

Date prepared: **January 4, 2026**

Term of plan: **This is a new plan and covers the period beginning January 4, 2026, and ending March 31, 2036.**

Please note: There is a previous forest management plan and an update to that plan for this and the adjoining property on the south and east. That adjoining property is now owned by BH New Marshfield Holdings LLC. Both are part of the previous Waterloo Farms, Inc., property. Fredric S. Breidenbach of West Milton, Ohio, was the president and general manager of that business entity. I prepared the previous plan and the update for him. I have prepared new forest management plans for each of these two new properties. Zachary Hedrick is the managing member of both BH New Marshfield Holdings LLC and Waterloo Development Partners LLC. Presumably both will be managed in the same way during the next 10-year period, and I have made the same recommendations for both.

Information on the previous forest management plan and update:

1. **Forest management plan completed on May 26, 2009**, by service forester Terence E. Hanley of the Ohio Division of Forestry. **Total Area: 202.83 Acres. Area of Forestland: 162 Acres.** That plan expired in 2019. It was counted as a forest stewardship plan.
2. **Forest management plan update completed on September 27, 2019**, by consulting forester Terence E. Hanley of Professional Forestry LLC. **Total Area: 206.74 Acres. Area of Forestland: Approximately 180 Acres.** That update was to have expired on December 31, 2029. However, the Waterloo Farms, Inc., property changed hands on September 5, 2024, thus the need for a new plan. The update of 2019 was, admittedly, not a very good or thorough plan, but it met the requirement for an update for the period beginning in 2019. That plan ended with the transfer of the property in 2024-2025.

I would hold on to these and other documents, as they still contain good and useful information, including my property map from 2019, which may be the most detailed to date as to the configuration of forestland versus non-forestland on the former Waterloo Farms, Inc., property.

Dates of Site Visits: Dates of forest inventory fieldwork by Terence E. Hanley of Professional Forestry LLC and Jordan Beyer of Focus Forestry LLC: **Monday, December 4, 2023; Wednesday, December 6, 2023; and Thursday, December 7, 2023**
Subsequent visit by Terence E. Hanley: **Monday, March 11, 2025**

Please note: This, the current forest management plan, is designed to meet the requirements of the Forest Stewardship Program (FSP) as laid out by the USDA Forest Service. To the best of my knowledge, it contains all of the elements of a forest stewardship plan.

Section 2b—Location & Area

ALL OTHER ACREAGE—104.482 Acres

Please note: The BH New Marshfield Holdings LLC property occupies the same acreage as a tract labeled “Tract A” in the land survey of January 31, 2025. “All other acreage” went to Waterloo Development Partners LLC, and so that’s how I have referred to it in this and other documents.

Athens County, Ohio

Waterloo Township

Sections 17 & 23, Township 11 North, Range 15 West

Total Area: 104.482 Acres (“All other acreage”)

Area of Forestland: 80 Acres (My estimate using the area measurement tool on the Athens County auditor’s office website.)

Please note: The figure shown above for total area, 104.482 Acres, is by subtraction, as follows:

Total area of the previous Waterloo Development Partners LLC property: 206.74 Acres
(By Fred Breidenbach’s figures)

Total area of Tract A, split from the property and transferred to BH New Marshfield Holdings LLC: 102.258 Acres

Difference: 104.482 Acres

Again, in this forest management plan, I refer in some places to the Waterloo Development Partners LLC property as “All other acreage.”

See Table A on the following page for details on parcels and acreage figures.

Table A. Parcel Identification Numbers, Location, and Area (in Acres) of Waterloo Development Partners LLC Property (“All other acreage”).

<i>Parcel Identifier*</i>	<i>Parcel Identification Number</i>	<i>Address</i>	<i>Section</i>	<i>Total Area (Acres)</i>
O	N010010057201	10156 Grass Run Road	23	5.00
M	N010010057301	10328 Grass Run Road	23	6.501
N	N010010057302	10176 Grass Run Road	23	5.13
G	N010010057600	10555 Dowler Ridge Road	23	11.69
F	N010010057601	10611 Dowler Ridge Road	23	5.13
E	N010010057602	10629 Dowler Ridge Road	23	8.44
A	N010010057700	10574 Grass Run Road	23	21.875
D	N010010057701	10400 Grass Run Road	23	8.035
B	N010010057800	10460 Grass Run Road	23	5.52
C	N010010057801	10450 Grass Run Road	23	2.50
C ₁	N010010057802	10575 Grass Run Road	23	3.90
J	N010010057900	10475 Dowler Ridge Road	17	3.75
I	No longer exists.	10555-1/2 Dowler Ridge Road	17	—
H	No longer exists	10611-1/2 Dowler Ridge Road	17	—
K	N010010063300	10477 Dowler Ridge Road	17	1.25
Q	N010010057300	?	23	?
Tract B	?	?	23	5.215
Total	15 Parcels	—	—	93.936
If the total area of the Waterloo Development Partners LLC property is:				104.482
acres, and all other acreage figures as shown here are correct, then the area of Parcel Q is:				10.546
acres. However, using the area measurement tool on the website of the Athens County auditor’s office, I arrived at a figure of:				7.680
acres, for a discrepancy of:				-2.866
acres. If there is indeed a discrepancy, I don’t know where it might be. In this document, I will use the 104.482-Acre total arrived at by subtraction and an 80-Acre estimate for forestland.				
*Parcel Identifiers refer to the attached map entitled “Parcel Map—2026.”				

5. Schedule of Management Activities

<i>Years</i>	<i>Stand(s)</i>	<i>Area (Acres)</i>	<i>Activity</i>	<i>Notes</i>
2026-2036	All	104.482	Locate and mark your property boundaries by applying brightly colored paint to trees and fenceposts along the perimeter at a distance of no more than 50 or 60 feet between marks. Maintain your markings thereafter.	
2026-2036	Wherever found	Wherever found	Do your best to eradicate the worst non-native, invasive species, specifically ailanthus or tree-of-heaven and bush honeysuckle.	
2026-2036	Wherever found	Wherever found	Cut, treat, pull, and otherwise control all other non-native, invasive species with a goal of eventual eradication.	
2026-2036	1 & 2	At a rate of 5 to 10 acres per year	Cut grapevines that are growing in timber-producing and mast-bearing trees. You can leave grapevines that are growing in weed trees, scrub trees, non-crop trees, and dead trees. You can and should also leave poison-ivy vines and Virginia creeper vines, as these do not harm trees. The previous owner seems to have gotten grapevines well under control; there may not be much need for further cutting.	

2026-2036	1 & 2	At a rate of 5 to 10 acres per year	Undertake timber stand improvement (TSI) work, to include weeding, thinning, crop tree release, and cull tree removal, all with the advice and assistance of a professional forester or well-qualified forestry technician, if necessary. If possible, combine non-commercial TSI with commercial improvement harvesting. If you decide to sell timber, be sure to consult first with a good, ethical, professional forester.	
2035-2036	All	104.482	Update your forest management plan so as to maintain your status under CAUV.	

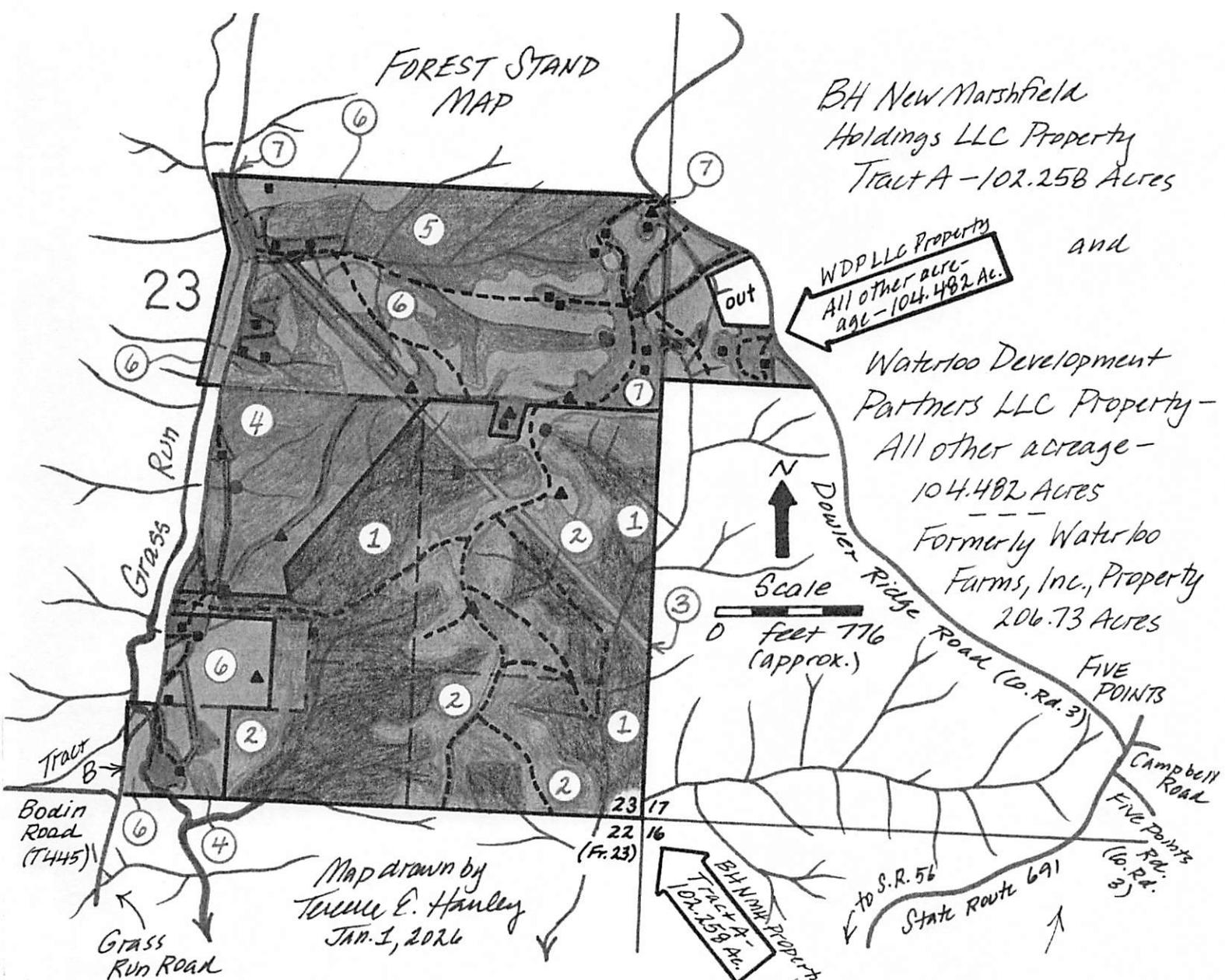
FOREST STAND MAP

BH New Marshfield Holdings LLC Property
Tract A - 102.258 Acres

WDP LLC Property
All other acreage - 104.482 Ac.

Waterloo Development Partners LLC Property -
All other acreage - 104.482 Acres

Formerly Waterloo Farms, Inc., Property
206.73 Acres



Map drawn by
Teresa E. Hanley
Jan. 1, 2026

Location = Athens County, Ohio
Waterloo Township
Sec. 17 & 23, T11N, R15W

Key

- Property boundary
- Section boundary
- ~ Public road
- - - Private road, driveway, trail, or path
- - - Old fence line or fence row
- Building or structure



Streams or ravines



Ponds

Highpoint

① Stand number

~ Stand boundary

● Pine

Old-field/early-successional stands

Older stands, mostly oak-hickory stands

Old clearcut

These features are as shown on maps and aerial photographs from 1961 to the present.