



Landmark Forestry LLC

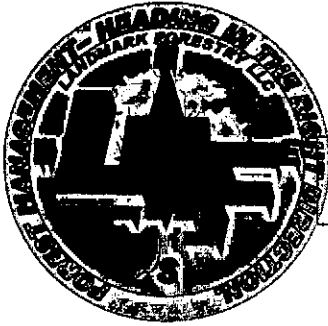
UNITED COUNTRY REALTY

TIMBER APPRAISAL REPORT

of

Mountaineer State Energy
Sandyville Tract
Jackson County – Ravenswood District
West Virginia

P.O. Box 205
Homer, WV 26372-0205
Telephone (304) 269-4831
Facsimile (304) 269-6300



Landmark Forestry LLC

September 17, 2009

United Country
Realty Done Right, LLC
Joe Hise
664 Maple Avenue
New Martinsville, WV 26115

Dear Joe:

Upon your request *Landmark Forestry, LLC* has inventoried and appraised the commercial timber located on the property owned by Mountaineer State Energy and is in Ravenswood District of Jackson County, West Virginia, further described as "Sandyville Tract". (Refer to topographical map). The following is a summation of the timber inventory and appraisal of the above-described tract.

The Inventory and Appraisal, completed on September 17, 2009 was implemented as a point sample cruise utilizing a basal area factor 20 prism. This inventory was designed utilizing 3x4 chain intersections, a total of 107 sample points were located using a Geographical Information System (GIS). All commercial trees included within the "inventory point" and within the parcel boundaries measured for commercial volume. A Geographical Information System (GIS) in cooperation with Global Positioning System (GPS) was utilized in the field to aid in the location of all property lines.

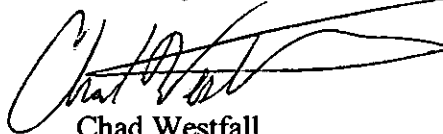
Additional information and maps supplied in this report are;

- Certificate of the Forester
- Topographical Map
- Cruise Details
- Cruise Summary - Sawtimber
- Cruise Summary - Pulpwood
- Sawtimber Stand and Stock Tables
- Species Codes
- Statistical Reliability

The estimated value for the commercial timber on subject property is \$44,350.00. "Commercial timber" is further described as all trees that are five inches in diameter and greater at 4.5 feet above ground level on the uphill side of the tree (DBH)". Attached is a volume and value estimate report for the timber resources located within the subject area. Additionally this timber inventory and appraisal is considered to be accurate at the date of this appraisal only (as depicted on the CERTIFICATE OF THE FORESTER attached hereto and made part of this report). This is due to the tendency of timber value and merchantability to fluctuate over time as well as the natural occurrences that take place in a forested environment (i.e. growth, decay, insect infestations, fire and other natural disturbances).

If you have any questions regarding this appraisal, please contact me at (304)269-4831. We truly appreciate the opportunity to be of service.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Westfall", with a long, sweeping horizontal line extending to the right.

Chad Westfall
WVRPF #569

CERTIFICATE OF THE FORESTER

**Mountaineer State Energy
United Country
Realty Done Right, LLC
"Sandyville" Tract**

I hereby certify that:

To the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

I understand that the intended use of this appraisal report is to establish a fair market value for the timber located on the above-mentioned tract. I understand the intended user is the United Country Realty & Mountaineer State Energy.

I have no direct or indirect present or contemplated future interest in such property or in any benefit from the acquisition of such property appraised and I have no personal interest or bias with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The values per species and/or products used to derive the overall value in this report are based on the foresters' knowledge of the local markets and actual sales of similar timber. Adjustments for differences in quality, quantity, terrain and access were considered.

I have not revealed the findings and results of this appraisal to anyone other than the proper officials of Huntington Bank and I will not do so until so authorized by said officials, or until required to do so by due process of law.

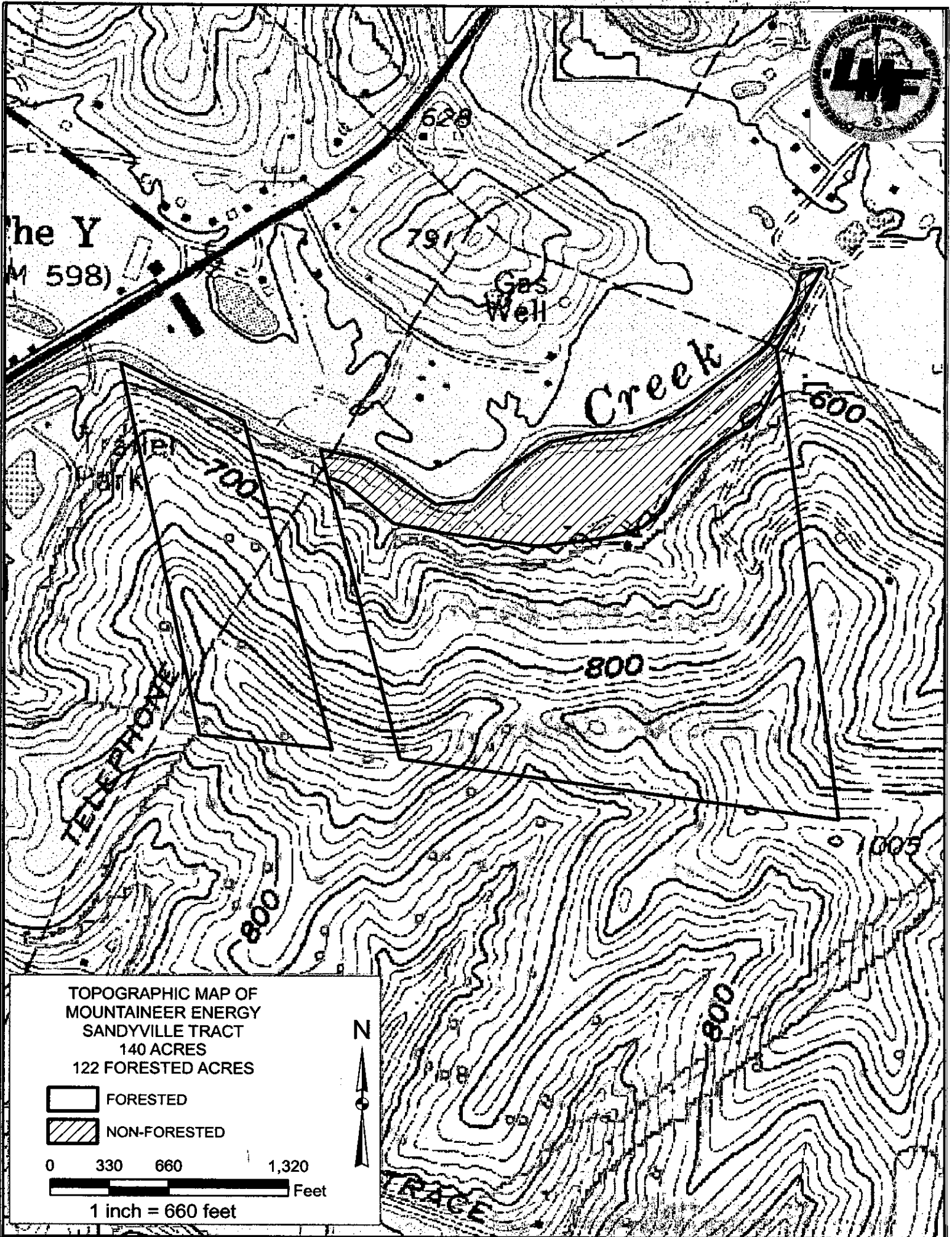
The undersigned forester has made a personal field inspection of the subject property.

My opinion of the fair market value of the merchantable timber being acquired, including temporary easements, as of the 17th day of September 2009, the effective date of the appraisal, is \$44,350.00 based upon my independent appraisal and the exercise of my professional judgment.



Chad C. Westfall
WV RPF #569

9/17/2009
Date



Cruise Details

Tract Name----- SANDYVILLE

Number of Sample Points----- 107

Cruised Acres----- 122

Total Acres----- 122

Volume Scale----- DOYLE

Form Class----- 78



Saw Timber Stand

Species	12	14	16	18	20	22	24	26	28	30
AB	0	0	33	0	0	0	0	0	0	0
BC	29	21	0	0	0	0	0	0	0	0
BG	0	0	0	0	0	0	0	0	0	0
BL	0	0	0	0	0	0	0	0	0	0
BO	58	64	33	26	10	0	7	6	5	9
BSW	0	43	65	0	0	17	7	0	0	0
BUCK	0	0	0	0	0	0	0	0	0	0
BW	0	0	0	0	0	0	0	0	0	0
CO	232	192	98	52	31	17	0	6	0	0
ELM	0	0	0	0	0	0	0	0	0	0
H	29	85	33	0	10	0	0	0	0	0
MISC	0	0	0	0	0	0	0	0	0	0
RM	0	0	33	0	0	0	0	0	0	0
RO	0	21	0	39	0	0	7	0	0	0
SM	116	192	98	26	10	0	0	0	0	0
SO	29	21	0	0	0	0	0	0	0	0
SYC	29	21	16	0	0	0	0	0	0	0
VP	0	21	0	13	10	0	0	0	0	0
WA	0	43	0	26	21	0	7	0	5	0
WO	29	149	131	52	42	26	22	12	5	0
WP	58	0	0	0	0	0	0	0	0	0
YP	348	171	33	65	21	9	7	6	0	0
Total	957	1,044	573	299	155	69	57	30	15	9

Saw Timber Stand

Species	32	34	36	38	Total
AB	0	0	0	0	33
BC	0	0	0	0	50
BG	0	0	0	0	0
BL	0	0	0	0	0
BO	0	0	0	0	219
BSW	0	0	0	0	133
BUCK	0	0	0	0	0
BW	0	0	0	0	0
CO	0	0	0	0	629
ELM	0	0	0	0	0
H	0	0	0	0	157
MISC	0	0	0	0	0
RM	0	0	0	0	33
RO	0	0	0	3	70
SM	0	0	0	0	442
SO	0	0	0	0	50
SYC	0	0	0	0	67
VP	0	0	0	0	45
WA	0	0	0	0	102
WO	0	0	0	0	468
WP	0	0	0	0	58
YP	0	0	0	0	659
Total	0	0	0	3	3,215

Saw Timber Stock

Species	12	14	16	18	20	22	24	26	28	30
AB	0	0	1,993	0	0	0	0	0	0	0
BC	842	1,024	0	0	0	0	0	0	0	0
BG	0	0	0	0	0	0	0	0	0	0
BL	0	0	0	0	0	0	0	0	0	0
BO	1,684	2,688	3,071	4,477	2,352	0	1,568	1,645	1,691	4,804
BSW	0	2,347	6,402	0	0	4,889	2,686	0	0	0
BUCK	0	0	0	0	0	0	0	0	0	0
BW	0	0	0	0	0	0	0	0	0	0
CO	7,142	11,265	9,572	6,812	5,643	4,569	0	1,645	0	0
ELM	0	0	0	0	0	0	0	0	0	0
H	842	5,547	3,071	0	1,881	0	0	0	0	0
MISC	0	0	0	0	0	0	0	0	0	0
RM	0	0	2,352	0	0	0	0	0	0	0
RO	0	1,024	0	4,787	0	0	2,127	0	0	0
SM	2,991	10,966	8,493	3,084	1,881	0	0	0	0	0
SO	842	1,323	0	0	0	0	0	0	0	0
SYC	842	1,600	2,434	0	0	0	0	0	0	0
VP	0	1,024	0	1,703	2,352	0	0	0	0	0
WA	0	2,624	0	4,568	4,704	0	2,127	0	2,939	0
WO	842	8,833	11,826	5,342	8,842	8,068	6,889	3,365	2,939	0
WP	2,091	0	0	0	0	0	0	0	0	0
YP	10,510	9,558	3,790	11,252	5,456	2,548	2,686	1,645	0	0
Total	28,628	59,823	53,004	42,025	33,111	20,074	18,083	8,300	7,569	4,804

Saw Timber Stock

Species	32	34	36	38	Total
AB	0	0	0	0	1,993
BC	0	0	0	0	1,866
BG	0	0	0	0	0
BL	0	0	0	0	0
BO	0	0	0	0	23,980
BSW	0	0	0	0	16,324
BUCK	0	0	0	0	0
BW	0	0	0	0	0
CO	0	0	0	0	46,648
ELM	0	0	0	0	0
H	0	0	0	0	11,341
MISC	0	0	0	0	0
RM	0	0	0	0	2,352
RO	0	0	0	3,388	11,326
SM	0	0	0	0	27,415
SO	0	0	0	0	2,165
SYC	0	0	0	0	4,876
VP	0	0	0	0	5,079
WA	0	0	0	0	16,962
WO	0	0	0	0	56,946
WP	0	0	0	0	2,091
YP	0	0	0	0	47,445
Total	0	0	0	3,388	278,809

Cruise Summary - Pulp

Species	Pulp Trees	Total Tons	Average Tons/Tree	Tons/Acre	Average DBH	Average PHT	% Total Tons	Basal Area /Acre	Price	Total
AB	29	5.6	0.2	0.0	12.0	1.0	0.3	0.2	3.00	16.71
BC	232	43.5	0.2	0.4	8.1	1.8	2.2	0.7	3.00	130.33
BG	289	35.9	0.1	0.3	7.5	1.7	1.8	0.7	3.00	107.54
BL	42	9.4	0.2	0.1	10.0	2.0	0.5	0.2	3.00	28.18
BO	142	45.0	0.3	0.4	10.8	2.4	2.3	0.7	3.00	135.13
BSW	243	55.3	0.2	0.5	9.2	2.5	2.8	0.9	3.00	165.90
BUCK	65	9.0	0.1	0.1	8.0	2.0	0.5	0.2	3.00	26.85
BW	125	28.2	0.2	0.2	10.0	2.0	1.4	0.6	3.00	84.55
CO	612	173.9	0.3	1.4	9.3	3.3	8.9	2.4	3.00	521.75
ELM	172	27.3	0.2	0.2	8.5	2.0	1.4	0.6	3.00	81.88
H	238	64.3	0.3	0.5	10.2	2.4	3.3	1.1	3.00	192.98
MISC	65	5.6	0.1	0.0	8.0	1.0	0.3	0.2	3.00	16.65
RM	1,036	118.7	0.1	1.0	7.6	1.5	6.0	2.8	3.00	355.94
SM	2,523	363.0	0.1	3.0	7.3	2.2	18.5	6.4	3.00	1,088.84
SYC	265	51.4	0.2	0.4	7.8	2.8	2.6	0.7	3.00	154.28
VP	1,159	331.5	0.3	2.7	9.5	2.9	16.9	4.9	3.00	994.52
WA	853	91.3	0.1	0.7	7.5	1.5	4.6	2.2	3.00	273.79
WO	214	48.4	0.2	0.4	8.8	2.8	2.5	0.7	3.00	145.12
WP	158	27.2	0.2	0.2	7.1	2.8	1.4	0.4	3.00	81.72
YP	2,559	429.6	0.2	3.5	7.7	2.4	21.9	7.1	3.00	1,288.63
Summary	11,021	1,964.1	0.2	16.0	8.1	2.3	100	33.7	3.00	5,891.29

Species Codes

AB ----- AMERICAN BEECH
BC ----- BLACK CHERRY
BG ----- BLACK GUM
BL ----- BLACK LOCUST
BO ----- BLACK OAK
BSW ----- BASSWOOD
BUCK ----- YELLOW BUCKEYE
BW ----- BLACK WALNUT
CO ----- CHESTNUT OAK
ELM ----- ELM
H ----- HICKORY
MISC ----- MISCELLANEOUS
RM ----- RED MAPLE
RO ----- RED OAK
SM ----- SUGAR MAPLE
SO ----- SCARLET OAK
SYC ----- SYCAMORE
VP ----- VIRGINIA PINE
WA ----- WHITE ASH
WO ----- WHITE OAK
WP ----- WHITE PINE
YP ----- YELLOW-POPLAR

Statistical Overview

Confidence Level		99%	98%	95%	90%	80%	70%	67%
Confidence Limits	(As Percentage)	30.2	27.3	23.0	19.3	15.0	12.1	11.7
Confidence Limits	(BF/ACRE)	690.2	623.2	525.1	440.7	343.5	277.6	267.9
Confidence Limits	(Tract Volume)	84,199	76,027	64,064	53,768	41,903	33,863	32,686
Coefficient of Variation	121.3							

These statistical predictions are made by the following calculations:

1. Calculation of the average board foot volume per sample point.
2. Calculation of the standard deviation of these individual observations.
3. Calculation of the coefficient of variation by establishing a ratio of the standard deviation to the mean.
4. Calculation of the standard error of the mean
5. Expression of the standard error as confidence limits based on desired confidence (or probability) level.