

## **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  
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P.O. Box 398  
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### **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.

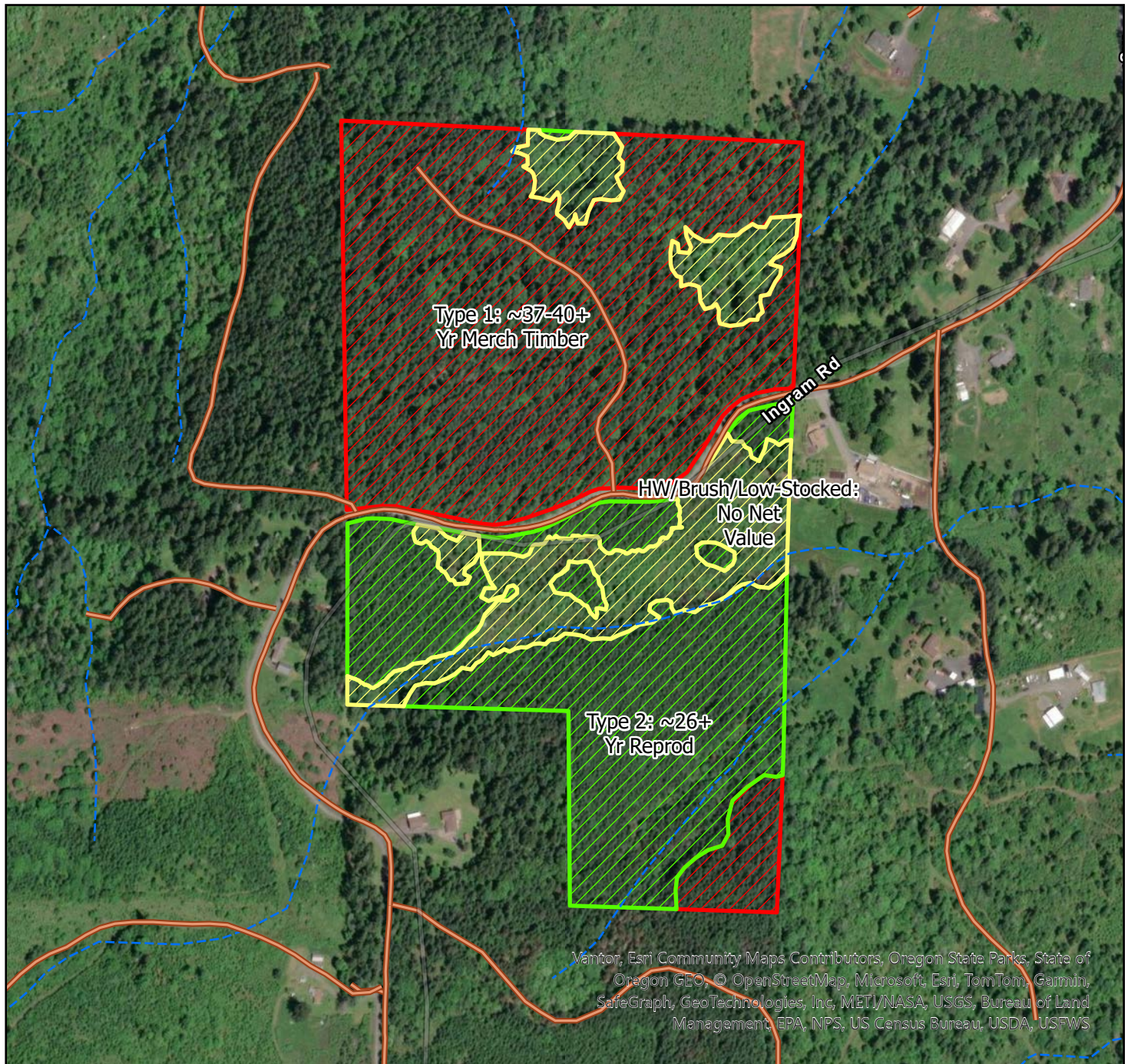
### **Timber Typing, Mapping, & Acreage:**

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.

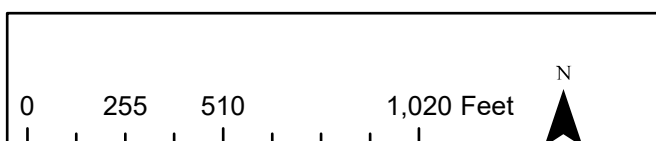
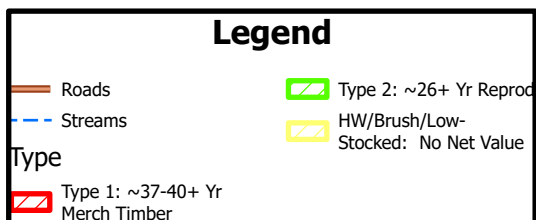
I based my cruise upon GIS mapping software.

# Davidson Property

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



## TIMBER TYPES



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											
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+	
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											
S So Gr T rt ad Spp			%	Bd. Ft. per Acre			Total Net MBF	Percent Net Board Foot Volume								Average Log			Logs Per /Acre					
			Net BdFt					Def%	Gross	Net	Log Scale Dia.				Log Length					Ln	Dia	Bd	CF/ Lf	
			5-6	7-11	12-19	20+		16-20	21-30	32-36	37-99	Ft	In	Ft										
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 22				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

TC TSTATS				STATISTICS				PAGE	1			
				PROJECT	JBD			DAVID	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		
				TREES	ESTIMATED TOTAL		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	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	507
TOTAL			156	141.5	13.7	57	39.1	144.8	17,472	16,902	4,892	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		JBDAVID								
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				
										Time:	7:41:30PM				
S Spc	T	Sample		Av	Trees/ Acre	BA/ Acre	Logs Acre	Average Log		Tons/ Acre	Net	Net	T o t a l s		
		DBH	Trees	FF 16'				Ht Tot	Net Cu.Ft.		Net Bd.Ft.	Cu.Ft. Acre			
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		181	749	43	18	
DF		9	17	85 58	35.736	15.75	35.74	6.6	19.8		238	708	56	17	
DF		10	7	86 61	14.715	8.03	14.71	8.3	22.6		122	333	29	8	
DF		11	7	86 58	14.715	9.34	14.71	11.3	31.1		166	458	39	11	
DF		12	6	86 62	12.613	9.37	12.61	13.0	29.7		164	375	39	9	
DF		13	1	86 64	2.102	1.94	2.10	16.0	29.7		34	62	8	1	
DF		14	1	83 57	2.102	2.09	2.10	15.0	29.7		32	62	7	1	
DF		Totals		111 86 52	233.333	79.74	119.82	7.8	22.9		935	2,747	222	65	
Totals				111 86 52	233.333	79.74	119.82	7.8	22.9		935	2,747	222	65	