



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Cost Summary Brown Ridge Corners Sale 341-05-74

District: Coos

Date: 5/4/05

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$1,801,091.41	\$111,392.60	\$1,912,484.01
		Project Work	(\$56,253.00)
		Advertised Value	\$1,856,231.01



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Timber Description Brown Ridge Corners Sale 341-05-74

District: Coos

Location: The sale is located in portions of Sections 23 and 24 T23S, R10W, W.M., Douglas County, Oregon.

Date: 5/4/05

Stand Stocking: 80%

Species	Avg. DBH	Amortized%	Recovery%
Douglas - Fir	19	0	95
Western Hemlock / Fir	15	0	95
Red Cedar	20	0	90
Alder (Red)	13	0	90

Volume by Grade	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)	Total
SM	147	0	0	0	147
2S	1,731	161	0	63	1,955
3S	747	231	157	114	1,249
3S 12"+	280	0	0	0	280
4S	29	44	28	65	166
Total	2,934	436	185	242	3,797

Comments: Pond Values Used: 1st Quarter 2005.



Timber Sale Appraisal Logging Conditions Brown Ridge Corners Sale 341-05-74

"STEWARDSHIP IN FORESTRY"

Combination#: 1	Douglas - Fir	100.00%	
	Western Hemlock / Fir	100.00%	
	Red Cedar	100.00%	
	Alder (Red)	100.00%	
Yarding Distance:	Medium (800 ft)		Downhill Yarding: No
Logging System:	Cable: Medium Tower >40 - <70		Process: Manual Delimiting
Tree Size:	Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF		
Loads/Day:	12		Bd. Ft./Load: 4,800
Cost/MBF:	\$57.58		
Machines:			
	Log Loader (A)		
	Tower Yarder (Medium)		



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Logging Costs Brown Ridge Corners Sale 341-05-74

Date: 5/4/05

Operating Seasons: 1.0

Profit & Risk: 15%

Project Costs: \$56,253

Other Costs (P/R): \$7,074

Slash Disposal: \$0

Other Costs: \$0

Miles of Road			
Dirt	Rock (Contractor)	Rock (State)	Paved
0.5	1.0	0.0	0.0

Road Maintenance: \$0.00

Hauling Costs

Species	\$/MBF	Trips/Day	MBF/Load
Douglas - Fir	\$0.00	3.0	4.5
Western Hemlock / Fir	\$0.00	3.0	4.0
Red Cedar	\$0.00	3.0	4.0
Alder (Red)	\$0.00	2.0	3.5



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Logging Costs Breakdown Brown Ridge Corners Sale 341-05-74

Costs	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)
Logging	57.58	57.58	57.58	57.58
Road Maintenance	0.71	0.71	0.74	0.74
Fire Protection	0.76	0.76	0.76	0.00
Hauling	35.89	40.37	42.61	73.00
Other (P/R appl.)	1.99	1.99	1.99	0.00
Profit & Risk	14.54	15.21	15.55	19.70
Slash Disposal	0.00	0.00	0.00	0.00
Scaling	2.00	2.00	2.00	0.00
Other	0.00	0.00	0.00	0.00
Total	113.47	118.62	121.23	151.02

Amortization	0.00	0.00	0.00	0.00
Pond Value	634.37	441.38	835.00	611.32
Stumpage	520.90	322.76	713.77	460.30
Amortized	0.00	0.00	0.00	0.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Summary Brown Ridge Corners Sale 341-05-74

Amortized

	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)
MBF	0.00	0.00	0.00	0.00
Value	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00

Unamortized

	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)
MBF	2,934.00	436.00	185.00	242.00
Value	520.90	322.76	713.77	460.30
Total	1,528,320.60	140,723.36	132,047.45	111,392.60

Gross Timber Sale Value

Recovery \$1,912,484.01

Prepared by: Norma Kline

Date: 5/4/05

District: Coos

Phone: (541) 267-4136

Summary of "Other Costs" for Timber Sale Appraisals

Sale Name: Brown Ridge Corners

Additional "Other Cost" with additional profit and risk to be added:

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Yarding and Loading				
Brand and paint logs	MBF	3797	\$ 0.50	\$ 1,898.50
Loader time for firewood stacking	Hours	2	\$ 75.00	\$ 150.00
Slash piling on landings	landing	5	\$ 125.00	\$ 625.00

Miscellaneous Costs

Snag Creation

Tree Topping	per tree	44	\$ 100.00	\$ 4,400.00
Tree Girdling	per tree	0	\$ 10.00	\$ -

Total additional "Other Cost" with additional profit and risk to be added

\$ 7,073.50

**SUMMARY OF CONSTRUCTION COST
Brown Ridge Corners**

Project No. 1A: Road Construction

Points: D to E Length: 920' Type: 14' subgrade w/o ditch

Clearing and Grubbing

0.75 acres at \$869.00 \$ per acre = \$651.75

Total clearing and grubbing \$651.75

Excavation

Cat excavation	15	hrs at	\$95.00	per hr	\$1,425.00
Excavator	10	hrs at	\$120.00	per hr	\$1,200.00
Laborer	15	hrs at	\$30.00	per hr	\$450.00

Total Excavation \$3,075.00

Grade Road Surface

1 hrs at \$75.00 per hour \$75.00

Total Grading \$75.00

Project 1A Total \$3,801.75

Project No. 1B: Road Construction

Points: G to H Length: 250' Type: 14' subgrade w/o ditch

Clearing and Grubbing

0.4 acres at \$695.00 \$ per acre = \$278.00

Total clearing and grubbing \$278.00

Excavation

Cat excavation	10	hrs at	\$95.00	per hr	\$950.00
Excavator	5	hrs at	\$120.00	per hr	\$600.00
Laborer	10	hrs at	\$30.00	per hr	\$300.00

Total Excavation \$1,850.00

Grade Road Surface

1 hrs at \$75.00 per hour \$75.00

Total Grading \$75.00

Project 1B Total \$2,203.00

Project No. 1C: Road Construction

Points: K to L Length: 400' Type: 14' subgrade w/o ditch

**SUMMARY OF CONSTRUCTION COST
Brown Ridge Corners**

Clearing and Grubbing

0.4 acres at \$695.00 \$ per acre = \$278.00

Total clearing and grubbing \$278.00

Excavation

Cat excavation	10	hrs at	\$95.00	per hr	\$950.00
Excavator	5	hrs at	\$120.00	per hr	\$600.00
Laborer	10	hrs at	\$30.00	per hr	\$300.00

Total Excavation \$1,850.00

Grade Road Surface

1 hrs at \$75.00 per hour \$75.00

Total Grading \$75.00

Project 1C Total \$2,203.00

Project No. 1D: Road Construction

Points: K to M Length: 1380' Type: 14' subgrade w/o ditch

Clearing and Grubbing

1 acres at \$835.00 \$ per acre = \$835.00

Total clearing and grubbing \$835.00

Excavation

Cat excavation	25	hrs at	\$95.00	per hr	\$2,375.00
Excavator	20	hrs at	\$120.00	per hr	\$2,400.00
Haul excess material to waste area	20	hrs at	\$65.00	per hr	\$1,300.00
Laborer	25	hrs at	\$30.00	per hr	\$750.00

Total Excavation \$6,825.00

Grade Road Surface

2 hrs at \$75.00 per hour \$150.00

Total Grading \$150.00

Project 1D Total \$7,810.00

**SUMMARY OF CONSTRUCTION COST
Brown Ridge Corners**

Equipment Move-in

Equipment	Miles	Mileage Factor	Equipment Allowance	Total
Excavator	40	0.82	\$730.00	\$598.60
D7 Cat	40	0.82	\$730.00	\$598.60
Grader	40	0.82	\$241.00	\$197.62
Dump Truck	40	0.82	\$144.00	\$118.08
Loader	40	0.82	\$730.00	\$598.60

Total Move-in \$2,111.50

Project 1 Cost \$18,130.00

Project 2A: Road Improvement

Points: A to B Length: 20,750' Type: 14' subgrade w/ ditch

Grade Road Surface

smooth road surface 10 hrs at \$75.00 per hour \$750.00

Total Grading \$750.00

Project 2A Total \$750.00

Project 2B: Road Improvement

Points: B to C Length: 3,330' Type: 14' subgrade w/o ditch

Excavation

Excavator to remove brush, small trees, slough and slide material 30 hrs at \$120.00 per hr \$3,600.00

Cat time 30 hrs at \$95.00 per hr \$2,850.00

Dump Truck to haul slough/slide material 8 hrs at \$65.00 per hr \$520.00

Laborer 30 hrs at \$30.00 per hr \$900.00

Total Excavation \$7,870.00

Grade Road Surface

smooth road surface 4 hrs at \$75.00 per hour \$300.00

Total Grading \$300.00

Project 2B Total \$8,170.00

Project 2C: Road Improvement

Points: F to G Length: 1,125' Type: 14' subgrade w/o ditch

Excavation

Cat time shaping road and widening at sta 8+75, spread cutbank slough in road 8 hrs at \$95.00 per hr \$760.00

Laborer 8 hrs at \$30.00 per hr \$240.00

**SUMMARY OF CONSTRUCTION COST
Brown Ridge Corners**

Total Excavation \$1,000.00

Grade Road Surface

smooth road surface 2 hrs at \$75.00 per hour \$150.00

Total Grading \$150.00

Project 2C Total \$1,150.00

Project 2D: Road Improvement

Points: J to K Length: 380' Type: 14' subgrade w/o ditch

Excavation

Excavator to widen 100' of road and remove slide material	6	hrs at	\$120.00	per hr	\$720.00
Haul material to waste areas as shown	6	hrs at	\$65.00	per hr	\$390.00
Cat time for shaping road & waste areas	6	hrs at	\$95.00	per hr	\$570.00
Laborer	6	hrs at	\$30.00	per hr	\$180.00

Total Excavation \$1,860.00

Grade Road Surface

smooth road surface 1 hrs at \$75.00 per hour \$75.00

Total Grading \$75.00

Project 2D Total \$1,935.00

Project 2E: Road Improvement

Points: N to O Length: 580' Type: 14' subgrade w/o ditch

Excavation

Cat time for shaping road 5 hrs at \$95.00 per hr \$475.00

Total Excavation \$475.00

Grade Road Surface

smooth road surface 1 hrs at \$75.00 per hour \$75.00

Total Grading \$75.00

Project 2E Total \$550.00

Project 2F: Road Improvement

Points: P to R Length: 2,235' Type: 14' subgrade w/o ditch

Excavation

Cat time for shaping road 4 hrs at \$95.00 per hr \$380.00

Total Excavation \$380.00

**SUMMARY OF CONSTRUCTION COST
Brown Ridge Corners**

Total Installation Cost \$10,550.00

Bedding rock for culvert installation

Cost per Ton (Scalps):	..... \$3.00	per Ton
Haul Cost per Ton (2.9 hr RT, Keystone):	..... \$8.24	per Ton
 Total Cost per Ton:	 \$11.24	 per Ton
Total Tons:	..... 287.28	Tons

Total cost for bedding material: \$3,229.03

Road rock after installation

Cost per Ton (2 1/2" - 0" Base):	..... \$5.15	per Ton
Haul Cost per Ton (4.0 hr RT, Kenstone):	..... \$11.36	per Ton
 Total Cost per Ton:	 \$16.51	 per Ton
Total Tons:	..... 71.82	Tons

Total cost for base material: \$1,185.75

Cost per Ton (1 1/2" - 0" Cap):	..... \$5.60	per Ton
Haul Cost per Ton (4.0 hr RT, Kenstone):	..... \$11.36	per Ton
 Total Cost per Ton:	 \$16.96	 per Ton
Total Tons:	..... 95.76	Tons

Total cost for surface material: \$1,624.09

Cost per Ton (12 ^{12-24"} - 1/2 cubic yard boulders):	..... \$6.95	per Ton
Haul Cost per Ton (4.0 hr RT, Kenstone):	..... \$11.36	per Ton
 Total Cost per Ton:	 \$18.31	 per Ton
Total Tons:	..... 39.9	Tons

Total cost for rip-rap material: \$730.57

Project 3 Cost \$24,278.00

Total Project Costs \$56,253.00

TIMBER SALE SUMMARY

Brown Ridge Corners

1. **Type of sale:** Final harvest; Recovery, Sealed Bid.
2. **Boundary Lines:** Sale boundaries are marked on the ground with "Timber Sale Boundary" posters, red paint, and red flagging at locations shown on the Exhibit A.
3. **Revenue Distribution:** 100% CSL; 100% Douglas County.
4. **Sale Acreage:** The sale area is 86 acres Net. The net acreage includes that area of the sale posted within the timber sale boundary signs and the right of way posters. Green trees and buffer areas are posted outside the sale area and are not included in the net acreage calculation. The total sale area (gross) including buffers and green trees is 88 acres. The acreage was determined by ArcView software, a geographic information system.
5. **Volume by Species, Fund, and County:** See table on following page titled "net Volumes and Acreages".
6. **Grade by Percent:**

Species	3 Peeler	Special Mill	2 Saw	3 Saw	4 Saw/Camp
Douglas-fir	-----	5%	59%	35%	1%
Western Hemlock			37%	53%	10%
Cedar				85%	15%
Hardwood	-----	-----	26%	47%	27%

7. **Cruise:** The unit was variable plot cruised using the big basal area factor method. A 360 BAF wedge factor was used to select measure trees and a 40 BAF was used to select count trees. Forty-one trees were measured for height, diameter, form factor, grade and defect. Fifty-seven count plots were taken. Brown Ridge Corners was cruised by ODF Foresters and compiled using Superace, in October 2004.

A. Cruise Summary Data:

Diameter	Top Diameter	Form Point	Form Factor	CV %	SE %
D4H	Total Height	Conifer: 16' Hardwood: 16'	Recorded on all trees	64	8

B. Stand Summary:

Species	D4H	Trees per Acre	Basal Area (ft ² /ac)	BF per acre
Douglas-fir	19.0	69	134	34,116
Western Hemlock	15.0	20	24	5,007
Cedar	20.0	9	24	2,145
Hardwood	13	26	19	2,819

C. Green Tree Retention:

Green tree retention is retained along three stream buffers in Sale Area I. There are GTR trees posted out along the northwest and northeast corners of the sale and along the sale edge as shown in Exhibit A. In Area II the GTR are posted out of the sale area in the southwest and southeast corners. The south edge sale boundary has GTR posted along its length:

Area	Douglas-fir Count (Vol.)	Hemlock Count (Vol.)	Cedar Count (Vol.)	Hardwood Count (Vol.)
I	33 (39,800)	29 (28,000)	14 (20,800)	78 (5,500)
II	(0)	2 (200)	3 (1,600)	6 (900)
Total Volume	(39,800)	(28,200)	(22,400)	(1,800)

8. Timber Description: Area I has two distinct timber types ages 99 and 50. On the upper end of the sale, particularly north of the ridge, are mixed conifer stands of large diameter (25" DBH) hemlock, cedar, Douglas-fir, and scattered hardwoods. To the south of this timber type is the younger homogenous stand of Douglas-fir approximately 15" average DBH. Area II is a uniform stand of Douglas-fir age 79, 20" DBH, 253 square feet in BA, and 56 MBF.

9. Topography: Area I will make use of several landings to log the timber surrounding an interior patch of reproduction. There is a ridge that separates Area I into the steep north facing slope and the more gradual southerly aspect.

10. Logging Method: The sale is designed to be cable logged for most of the unit but there will be portions that can be picked up with a shovel. Multiple landings and good road access should make the logging distances relatively short (less than 800 feet). A large swing yarder would be effective.

11. Access: The timber sale is accessible from the 1900 road as shown on vicinity map of Exhibit A. Area II is about 3 miles from the 1000 Road on the 1900 road and Area I is about a mile further on the 1900. See the timber sale notice at the front of the prospectus for a more detailed description of the location.

12. Projects:

Project No. 1: Road Construction

Project No. 2: Road and Landing Improvement

Project No. 3: Culvert Installation

NET VOLUMES AND ACREAGE

Brown Ridge Corners

SALE AREA & SPECIES		Tree cnt. 100% Units	NET VOLUMES (MBF)							
			By County and Fund						Total Vols.	Vol. per Acre
			Coos			Douglas				
Area	Spec	CSL	BOF	Total	CSL	BOF	Total			
I	D-fir				0	2,151		2,151	2,151	34
	Hem				0	311		311	311	5
	Cedar				0	132		132	132	3
	Hdwd				0	179		179	179	3
II	D-fir				0	765		765	765	33
	Hem				0	118		118	118	5
	Cedar				0	52		52	52	2
	Hdwd				0	63		63	63	3
III	D-fir				0	18		18	18	18
	Hem				0	7		7	7	7
	Cedar				0	1		1	1	1
	Hdwd				0.0	0.3		0	0	0
TOTALS					0	3,797	0	3,797	3,797	

TOTAL SALE VOLUME BY SPECIES

Douglas-fir 2,934 MBF
 Hemlock 436 MBF
 Hardwoods 242 MBF
 Cedar 185
 Total Sale 3,797 MBF

Report by: Norma Kline

Date: 12/23/2004

Unit For. Norma Kline Dec 23, 04
 Date

Asst. Dist. For. Greg Kreimayer 3/29/2005
 Date

**UTILITY VOLUME NOT SHOWN TO PROVIDE FOR RETENTION OF DOWN LOGS
 NO INGROWTH INCLUDED**

ACREAGE BY COUNTY (to nearest acre)

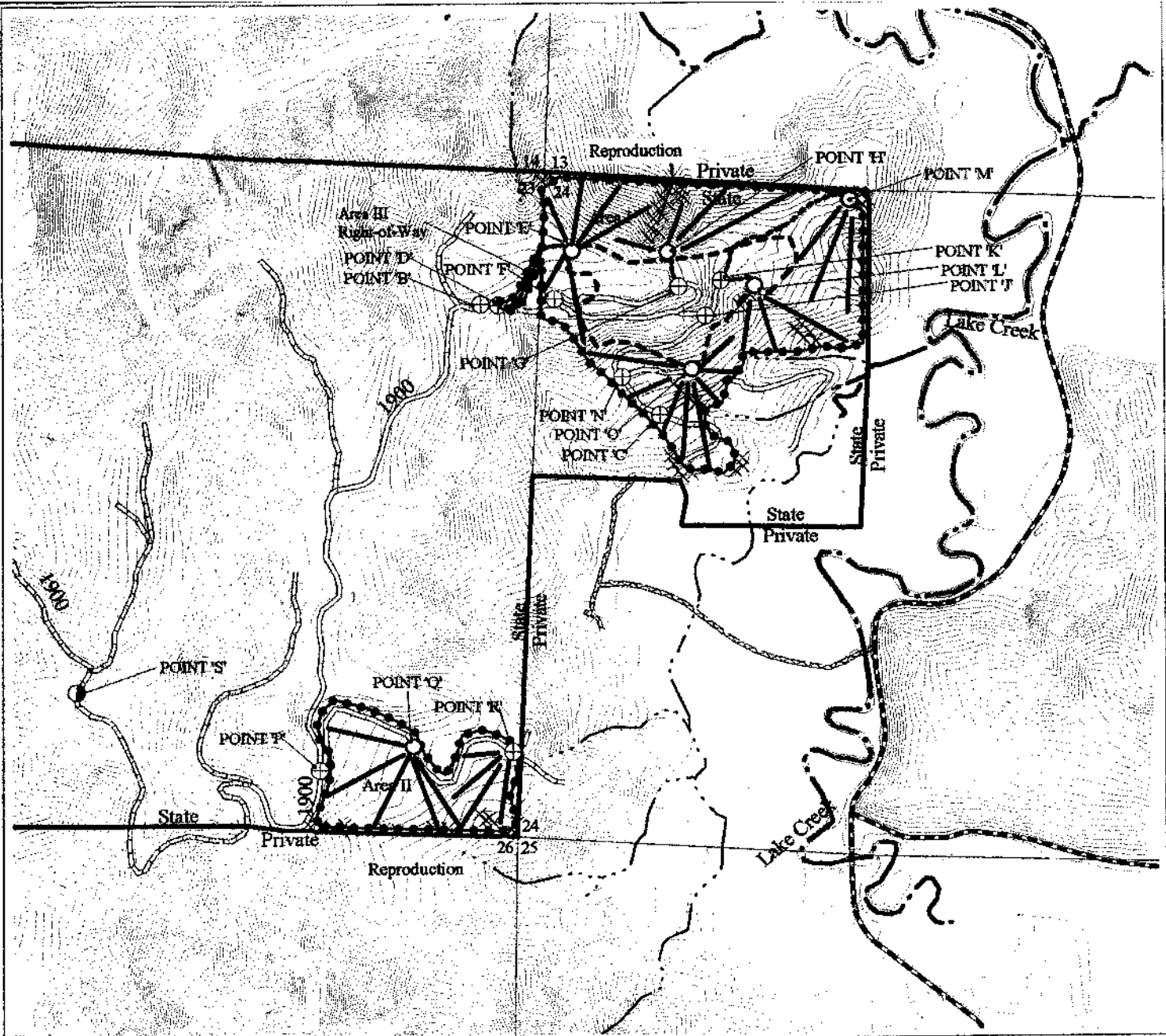
Sale Area	Coos County						Douglas County						TOTAL ACRES
	CSL		BOF		Hard woods		CSL		BOF		Hard woods		
	cc	pc	cc	pc			cc	pc	cc	pc			
I							63						63
II							22						22
III							1						1
SUM		0	0	0	0	0	86	0	0	0	0	0	86

cc- clearcut

pc- partial cut

BOF - Board of Forestry

CSL - Common School Land



LEGEND

- Culvert Replacement
- Landing
- ⊕ Project Point
- × Green Tree Retention
- ▤ Logging Corridors
- ▭ Ownership Boundary
- ▨ Sale Boundary
- ▧ Sale Boundary Unposted
- Contours 20'
- Section Lines
- Roads**
- ▬ Douglas County Road
- ▬ Private Road
- ▬ Purchaser Maintained
- ▬ State Maintained
- ▬ New Roads
- Streams**
- ▬ Fish
- ▬ Nonfish

Logging Plan
of Timber Sale Contract No.
341-05-74
Brown Ridge Corners
Portions of Sections 23 and 24 T23S R10W, W.M.
Douglas County, Oregon



Scale 1:12000
 1 inch to 1000 feet



	Acres	
	Gross	Net
Area I	64	63
Area II	23	22
Area III	1	1
Total	88	86