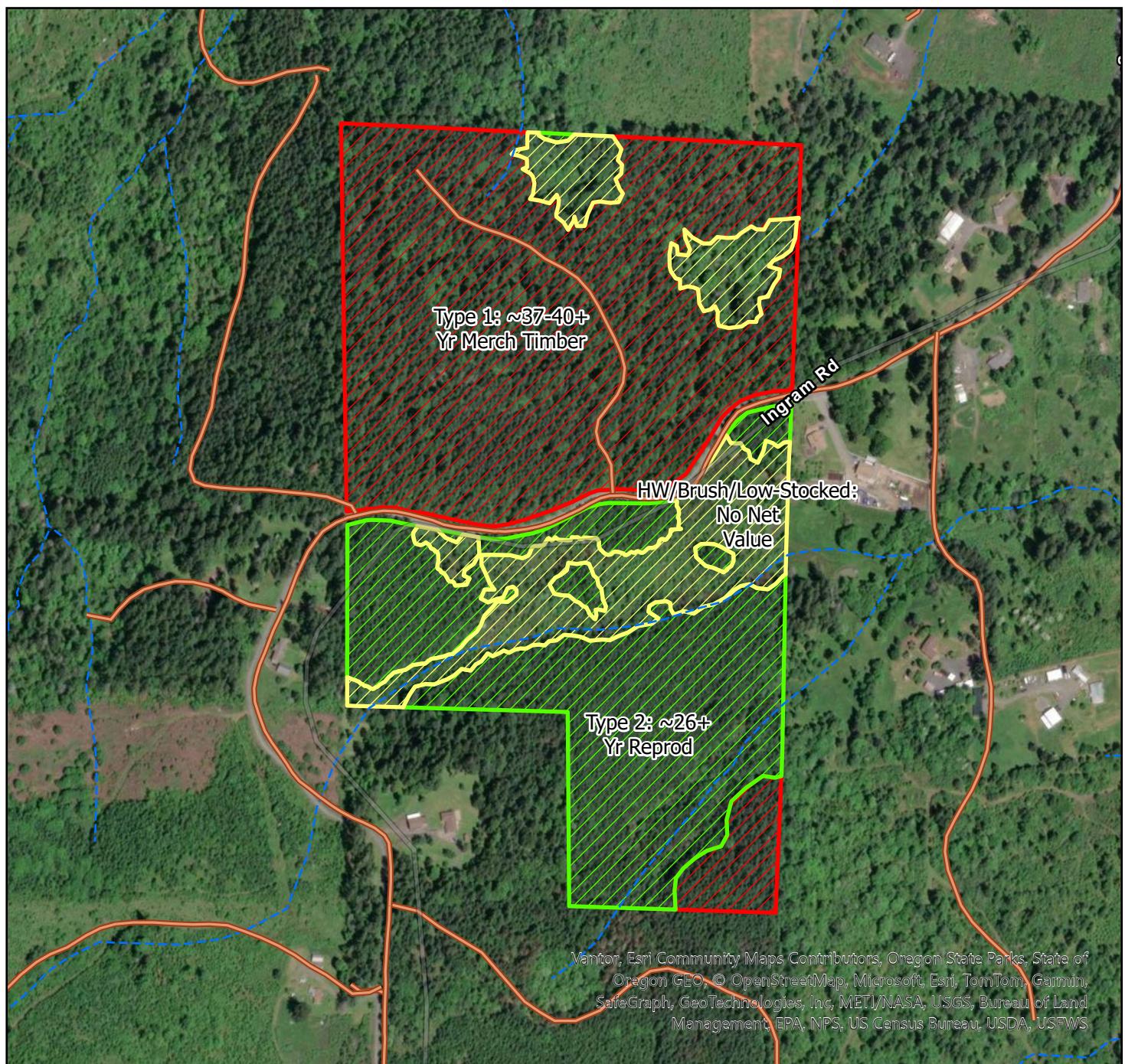
Timber Typing, Mapping, & Acreage:

Timber types were delineated using aerial orthographic photography along with Linn 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.

Davidson Property

Township 13 South, Range 1 West, Section 4, WM



TIMBER TYPES

Legend

Roads

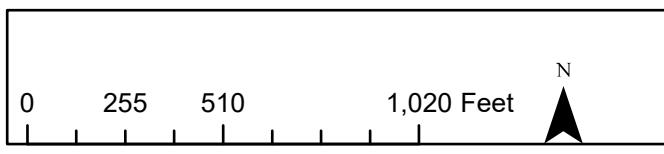
Streams

Type

Type 1: ~37-40+ Yr Merch Timber

Type 2: ~26+ Yr Reprod

HW/Brush/Low-Stocked: No Net Value



TC	TLOGSTVB	Log Stock Table - MBF																																																						
		Project: JBDAVID																																																						
T13S R01W S04 T0001													T13S R01W S04 T0001																																											
Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees						Page 1																																											
13S	01W	04	DAVIDSON	0001	40.55	42	156						Date 12/16/2025																																											
													Time 2:17:34PM																																											
<table border="1"> <thead> <tr> <th>Spp</th> <th>S</th> <th>So</th> <th>Gr</th> <th>Log</th> <th>Gross</th> <th>%</th> <th>Net</th> <th>%</th> <th colspan="9">Net Volume by Scaling Diameter in Inches</th> </tr> <tr> <th></th> <th>T</th> <th>rt</th> <th>de</th> <th>Len</th> <th>MBF</th> <th>Def</th> <th>MBF</th> <th>Spec</th> <th>2-4</th> <th>5-5</th> <th>6-7</th> <th>8-9</th> <th>10-11</th> <th>12-15</th> <th>16-18</th> <th>19-20</th> <th>21-22</th> <th>23-99</th> <th>100-1</th> <th>102+</th> </tr> </thead> </table>									Spp	S	So	Gr	Log	Gross	%	Net	%	Net Volume by Scaling Diameter in Inches										T	rt	de	Len	MBF	Def	MBF	Spec	2-4	5-5	6-7	8-9	10-11	12-15	16-18	19-20	21-22	23-99	100-1	102+									
Spp	S	So	Gr	Log	Gross	%	Net	%	Net Volume by Scaling Diameter in Inches																																															
	T	rt	de	Len	MBF	Def	MBF	Spec	2-4	5-5	6-7	8-9	10-11	12-15	16-18	19-20	21-22	23-99	100-1	102+																																				
DF	2S	2M	32		4	3.6	4	.6						4																																										
DF	2S	2M	36		70	3.7	68	11.2						58	5	5																																								
DF	2S	2M	40		38	2.0	37	6.1						28	10																																									
DF	S	3M	32		68	5.8	64	10.5			22	30	11																																											
DF	S	3M	36		295	2.7	287	47.4			50	111	127																																											
DF	S	3M	40		21	1.2	20	3.4			15	1	4																																											
DF	S	4M	16		10	1.6	9	1.6		6	3																																													
DF	S	4M	18		3	1.5	3	.5		3	0																																													
DF	S	4M	20		15	1.5	15	2.5		10	5	0																																												
DF	S	4M	24		6	10.5	5	.8		5																																														
DF	S	4M	26		20	1.6	20	3.3		18	3																																													
DF	S	4M	28		3	1.7	3	.4		2	1																																													
DF	S	4M	30		13	1.7	13	2.1		13																																														
DF	S	4M	32		32	7.6	29	4.9		26	4																																													
DF	S	4M	36		22	1.6	22	3.6		22																																														
DF	S	4M	40		7	1.7	7	1.2		7																																														
DF	Totals				627	3.3	607	88.5		111	103	142	142	90	14	5																																								
GF	2S	2M	36		46	3.0	44	56.5						21	15	9																																								
GF	2S	2M	40		20	5.6	19	23.5						10	4	5																																								
GF	S	3M	20		0		0	.4			0																																													
GF	S	3M	32		1		1	.7			1																																													
GF	S	3M	36		9	1.7	9	11.1			1	4	4																																											
GF	S	3M	40		4	2.9	4	4.6			3	1																																												
GF	S	4M	16		1	2.6	1	1.2		1																																														
GF	S	4M	18		0		0	.4			0																																													
GF	S	4M	20		1		1	.7			1																																													
GF	S	4M	26		1		1	1.0			1																																													
GF	Totals				82	3.4	79	11.5		1	5	6	4	31	18	5	9																																							
Total All Species					708	3.3	685	100.0		111	108	148	146	121	33	9	9																																							

T	TSPCSTGR	Species, Sort Grade - Board Foot Volumes (Type)										Page	1										
		Project: JBDavid										Date	12/16/2025										
												Time	2:17:34PM										
T13S R01W S04 T0001										T13S R01W S04 T0001													
Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees			CuFt	BdFt												
13S	01W	04	DAVIDSON	0001	40.55	42	156			1	W												
Spp	S	So	Gr	%	Net	Bd. Ft. per Acre	Total	Percent Net Board Foot Volume					Average Log			Logs Per /Acre							
				T				rt	ad	BdFt	Def%	Gross	Net	Net MBF	5-6		7-11	12-19	20+	16-20	21-30	32-36	37-99
DF	2S	2M		17	3.2	2,773	2,685		109	100					66	34	37	13	239	1.711		11.2	
DF	S	3M		62	3.2	9,459	9,156		371	13	87				94	6	35	8	89	.722		103.1	
DF	S	4M		21	3.5	3,228	3,116		126	100	0				22	32	41	6	27	5	28	.344	111.0
DF	Totals			89	3.3	15,461	14,958		607	29	53	18			5	7	78	11	31	7	66	.620	225.3
GF	2S	2M		79	3.8	1,615	1,554		63	78					71	29	37	15	324	2.097		4.8	
GF	S	3M		17	1.9	332	326		13	14	86				2	70	27	37	8	81	.747		4.0
GF	S	4M		4	.9	64	63		3	63	37				68	32		19	6	25	.456		2.5
GF	Totals			11	3.4	2,011	1,944		79	4	16	63	17		3	1	68	28	33	10	172	1.355	11.3
Type Totals					3.3	17,472	16,902		685	26	49	23	2		4	6	77	13	31	7	71	.657	236.6

STATISTICS PROJECT JBDavid								PAGE 1	
								DATE 12/16/2025	
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
13S	01W	04	DAVIDSON	0001	40,550	42	182	1	W
				ESTIMATED TREES		PERCENT SAMPLE			
PLOTS		TREES		PER PLOT		TREES		TREES	
TOTAL		42	182		4.3				
CRUISE		37	156		4.2		5,739		2.7
DBH COUNT									
REFOREST									
COUNT		5	26		5.2				
BLANKS									
100 %									
STAND SUMMARY									
SAMPLE TREES	TREES /ACRE	AVG DBH	BOLE LEN	REL DEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC
DOUG FIR	139	134.6	13.4	56	35.9	131.4	15,461	14,958	4,385
DOUG FIR-D	2	2.1	11.8	56	0.5	1.6			
GRANDFIR	15	4.9	21.1	84	2.6	11.9	2,011	1,944	507
TOTAL	156	141.5	13.7	57	39.1	144.8	17,472	16,902	4,892
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	73.2	6.3	150	160	170				
DOUG FIR-D									
GRANDFIR	63.9	17.1	436	526	616				
TOTAL	96.5	7.8	179	194	209		372	93	41
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	65.6	5.6	44	46	49				
DOUG FIR-D									
GRANDFIR	54.4	14.5	113	133	152				
TOTAL	82.4	6.7	51	54	58		271	68	30
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	57.0	8.8	123	135	146				
DOUG FIR-D	648.1	99.9	0	2	4				
GRANDFIR	281.9	43.5	3	5	7				
TOTAL	51.7	8.0	130	142	153		107	27	12
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	46.6	7.2	122	131	141				
DOUG FIR-D	648.1	99.9	0	2	3				
GRANDFIR	242.1	37.3	7	12	16				
TOTAL	40.4	6.2	136	145	154		65	16	7
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	49.2	7.6	13,823	14,958	16,093				
DOUG FIR-D									
GRANDFIR	248.7	38.3	1,198	1,944	2,689				
TOTAL	48.9	7.5	15,627	16,902	18,176		96	24	11
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	47.4	7.3	4,065	4,385	4,705				
DOUG FIR-D									
GRANDFIR	245.4	37.8	315	507	699				

TC TSTATS				STATISTICS				PAGE	2
PROJECT				JBDavid				DATE	12/16/2025
TWP	RGE	SECT	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
13S	01W	04	DAVIDSON	0001	40.550	42	182	1	W
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
TOTAL		44.9	6.9	4,553	4,892	5,231	81	20	9

TC TSTNDSUM

Stand Table Summary

Project JBDADVID

T13S R01W S04 T0002

T13S R01W S04 T0002

Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample	Trees	Page:	1	
13S	01W	04	DAVIDSON	0002	23.750	9	111		Date:	12/16/25	
S	Spec	Sample	Av				Average	Log	Net	Net	
		DBH	Trees	FF	Ht		Trees/	BA/	Logs	Tons/	
							Acre	Acre	Acre	Acre	Cu.Ft.
										Bd.Ft.	
DF		3	2	86	42		4.204	.21			
DF		4	4	86	38		8.408	.73			
DF		5	16	86	42		33.634	4.59			
DF		6	21	86	48		44.144	8.67			
DF		7	11	85	50		23.123	6.18			
DF		8	18	86	54		37.838	12.85	37.84	4.8	19.8
DF		9	17	85	58		35.736	15.75	35.74	6.6	19.8
DF		10	7	86	61		14.715	8.03	14.71	8.3	22.6
DF		11	7	86	58		14.715	9.34	14.71	11.3	31.1
DF		12	6	86	62		12.613	9.37	12.61	13.0	29.7
DF		13	1	86	64		2.102	1.94	2.10	16.0	29.7
DF		14	1	83	57		2.102	2.09	2.10	15.0	29.7
DF	Totals		111	86	52		233.333	79.74	119.82	7.8	22.9
										935	2,747
	Totals		111	86	52		233.333	79.74	119.82	7.8	22.9
										935	2,747

Page: 1
 Date: 12/16/25
 Time: 7:41:30PM