December 10, 2021

Dr. Charles D. Bess 514 New Creek Highway, Suite 1 Keyser, WV 26726

Dr. Bess:

I hope you and your family are well and looking forward to Christmas. Enclosed you will find the completed Forest Management Plan that you requested that I perform on your forested property (Parcel 82) located on White Horse Mountain. As you know the plan is one of the requirements of the West Virginia Tax Department to qualify for the Managed Timberlands Program. Please keep this plan in your possession as I will mail a copy of it to the West Virginia Division of Forestry in Charleston very soon.

I'm sure you are wondering why it has taken so long for me to fulfill my contractual obligations. After reviewing Larry May's Forest Management Plan, dated June 2010 on the front cover, I noticed inside a Letter of Intent signed by you and Larry, dated August 19, 2011. When you contacted me in June of 2020, concerning preparing a new plan, you probably thought Larry's plan was going to expire in 2020, but actually it was active until August 19, 2021.

I have been in contact with Assessor Norma Wagoner in the Romney Court House and also with Jean Winters with the Division of Forestry in Charleston on more than one occasion and they have assured me that your Parcel 82 remains active in the Managed Timberlands Program. Work on my Management Plan was also delayed for awhile because of the Covid pandemic. Most all of West Virginia government offices, including the Division of Forestry, were temporarily closed. I also had difficulty acquiring soils information from the NRCS because of Covid.

As long as you fill out your annual Application for Certification every April and send it back to the Division of Forestry, you will remain in the Managed Timberlands Program regardless of the expiration date on a Forest Management Plan. The Division of Forestry always grants a grace period to renew forestry plans. So presently you and your timberland remain in good standing in the Managed Timberlands Program and are "good to go".

Please contact me if you have any questions at (304) 735-5142 or steverhinton@hotmail.com

Sincerely, Stere R. Hinton

Steve R. Hinton Consultant Forester

FOREST MANAGEMENT PLAN

for

Dr. Charles Bess

Hampshire County, West Virginia Tax District: #10 "Springfield" Re: Parcel #82 of Tax Map 21 Parcel Acres: 320 Acres in FMP: 308

Date: December 2021

Prepared by: Steve R. Hinton, Forester L. R. A. 1094 Mt. Grove Road Eglon, WV 26716 WV RPF #375 MD LPF #319 304-735-5142

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PREFACE

This Forest Management Plan was prepared for Dr. Charles Bess of Keyser, West Virginia. The mountainous woodlot involved contains 320 acres (308 acres under management). The woodlot is located on River Mountain and portions of White Horse Mountain and overlooks the South Branch Potomac River, not far from the Maryland State line where the South Branch merges with the North Branch to form the Potomac River. The closest community is Green Spring, WV approximately 2 miles due north.

The objective of this forest management plan is to promote the science of sustainable forestry by managing the woodland for multiple use benefits including: recreation, hunting, forest products, wildlife, clean water, and aesthetics. This management plan with the recommended suggestions should become a constant source of reference for the property now and in the future.

As time passes, the recommendations may be modified to meet the desires and/or interest of the landowner, but the use of sound forest management concepts including silvicultural treatments should not be neglected.

The effective period of this plan shall be for 10 years: December, 2021 through November 2031.

Green Spring, WV - Green Spring, West Virginia Map & Directions - MapQuest



GENERAL LOCATION MAP

TAX MAP





Hampshire County, WV

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Norma J. Wagoner Tax Assessor 66 North High Street Romney, WV 26757 304-822-3326

parid:	10 2100820000000
dmp:	10-21-82
taxdistrict:	10
taxmap:	21
taxparcel:	82
nbhd:	0100
own1:	CDB LLC
own2:	
owneraddr:	PO BOX 944
situsaddr:	ARNOLD STICKLEY RD
legal1:	291.73 AC RT 1/1
legal2:	S BRANCH RIVER
legal3:	
book:	499
page:	281
aprland:	88200
aprbldg:	4200
aprtot:	92400
acres:	40

GENERAL DESCRIPTION OF THE PROPERTY

OBJECTIVES:

The landowner's primary management objective for this tract is sustainable forestry. As an outdoor sportsman his secondary objective is to enhance the existing wildlife habitat to satisfy his hunting and recreational preferences. Aesthetics and protecting the water resources and riparian buffers are also important concerns. The landowner Dr. Charles Bess has had this tract enrolled in a Forest Stewardship Plan for ten years. His agent, the late Forester Larry May was instrumental in preparing and implementing the 2011 forest stewardship plan and conducted two timber sales.

LOCATION:

This property is located in Hampshire County West Virginia and is identified by the Hampshire County tax assessment office as Parcel 82 on Tax Map 21 of Springfield Tax District (#10). GPS coordinates at the gated entrance to the property are: Latitude 39 degrees 29.95' N, Longitude 78 degrees 36.43' W. This woodland tract lies west of Arnold Stickley Road (WV secondary Rt. 1/1) at a point approximately 2 miles south from Green Spring, WV. It lays on the southeast face of River Mountain and portions of White Horse Mountain overlooking the South Branch of the Potomac River and is in a position not far from the State of Maryland.

ACCESSIBILITY:

Primary access to the property is from Arnold Stickley Road (WV Rt. 1/1), a one and a half lane blacktop road. The property adjoins Arnold Stickley Road as its eastern boundary. Access within the tract for management activities, emergencies, or for forest fire suppression is reasonably possible with the use of all-terrain vehicles due to several existing logging trails meandering the tract its full extent. The entrance to the tract is secured by a locked heavy gauge steel gate.

TOPOGRAPHY:

This property is located on portions of two USGS topographical quadrangle 7 ½ minute sheets: Levels Quad and Old Town Quad. Site *elevations* range from the lowest (590 feet above sea level) to the highest (1,720 feet above sea level) with the average elevation being approximately 1,000 feet. *Slopes* range from (5% to 60%). The majority of the tract has a south to southeastern *aspect* (the direction the slope faces).

History:

This tract was purchased by the landowner Charles Bess around 2010. Under prior ownership the forest resources were not being managed. The forest was mature (over 80 years old) and in need of varying silvicultural activities. No road system existed at that time. Sometime between 2012 and 2014 several of the stands were sold and harvested under the supervision of Consulting Forester Larry May. In October 2020 sawtimber trees of varying sizes were observed and inventoried. Scattered dead trees were observed mostly in the 12 to 14 inch DBH classes. Tree mortality may have been caused by smaller and shorter trees living under stress for many years from competition with the older and taller dominant trees which were eventually harvested. Overly stressed trees seldom recover once released to sunlight in large canopy openings created by heavy select cutting. A few larger diameter trees were observed as well either blown over or standing dead.

Regeneration on this tract appears behind schedule compared to other tracts in nearby Preston County probably due to the lack of annual rainfall again as compared to higher elevation counties to the west. Timber growth rates on the upper half of this tract will continue to be below average due to the shallow and stony makeup of the soils. (See soil report and soils map). Note especially soils: DIC, Shf and Shc. Biological maturity for Upland Oaks on steep and rocky sites in Hamphire County is close to 80 or 90 years. It has been less than ten years since the last timber harvest. It is going to take decades for the residual trees to mature again.

FOREST MANAGEMENT

FOREST MANAGEMENT: GENERAL

Forest Management has been defined as the business methods and forestry principles applied to the operation of a forested property. As a forest landowner it is recommended that you develop and maintain a forest business. This management plan can be used as a guideline to maintain your forest business on a timely basis. This forest management plan is valid for the next ten years, subject to the landowner's objectives. Revisions to this plan may be warranted since forests are dynamic, "always changing". Unlike agriculture, forest management is a long term endeavor and crops may take several generations to mature for harvest. Forest management is unique with the flexibility to manage forests today, with tomorrow in mind.

FOREST MANAGEMENT: SPECIFIC

This forest management plan provides specific recommendations and suggestions which will be helpful in the management of your forested property. The decision to use sound forest management practices to improve your timber land can only be made by you, the landowner.

EXPLANATION OF SITE INDEX

The term, site index, is used by foresters to describe the site productivity of certain tree species or a group of trees growing on a specific site. The site indexes shown in this plan are based on the height a tree will grow in 50 years. If a tree grows 60 feet in 50 years, the site index is 60; if it grows 75 feet in the same time period, the site index is 75. The greater the site index, the better the site productivity. The better timber sites are usually found in the creek bottoms, hollows and northern slopes; while the poorer sites are found on dry ridge tops and southern slopes.

West Virginia BMPs

West Virginia's Logging Sediment Control Act of 1992 mandates the use Best Management Practices (BMPs) to limit and control erosion and soil movement into streams. The primary goal of BMPs is to limit erosion and sedimentation by controling water in small amounts. The Division of Forestry has been commissioned to enforce the BMPs on Logging Operators and their employees. Before entering upon a property to engage in timber harvesting a logger must have a business license, undergo a certification process which includes timber cutting training, first aid classes, BMP classes, proof of workers compensation and liability insurance and must submit a written notification to the DOF regional office.

Under Chapter 22 of the Code of West Virginia, landowners can be held legally responsible for allowing or contributing to stream sedimentation or even stream turbidity due to logging.



LEGEND

Scale 1" = 1,200 ft.

Ŀ	Clearing (log landing)
=====	Primary Road (suitable for truck)
	Secondary Road (suitable for ATV)

FOREST RESOURCES INVENTORY

DATA SHEET :

Tract Name Dr. Charles Bess (CDB LLC)
Dates Inventory a.k.a. "Cruise" Performed Sept. 21 & Oct. 1, 2020
Sampling Method Employed Variable Plot "Point Sampling"
Tree Scale Type Doyle Rule
No. of Variable Sample Points Inventoried 53
No. of Plots Inventoried with Zero Volume 8
Spacing Between Plots in Feet 396
Identification of Stands Cruised 1,3 & 6
Cruised Acres 225
Form Class 78
Prism Basal Area Factor 10
Number of Trees Sampled on 53 plots 132
Number of dead trees found on 53 plots 9
Average Tree Diameter measured at DBH 15.7
Average Boardfoot per Tree 112
Average Merchantable Height in 16 foot logs 1.7
Average Boardfoot per Acre 1,901
Average Basal Area per Acre 23.5 SF
Total No. Sawtimber Trees 3,824
Total Boardfoot Volume 427,710

Tree Species Codes:

 BB – Black Birch
 BO – Black Oak
 CO – Chestnut Oak
 H – Hickory
 RO – Red Oak

 QA – Quaking Aspen
 SAS – Sassafras
 SM – Soft (RED)
 Maple
 SO – Scarlet Oak

 WO – White Oak
 BL - Black Locust
 PP – Pitch Pine

INVENTORY EXPLANATIONS AND COMMENTS

Three timber inventory reports follow the forest resources inventory data sheet. The first report is the Cruise Summary. It's information is self explanatory but it basically gives the average volume per acre, per tree, per species and average number of 16 foot logs per tree. The second report is the Saw Timber Stock. It shows how the board foot volumes are distributed by individual tree species and diameter class. The third report is the Saw Timber Stand. It shows how the number of sawtimber trees are distributed by species and diameter class. There are no figures for pulpwood or poletimber size trees. My inventory was limited to sawtimber size trees only. At the time of this report the paper manufacturing mill in Luke, MD has been closed as a business and no pulp and paper manufacturing plants exist near enough to the Bess Tract for pulpwood to have a significant stumpage value.

The trees were divided into three classes, sawtimber, poletimber and seedling-sapling (see Age Class Map). Those placed in the sawtimber category measured at least 11.1 inches and larger at DBH (DBH= diameter at breast height measured 4.5 feet above ground level) and relatively straight and free of major defects for at least 16 feet. Sawtimber volume is measured in board feet. One board foot equals 144 cubic inches of wood. Volumes were calculated using the Doyle Tree Scale. Trees less than eleven inches, but greater than five inches DBH, were placed in the poletimber class but were not tallied. In general the sawtimber trees were much smaller and less frequent than the inventory done 10 years ago by Larry May. This is because most of the larger mature trees were sold and harvested in two timber sales in the years immediately following Mr. May's management plan.

Since Larry May had already established timber stand boundaries and timber types ten years ago in his management plan this report used the same ones. There was no need to cruise all stands since some had been clear cut and others remained in poletimber or old field brush, therefore only Stands 1, 3 and 6 were cruised and the enclosed forest resources inventory data sheet and cruise summary report reflect that fact. Significant is the fact that the inventory revealed total volume per acre as 1,901 BF/Ac. Compare that to 6,377 BF/Ac that Larry inventoried 10 years ago before the timber sales. Most logging operators and timber procurement personnel cannot afford to operate on a woodlot with less than 4,500 BF/Ac. They also prefer not to buy small diameter trees in the 12, 14, and 16 inch DBH class.

The conditions under which the forest inventory was conducted was extremely stressful. The forest floor was littered with timber harvesting slash, six foot tall briar bushes, rocks, and thick patches of seedlings and saplings just to name a few.

Tract Name: CHARLES BESS - Stand: Client: Landmark Volume Scale: DOYLE

Cruise Summary - Sawtimber

Inventory Type: POINT SAMPLE Page: 1

Species	Sawtimber Trees	Total BF Volume	Average BF/Tree	BF/Acre	Average DBH	Average MHT	% Total Volume	Basal Area /Acre
BB	71	4,809	67.3	21.4	14.9	1.2	1.1	0.4
BO	1,188	141,902	119.4	630.7	15.9	1.8	33.2	7.5
co	999	95,424	95.5	424.1	15.2	1.5	22.3	5.8
Н	167	15,711	93.8	69.8	15.3	1.9	3.7	1.0
QA	40	1,943	48.0	8.6	14.0	1.0	0.5	0.2
RO	287	57,605	200.6	256.0	18.7	2.0	13.5	2.5
SAS	40	1,214	30.0	5.4	14.0	0.5	0.3	0.2
SM	51	9,486	186.6	42.2	17.6	2.4	2.2	0.4
SO	80	6,250	78.5	27.8	13.8	1.5	1.5	0.4
WO	899	93,366	103.8	415.0	15.1	1.6	21.8	5.2
Summary	3,824	427,710	112	1,901	15.7	1.7	100	23.5
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Tract Name: CHARLES BESS - Stand: Client: Landmark

Saw Timber Stock

	DBH Inches									
Species	12	14	16	18	20	22	24	26	28	Total
BB	0	1,214	3,595	0	0	0	0	0	0	4,809
BO	4,794	16,436	42,086	33,570	35,346	9,670	0	0	0	141,902
co	6,392	15,099	27,737	26,544	14,817	4,835	0	0	0	95,424
Н	0	6,072	7,190	2,449	0	0	0	0	0	15,711
QA	0	1,943	0	0	0	0	0	0	0	1,943
RO	0	1,943	2,913	13,320	19,280	16,113	4,036	0	0	57,605
SAS	0	1,214	0	0	0	0	0	0	0	1,214
SM	0	0	3,595	0	5,891	0	0	0	0	9,486
SO	1,598	0	0	4,652	0	0	0	0	0	6,250
WO	7,990	13,359	27,149	4,016	22,671	5,639	5,964	0	6,578	93,366
Total	20,774	57,280	114,265	84,551	98,005	36,257	10,000	0	6,578	427,710
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Tract Name: CHARLES BESS - Stand: Client: Landmark

Saw Timber Stand

	DBH Inches									
Species	12	14	16	18	20	22	24	26	28	Total
BB	0	40	31	0	0	0	0	0	0	71
BO	165	283	372	196	139	33	0	0	0	1,188
co	220	283	248	171	60	16	0	0	0	999
Н	0	81	62	24	0	0	0	0	0	167
QA	0	40	0	0	0	0	0	0	0	40
RO	0	40	31	73	79	49	14	0	0	287
SAS	0	40	0	0	0	0	0	0	0	40
SM	0	0	31	0	20	0	0	0	0	51
SO	55	0	0	24	0	0	0	0	0	80
WO	275	243	217	24	99	16	14	0	10	899
Total	715	1,050	992	512	397	114	28	0	10	3,824
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Landmark

AGE CLASS AND STAND MAP

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	LEGEND	Scale 1" = 1,200 ft
1	Mix of Sawtimber size class & Saplings (sawtimber scattered and small avg. dbh)	Stands 1&3
\bigcirc	Poletimber size class	Stands 2b & 6
\bigcirc	Seedling/Sapling size class	Stands 2a & 5
\bigcirc	Old Field	Stand 4
	Non-Commercial (boulder fields/ rock cliff)	Stand 7

Stand Management Summary December 2021

<u>Stand</u>	<u>Acres</u>	<u>Site Index</u>	Cover Type Size Class	Description	Gypsy Moth <u>Hazard Rating</u>	Management <u>Activity</u>
1	181	Good 55-75 Upland Oak	Oak-Hickory Sawtimber	Average Age 40 WO, BO, H, CO	Low	Let it grow
2a	24	Fair 55-65 Upland Oak	Oak-Hickory Seedling/sapling	Average Age 10 PP, BO, SO	Low	Let it grow
2b	12	Fair to Poor 55-60 Upland Oak	Oak-Hickory Poletimber	Average Age 30 PP, BO, SO	Low	Let it grow
3	17	Fair 55-65 Upland Oak	Oak-Hickory Sawtimber	Average Age 40 CO, BO, RO	Low	Let it grow
4	15	Good 55-65 Upland Oak	Old Field	Various Ages	Low	Establish food plots
5	22	Fair 55-65 Upland Oak	Open Seedling/sapling	Low stocking CO, BL	Low	Plant Red Oak seedlings
6	21	Fair 55-65 Upland Oak	Oak-Hickory Poletimber	Average Age 40 CO, BO	Low	Let it grow
7	12	Boulders	Various	Rocks-ledges		Maintain as a natural area

FOREST TYPE AND STAND MAP

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LEGEND

Scale 1" = 1,200 ft.

1	2
C	
C)
B	

Oak-Hickory	Stands 1,2,3 & 6	259 Acres
Old Field	Stand 4	15 Acres
Open/ Cut-over	Stand 5	22 Acres
Non-Commercial (boulders/rock cliffs)	Stand 7	12 Acres

SOILS

MAP <u>SYMBOL</u>	SOIL NAME	EROSION <u>HAZARD</u>	EQUIPMENT LIMITATION	ASSOCIATED
BuB	Buchanan channery loam Deep moderately drained site - 3 – 8% slope 6 – 20 feet to sand	Slight - good moisture Istone bedrock	Slight capacity	Upland Oaks
BuC	Buchanan channery loam Deep moderately drained site - 8 – 15% slope 6 – 20 feet to sar	Slight - good moisture adstone bedrock	Slight capacity	Upland Oaks
BvC	Buchanan channery loam A moderately well-drained soil 3 – 15%. Seeps spots are comn low. Runoff is rapid.	Slight with slopes of non. Fertility is	Slight	N. Red Oak White Oak Black Oak
BvD	Buchanan channery loam Surface stones & seep spots co moderately steep & well draine	Moderate mmon. Soil is ed – slopes 15 – 2	Severe 25%	N. Red Oak Black Oak White Oak
BcE3	Berks channery silt loam Well-drained, low water capaci restricted by Lithic bedrock @ 2	Moderate ty. Soil is 20 – 40"	Moderate	N. Red Oak White Oak Black Oak
DIC	Dekalb and Lehew Very stony sandy loam. very lov capacity, moderately steep, we 3 – 35%, bed rock @ 28"	Slight w water holding ell-drained slope	Moderate s of	Chestnut Oak Black Oak Red Oak
DIE	Dekalb Very stony sandy loam. Very lov capacity, moderately steep, we 15 – 35%, bed rock @ 28"	Slight w water holding Il-drained slopes	Moderate of	Chestnut Oak Black Oak Red Oak
ShC	Schaffenaker Very stony loamy sand. A varial water capacity, low fertility. So by bed rock at 20 – 40", 3 – 159	Moderate ble complex soil ils are acid & res 6 slope	Severe of low tricted	Red Oak Chestnut Oak Black Oak Virginia Pine
ShF	Schaffenaker Very stony loam sand. A variabl water capacity, low fertility. Sc by bed rock at 20 – 40", 25 – 65	Moderate le complex soil o vils are acid & res 5% slope	Severe f low stricted	Red Oak Chestnut Oak Black Oak

SOIL MAP



GLOSSARY OF TERMS

ACRE - A unit of area used inland measurement equal to 160 square poles, 4800 square yards or 43560 square feet.

ADVANCE REPRODUCTION - Seedlings or saplings that are present in the understory prior to removal of any overstory.

AGE CLASS - A group of trees in a stand that are at or nearly the same age.

AESTHETICS - The perception of beauty conveyed by a natural scene, a pleasant sight.

BASAL AREA - The total cross-sectional area of the trees in the stand measured in square feet.

BEST MANAGEMENT PRACTICES - Guidelines establishing standards for all aspects of logging which have been developed to reduce sedimentation of streams.

CLEARCUT - Harvest in which all trees in the stand, large or small, are cut.

CROP TREE RELEASE - A thinning of various intensities made to increase the growth rate of selected individual future crop trees. Generally, all adjoining trees which touch the crown of the selected crop tree are removed.

CULL - Trees, logs or boards which are rejected because of defects.

DIAMETER BREAST HIGH (DBH) - A measuring point on a tree made at 4.5 feet above the ground on the uphill side.

DEN TREES - Trees which show visible holes/crevices which are or could be used for tree dwelling wildlife or birds.

ENDANGERED SPECIES - One which is in danger of extinction throughout all or a significant portion of its range. Its population is so critically low and/or its habitat is that immediate action must be taken to avoid the loss of the species.

EVENAGED STAND - One in which the trees differ in age by no more than 10 - 20 years.

GROUP SELECTION - A method of regenerating uneven-aged stands in which trees are removed, and new age classes are established, in small groups. The maximum width of the group is approximately twice the height of the mature trees, with these small openings providing micro-environments suitable to regenerate shade intolerant tree species (requiring direct sunlight for growth). These areas are generally not more than onequarter acre in size. HABITAT - The specific combination of food, shelter, and water that is required to accommodate a species.

HIGH-GRADE CUTTING - Harvest in which only the best quality and most valuable logs are removed.

MULTIPLE-USE - The act of satisfying more than one need with a single resource.

REGENERATION - The new woody growth that develops either under an existing forest(advanced) or after the forest stand has been harvested.

RESIDUAL STAND - The aggregate of trees remaining in a stand following a silvicultural practice or natural disturbance.

ROTATION - Period during which a single crop or generation is allowed to grow.

SALVAGE CUTTING - The removal of dead trees or trees being damaged or killed by injurious agents other than competition, to recover value that would otherwise be lost.

SELECTION CUT - Harvest in which the mature timber is removed either as single scattered trees or in small groups at relatively short intervals. These cuttings are repeated indefinitely for the purpose of creating or maintaining an unevenaged stand.

SHADE INTOLERANT - A description assigned to any tree species whose seedlings are incapable of sustained development in low light. (example-yellow poplar)

SHADE TOLERANT - Plants that are more competitive in shaded environments through selection for low respiration rates, they also tend to have lower photosynthetic rates and hence grow slowly in all environments. (example - Hemlock)

SILVICULTURE - The art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands. Silviculture entails the manipulation of forest and woodland vegetation in stands and on landscapes to meet the diverse needs and values of landowners and society on a sustainable basis.

STAND - A contiguous group of trees sufficiently uniform in species composition, arrangement of age classes and conditions to be a distinguishable unit.

THINNING - Cutting made in an immature stand to stimulate the growth of the residual trees of good form and species.

UNDERSTORY - Anything growing in the layer definitely below the main crown canopy and above the regeneration.

UNEVENAGED STAND - One in which there is considerable difference in the age of the trees. Usually the trees are grouped into three or more distinct age classes.