

Longview Timber, Corp.

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Testimony of Adrian Miller, Longview Timber, Corp. Before the Oregon House of Representatives Agriculture and Natural Resource Committee

February 5, 2013

Good morning Chairman Witt and members of the Committee. My name is Adrian Miller and I represent Longview Timber. Longview Timber was formed in 2007 when a company called Brookfield Asset Management along with additional investors bought Longview Fibre. After the purchase, the timberlands were separated from the manufacturing side of the business forming two entities, Longview Timber and Longview Fibre Pulp and Packaging Inc. While these companies share a long history, they are separate businesses with separate investors.

Longview Timber is organized as a timberland Real Estate Investment Trust managing 650,000 acres of timberland in Washington and Oregon, split about half between each state. Our ownership in Oregon is concentrated in the Northwest in Clatsop and Columbia Counties. We also have ownerships east of Portland in Clackamas County and as far east as Hood River. Our southernmost ownership is our Silver Falls Tree Farm east of Salem.

As a timberland owner, our business model is relatively simple; we grow, harvest and re-plant trees to support over 120 domestic and international customers. Companywide we employ approximately 60 employees and support an annual contract base of approximately 300 full time workers in the state of Oregon.

As you consider policies before this committee, I would ask that you consider how they might be perceived from the perspective of a timberland investor. Do they encourage or discourage long term

investment? The investors who choose to invest in timberlands are not just looking for annual returns from harvesting trees, they are looking at the underlying asset that grows the trees. Investors have to ask themselves questions such as, will this land be worth more or less in the future? I would encourage members on this committee to ask themselves the same kinds of questions as they consider policies before this committee. Investors have choices and Oregon competes for these investment dollars both within the Pacific Northwest, as well as the United States, and throughout the world.

Examples of the kinds of policies that may come before your committee this session that would support the long term investment in forestland include the Governor's proposed changes to the Oregon Forest Land Protection Fund (HB 2050). Also related to wildfire is a proposal that will limit, but not eliminate, liability for wildfire between timberland owners. These types of policies send a signal to forestland investors that the State of Oregon is not just interested in the jobs that annual harvest of timber provides, but that the legislature also values their underlying investment in the land.

When Oregon timberland competes successfully for investment, it secures jobs for tree planters, loggers, truckers, foresters, biologists, millwrights, mechanics, engineers, longshoremen, all working in Oregon's rural economies. When timberland is highly valued by investors, it attracts the best investors, ensuring that Oregon's timberland is well maintained, continuing to provide ecosystem services such as clean water, carbon sequestration and wildlife habitat in addition to recreational opportunities.

Whether a company is held by private institutional investors, publicly traded, or owned by a family for multiple generations, we are all focused on maintaining and increasing the underlying value of our timberland for generations to come.

Thank you very much for this opportunity.

