

Mitigate Tennessee LLC Timber Appraisal Report

141 +/- Acres of Hardwood

Appraisal Report Prepared for Schriver Trust

Date of Valuation: September 28th 2026

Report Prepared by Alley Forestry Services LLC

Alley Forestry Services LLC was contracted to conduct a timber inventory on the Mitigate Tennessee LLC property located in Roane County Tennessee. Between August 28th and September 21st September Alley Forestry Services (AFS) installed 141 variable radius sample points equally distributed throughout the property. The sample location was based on a three chain by three chain grid pattern. Each sample point was tallied utilizing a 20BAF prism. All merchantable timber located within each sample plot was measured for species, product classification, diameter, and merchantable height.

The dominant species present on the site is Chestnut Oak, Hickory, and White Oak. This property does not show evidence of commercial timber harvest within the past 60 years. The forest is composed of an average diameter of 18 inches with a site index of 80 (base age 50). The average tree age is +/-85 years old. Overall, the tract has above average timber quality within the geographical province. The tract is a single-aged stratified mixture of upland hardwood species with a range of elevation between 820 feet to 1100 feet. The property has a mixture of aspects, however the dominate aspect by land area is a Southeast exposure. The subject parcel is bisected by numerous unnamed tributaries that flows into the Watts Bar Reservoir. The average air temperature is 58 degrees Fahrenheit and the property experiences between 53 and 60 inches of rainfall annually. The dominate soli profile is the Montevallo channery silt loam and is well drained.

All timber valuations are based on current market conditions at the time of inventory.

The merchantable timber on the property is estimated to contain a total value of **\$268,529.00**. Please see the attached reports in reference to the valuation.

The report shows a total of 874,835 board feet. (Doyle Form Class 78)

Any fee received by AFS is in no way contingent upon the valuation reported. Values are based on market value and species composition.

Sincerely,

Dillion C. Alley

Member: Society of American Foresters & Tennessee Forestry Association

Master Logger: ML-597