

30 September 2024

Parks DE Investments LLC
Parks Bergamo LLC
C/O Cordelia Bergamo
560 Corbett Place
Oradell NJ 07649

James A Fignar
6810 Unit 2 Eldorado Road
Federalsburg MD 21632

Dear Mrs. Bergamo,

On Saturday Sept 14th, 2024 an inventory was conducted on your property located on Moris Mill Road in Sussex County DE. The purpose of the inventory was to establish the timber volume and value currently held within the property. The inventory was conducted utilizing a line plot estimate system. Sampling consisted of 1/10th acre (37.2-foot radius) plots on a 198 Foot by 198 Foot grid. Sampling intensity was 10% of the overall property. Within each plot, all trees of useable form for Saw Timber were tallied by species, diameter and merchantable height. Measurement specifications for Saw Timber were a minimum of 14 inches Diameter Breast Height and heights were estimated to a 10-inch top to the nearest half log. It should be understood that timber volumes presented are only estimates. Saw timber of this size and species composition should be expected to bring \$175.00 to \$225.00 per thousand board feet. Total estimated value is between \$33,600.00 to \$43,250.00. Any prospective timber buyers are encouraged to perform their own individual valuation of the tract. Below is a volume table indicating board foot estimates by species. Individual tally sheets have been included with this report.

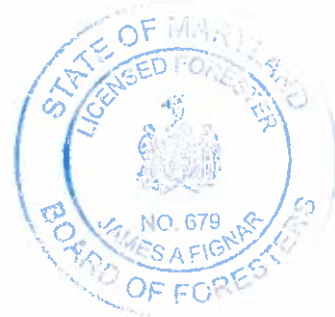
Species	Volume in Board Feet	Average Board Feet Per Tree
White Oak	66,539	210
Red Oak	66,105	209
Mixed Hardwood	13,881	219
Poplar	45,695	230
Total Board Feet	192,220	

If you have any further questions, please feel free to contact me at 410-829-9082 or at jamesfignar@comcast.net.

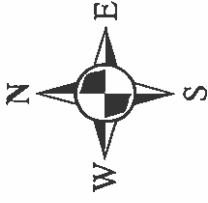
Sincerely,



James A Fignar
MD LFP# 679



Parks DE Investments LLC
Parks Bergamo LLC



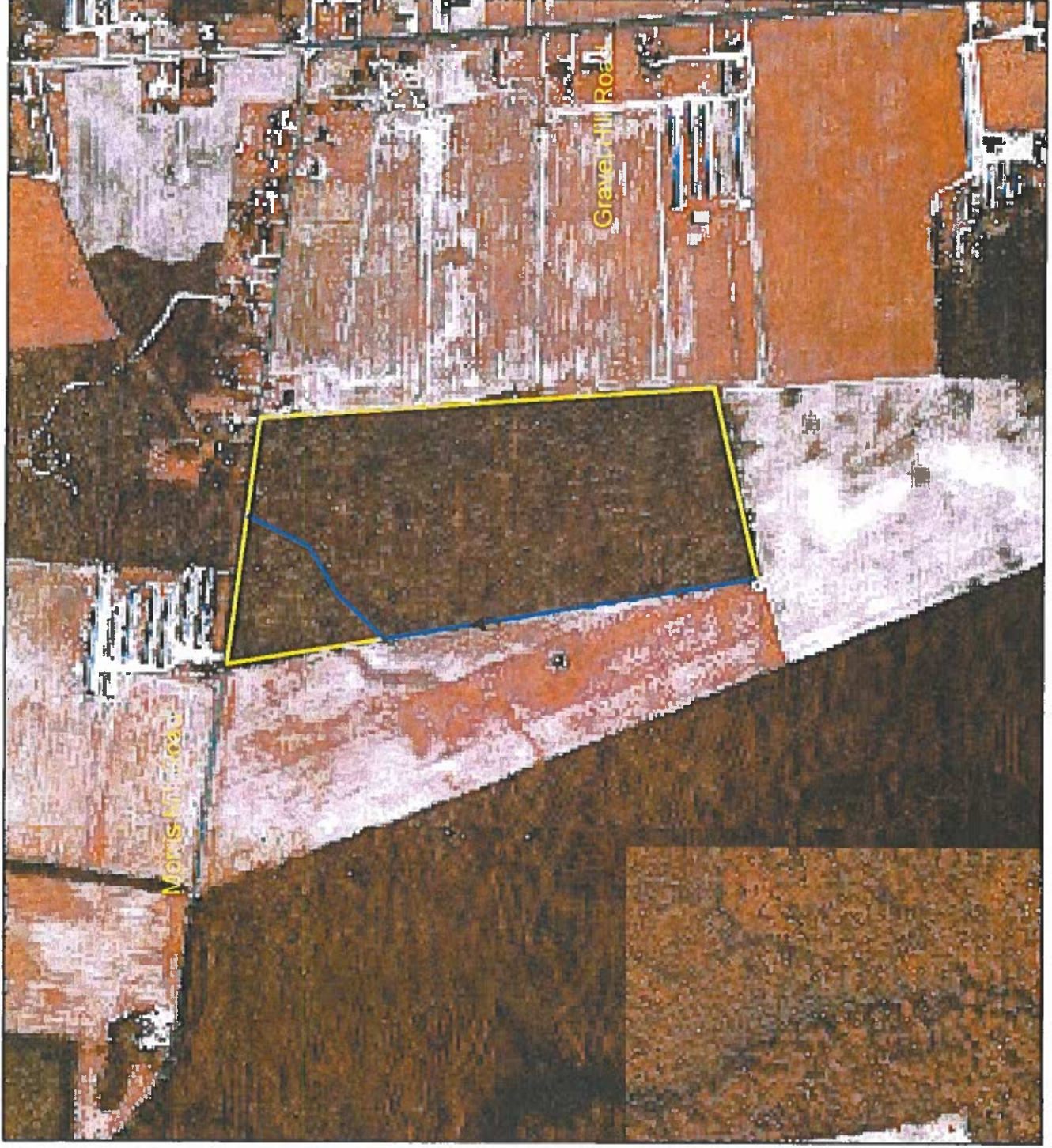
Map 234.20.00-22.00
Scale 1 : 660
Inventory Area 46.12 AC By Survey
Deed Reference Liber 5814 Folio 26

*NOT A SURVEY, FOR
PLANNING PURPOSES ONLY

Inventory Map Prepared By
James A Fignar MD LPF# 679
September 14th 2024

Legend

- Large Ditch
- Inventory Area 46.12 AC



0 330 660 1,320 1,980 Feet

VOLUME TABLE FORM CLASS 78 - INTERNTIONAL 1/4" RULE

Tree Diameter	Usable 18' Logs									Total
	1	1 1/2	2	2 1/2	3	3 1/2	4	4 1/2	5	
10"	36	48	59	66	73					
										0
	0	0	0	0	0	0	0	0	0	0
12"	56	74	92	106	120	128	137			
										0
	0	0	0	0	0	0	0	0	0	0
14"	78	105	132	153	174	187	200			
		3								3
	0	315	0	0	0	0	0	0	0	315
16"	106	143	180	210	241	263	285	303		
		5	4							9
	0	715	720	0	0	0	0	0		1435
18"	136	184	233	274	314	344	374	390	414	
		11	3	2						16
	0	2024	699	548	0	0	0	0		3271
20"	171	234	296	348	401	440	480	511	542	
		1	2							3
	0	234	592	0	0	0	0	0	0	826
22"	211	290	368	434	500	553	603	647	691	
		1		1						2
	0	290	0	434	0	0	0	0	0	724
24"	251	346	441	523	605	664	723	782	840	
		1	1							2
	0	346	441	0	0	0	0	0	0	787
26"	299	414	528	626	725	801	877	949	1021	
										0
	0	0	0	0	0	0	0	0	0	0
28"	347	482	616	733	850	938	1027	1114	1201	
										0
	0	0	0	0	0	0	0	0	0	0
30"	403	560	718	854	991	1094	1198	1306	1415	
										0
	0	0	0	0	0	0	0	0	0	0
32"	462	644	826	988	1149	1274	1400	1518	1637	
										0
	0	0	0	0	0	0	0	0	0	0
34"	521	728	934	1119	1304	1447	1590	1727	1864	
										0
	0	0	0	0	0	0	0	0	0	0
36"	589	826	1063	1274	1485	1650	1814	1974	2135	
										0
	0	0	0	0	0	0	0	0	0	0

Total Board Feet per tree 210

Tract Acres = 46.12 Acres Cruised = 5.1

TOTAL VOLUME (Bd. Ft.) 7358

TOTAL TREES 35

9.043 TOTAL VOL. = 66,539

VOLUME TABLE FORM CLASS 78 - INTERNTIONAL 1/4" RULE

Tree Diameter	Usable 16' Logs									Total
	1	1 1/2	2	2 1/2	3	3 1/2	4	4 1/2	5	
10"	36	48	59	66	73					
										0
	0	0	0	0	0	0	0	0	0	0
12"	56	74	92	106	120	128	137			
										0
	0	0	0	0	0	0	0	0	0	0
14"	78	105	132	153	174	187	200			
		4								4
	0	420	0	0	0	0	0	0	0	420
16"	106	143	180	210	241	263	285	303		
		10	5							15
	0	1430	900	0	0	0	0	0		2330
18"	136	184	233	274	314	344	374	390	414	
		2	6	1						9
	0	368	1398	274	0	0	0	0		2040
20"	171	234	296	348	401	440	480	511	542	
		1	3	1						5
	0	234	888	348	0	0	0	0	0	1470
22"	211	290	368	434	500	553	603	647	691	
				1						1
	0	0	0	434	0	0	0	0	0	434
24"	251	346	441	523	605	664	723	782	840	
										0
	0	0	0	0	0	0	0	0	0	0
26"	299	414	528	626	725	801	877	949	1021	
										0
	0	0	0	0	0	0	0	0	0	0
28"	347	482	616	733	850	938	1027	1114	1201	
			1							1
	0	0	616	0	0	0	0	0	0	616
30"	403	560	718	854	991	1094	1198	1306	1415	
										0
	0	0	0	0	0	0	0	0	0	0
32"	462	644	826	988	1149	1274	1400	1518	1637	
										0
	0	0	0	0	0	0	0	0	0	0
34"	521	728	934	1119	1304	1447	1590	1727	1864	
										0
	0	0	0	0	0	0	0	0	0	0
36"	589	826	1063	1274	1485	1650	1814	1974	2135	
										0
	0	0	0	0	0	0	0	0	0	0

Total Board Feet per tree	209	TOTAL VOLUME (Bd. Ft.)	7310
Tract Acres =	46.12	TOTAL TREES	35
Acres Cruised =	5.1	TOTAL VOL. =	66,105

VOLUME TABLE FORM CLASS 78 - INTERNTIONAL 1/4" RULE

Tree Diameter	Usable 16' Logs									Total
	1	1 1/2	2	2 1/2	3	3 1/2	4	4 1/2	5	
10"	36	48	59	66	73					
										0
	0	0	0	0	0	0	0	0	0	0
12"	56	74	92	106	120	128	137			
										0
	0	0	0	0	0	0	0	0	0	0
14"	78	105	132	153	174	187	200			
		1								1
	0	105	0	0	0	0	0	0	0	105
16"	106	143	180	210	241	263	285	303		
		2								2
	0	286	0	0	0	0	0	0		286
18"	136	184	233	274	314	344	374	390	414	
		1								1
	0	184	0	0	0	0	0	0		184
20"	171	234	296	348	401	440	480	511	542	
			2							2
	0	0	592	0	0	0	0	0	0	592
22"	211	290	368	434	500	553	603	647	691	
			1							1
	0	0	368	0	0	0	0	0	0	368
24"	251	346	441	523	605	664	723	782	840	
										0
	0	0	0	0	0	0	0	0	0	0
26"	299	414	528	626	725	801	877	949	1021	
										0
	0	0	0	0	0	0	0	0	0	0
28"	347	482	616	733	850	938	1027	1114	1201	
										0
	0	0	0	0	0	0	0	0	0	0
30"	403	560	718	854	991	1094	1198	1306	1415	
										0
	0	0	0	0	0	0	0	0	0	0
32"	462	644	826	988	1149	1274	1400	1518	1637	
										0
	0	0	0	0	0	0	0	0	0	0
34"	521	728	934	1119	1304	1447	1590	1727	1864	
										0
	0	0	0	0	0	0	0	0	0	0
36"	589	826	1063	1274	1485	1650	1814	1974	2135	
										0
	0	0	0	0	0	0	0	0	0	0

Total Board Feet per tree

219

TOTAL VOLUME (Bd. Ft.)

1535

Tract Acres =

46.12

Acres Cruised =

5.1

TOTAL TREES

7

9.043

TOTAL VOL. =

13,881

VOLUME TABLE FORM CLASS 78 - INTERNTIONAL 1/4" RULE

Tree Diameter	Usable 16' Logs									Total
	1	1 1/2	2	2 1/2	3	3 1/2	4	4 1/2	5	
10"	36	48	59	66	73					
										0
	0	0	0	0	0	0	0	0	0	0
12"	56	74	92	106	120	128	137			
										0
	0	0	0	0	0	0	0	0	0	0
14"	78	105	132	153	174	187	200			
		4	1							5
	0	420	132	0	0	0	0	0	0	552
16"	106	143	180	210	241	263	285	303		
			3	4						7
	0	0	540	840	0	0	0	0		1380
18"	136	184	233	274	314	344	374	390	414	
		1		5						6
	0	184	0	1370	0	0	0	0		1554
20"	171	234	296	348	401	440	480	511	542	
				3						3
	0	0	0	1044	0	0	0	0	0	1044
22"	211	290	368	434	500	553	603	647	691	
										0
	0	0	0	0	0	0	0	0	0	0
24"	251	346	441	523	605	664	723	782	840	
				1						1
	0	0	0	523	0	0	0	0	0	523
26"	299	414	528	626	725	801	877	949	1021	
										0
	0	0	0	0	0	0	0	0	0	0
28"	347	482	616	733	850	938	1027	1114	1201	
										0
	0	0	0	0	0	0	0	0	0	0
30"	403	560	718	854	991	1094	1198	1306	1415	
										0
	0	0	0	0	0	0	0	0	0	0
32"	462	644	826	988	1149	1274	1400	1518	1637	
										0
	0	0	0	0	0	0	0	0	0	0
34"	521	728	934	1119	1304	1447	1590	1727	1864	
										0
	0	0	0	0	0	0	0	0	0	0
36"	589	826	1063	1274	1485	1650	1814	1974	2135	
										0
	0	0	0	0	0	0	0	0	0	0

Total Board Feet per tree

230

TOTAL VOLUME (Bd. Ft.)

5053

Tract Acres =

46.12

Acres Cruised =

5.1

TOTAL TREES

22

9.043 TOTAL VOL. =

45,695

Parks Bergamo LLC Poplar