



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Cost Summary Lone Deer Sale 341-06-19

District: Coos

Date: 7/7/05

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$1,431,705.84	\$14,008.83	\$1,445,714.67
		Project Work	(\$42,884.00)
		Advertised Value	\$1,402,830.67



Timber Sale Appraisal

Timber Description

Lone Deer

Sale 341-06-19

"STEWARDSHIP IN FORESTRY"

District: Coos

Location: Portions Sec. 30&31, T22S, R10W, and Sec. 25,35,&36, T22S, R11W, Douglas County; and Sec. 2&3, T23S, R11W, W.M., Coos County, Oregon.

Date: 7/7/05

Stand Stocking: 20%

Species	Avg. DBH	Amortized%	Recovery%
Douglas - Fir	24	0	95
Western Hemlock / Fir	14	0	90
Red Cedar	12	0	90
Alder (Red)	12	0	85

Volume by Grade	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)	Total
3P	136	0	0	0	136
SM	48	0	0	0	48
2S	1,835	0	0	0	1,835
2S 12"+	0	0	0	7	7
3S	182	29	3	0	214
3S 10" - 11"	0	0	0	14	14
3S 12"+	468	0	0	0	468
4S	3	14	0	12	29
Total	2,672	43	3	33	2,751

Comments: Pond Values Used: 2nd Quarter 2005.

Regeneration sale of 116 - 123 year old timber.



Timber Sale Appraisal Logging Conditions Lone Deer Sale 341-06-19

"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)		



Timber Sale Appraisal

Logging Costs

Lone Deer

Sale 341-06-19

"STEWARDSHIP IN FORESTRY"

Date: 7/7/05

Operating Seasons: 0.4

Profit & Risk: 10%

Project Costs: \$42,884

Other Costs (P/R): \$8,173

Slash Disposal: \$0

Other Costs: \$0

Miles of Road			
Dirt	Rock (Contractor)	Rock (State)	Paved
1.3	0.8	0.0	0.0

Road Maintenance: \$0.00

Hauling Costs

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

Local Pond Values

Date	Species	Grade	Value
7/7/05	Alder (Red)	2S 12"+	\$625.00
7/7/05	Alder (Red)	3S 10" - 11"	\$595.00
7/7/05	Alder (Red)	4S	\$525.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Logging Costs Breakdown Lone Deer Sale 341-06-19

Costs	Douglas - Fir	Western Hemlock / Fir	Red Cedar	Alder (Red)
Logging	57.58	57.58	57.58	57.58
Road Maintenance	0.85	0.90	0.90	0.95
Fire Protection	0.40	0.40	0.40	0.00
Hauling	53.79	63.89	73.00	77.29
Other (P/R appl.)	3.01	3.01	3.01	0.00
Profit & Risk	11.56	12.58	13.49	13.58
Slash Disposal	0.00	0.00	0.00	0.00
Scaling	2.00	2.00	2.00	2.00
Other	0.00	0.00	0.00	0.00
Total	129.19	140.36	150.38	151.40

Amortization	0.00	0.00	0.00	0.00
Pond Value	659.00	466.98	820.00	575.91
Stumpage	529.81	326.62	669.62	424.51
Amortized	0.00	0.00	0.00	0.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Summary Lone Deer Sale 341-06-19

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	2,672.00	43.00	3.00	33.00
Value	529.81	326.62	669.62	424.51
Total	1,415,652.32	14,044.66	2,008.86	14,008.83

Gross Timber Sale Value

Recovery \$1,445,714.67

Prepared by: Ryan Greco

Date: 7/7/05

District: Coos

Phone: (541) 267-1755

Summary of "Other Costs" for Timber Sale Appraisals

Sale Name: Lone Deer

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>
Felling				
Felling of unmerch material	MBF	0	\$ 1.00	\$ -
Directional Felling	MBF	424	\$ 2.00	\$ 848.00
Yarding and Loading				
Artificial tailhold	anchor		\$ 500.00	\$ -
Artificial guyline support	anchor	0	\$ 500.00	\$ -
Brand and paint logs	MBF	2750	\$ 1.00	\$ 2,750.00
Loader time for firewood stacking	Hours	3	\$ 75.00	\$ 225.00
Cull sorting/slash piling on landings	landing	6	\$ 125.00	\$ 750.00
Rig lift trees	lift tree	3	\$ 100.00	\$ 300.00
Snag Creation				
Tree Topping	Trees	23	\$ 100.00	\$ 2,300.00
Miscellaneous Costs				
Additional Fire Equipment	Seasons	1	\$ 1,000.00	\$ 1,000.00
Maintenance rock per section 5	Cubic Yards	0	\$ 18.00	\$ -
Safety Flagging and/or signing	per day	0	\$ 150.00	\$ -
Total additional "Other Cost" with additional profit and risk to be added				\$ 8,173.00

Additional "Other Cost" with no additional profit and Risk

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Non-required road construction	Stations			\$ -
Non-required road rocking	Cubic Yards			\$ -
Stream clearance	Feet			\$ -
Scaling (high piece count)	MBF		\$ 1.00	\$ -
Total additional "Other Cost" with no additional profit and Risk				\$ -

SUMMARY OF CONSTRUCTION COST

Lone Deer

Project 1A: Road Improvement - Areas I & II

Points: A to B Length: 1831 ft. Type: 14' subgrade no ditch

Grade and shape road surface

Grader time	3	hrs. at	\$75.00	per hour	\$225.00
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Total Project 1A: \$225.00

Project 1B: Road Improvement - Areas I & II

Points: B to C Length: 3215 ft. Type: 14' subgrade no ditch

Excavation

Excavator to clean up slough & slides	50	hrs. at	\$120.00	per hour	\$6,000.00
Cat time to shape road & waste area	50	hrs. at	\$120.00	per hour	\$6,000.00
Dump Truck to haul material to Pt F	30	hrs. at	\$75.00	per hour	\$2,250.00
Drill & Shoot	8	hrs. at	\$125.00	per hour	\$1,000.00
Laborer	50	hrs. at	\$30.00	per hour	\$1,500.00

Total Excavation \$16,750.00

Culvert Installation

Install 18" culverts (includes culvert cost and installation)	60	ft. at	\$18.40	per ft.	\$1,104.00
18" bands	2	bands at	\$10.80	per band	\$21.60

Total Culverts \$1,125.60

Grade and shape road surface

Grader time	4	hrs. at	\$75.00	per hour	\$300.00
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Total Grading \$300.00

Total Project 1B: \$18,175.60

Project 1C: Road Improvement - Area III

Points: G to H Length: 475 ft Type: 14' subgrade no ditch

Fix Approach off 7000 Rd & Shape road surface	3	hrs. at	\$120.00	per hour	\$360.00
Grader time	1	hrs. at	\$75.00	per hour	\$75.00

Total Project 1C: \$435.00

Project 1D: Landing Improvement - Area IV

Point: L

Cat time to smooth surface	4	hrs. at	\$120.00	per hour	\$480.00
Excavator to load slash from landing	10	hrs. at	\$120.00	per hour	\$1,200.00
Dump Truck to haul slash to Pt M (0.6 mi RT)	10	hrs. at	\$75.00	per hour	\$750.00

Total Project 1D: \$2,430.00

**SUMMARY OF CONSTRUCTION COST
Lone Deer**

Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Excavator	30	4	\$95.00	\$380.00
Cat	30	4	\$95.00	\$380.00
Grader	30	4	\$95.00	\$380.00
Dump Truck	30	4	\$95.00	\$380.00
Drill & Comp	30	4	\$95.00	\$380.00

Move-between Areas

Grader Move-between Areas	1	hrs. at	\$75.00	per hour	\$75.00
Dump Truck Move-between Areas	1	hrs. at	\$75.00	per hour	\$75.00
Lowboy to move Excavator & Cat	8	hrs. at	\$95.00	per hour	\$760.00
Excavator & Cat extra time for walk-in	4	hrs. at	\$120.00	per hour	\$480.00

Total Move-in: \$3,290.00

Project 1 Total \$24,556.00

Project 2A: Road and Landing Construction - Areas I & II

Points: C to D Length: 200 ft. Type: 12' subgrade no ditch

Cat time to prepare area	8	hrs. at	\$120.00	per hour	\$960.00
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Total Project 2A: \$960.00

Project 2B: Road and Landing Construction - Area III

Points: H to I Length: 525' Type: 12' subgrade no ditch

Clearing and Grubbing (includes Cat and Excavator removing overburden and stumps)

	2	hrs at	\$240.00	per hour	\$480.00
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Total clearing and grubbing: \$480.00

Excavation

Cat time	10	hrs at	\$120.00	per hour	\$1,200.00
Laborer	15	hrs. at	\$30.00	per hour	\$450.00

Total Excavation \$1,650.00

Total Project 2B: \$2,130.00

Project 2C: Road and Landing Construction - Area III

Points: J to K Length: 700' Type: 14' subgrade no ditch

Clearing and Grubbing (includes Cat and Excavator removing overburden and stumps)

	3	hrs at	\$240.00	per hour	\$720.00
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Total clearing and grubbing: \$720.00

**SUMMARY OF CONSTRUCTION COST
Lone Deer**

Excavation

Excavator	20	hrs at	\$120.00	per hour	\$2,400.00
Cat time	20	hrs at	\$120.00	per hour	\$2,400.00
Laborer	20	hrs. at	\$30.00	per hour	\$600.00
				Total Excavation	\$5,400.00

Culvert Installation

Install 24" culvert (includes installation)	40	ft. at	\$30.90	per ft.	\$1,236.00
24" bands	1	band at	\$18.20	per band	\$18.20
				Total Culverts	\$1,254.20

Grade and shape road surface

Grader time	1	hrs. at	\$75.00	per hour	\$75.00
				Total Grading	\$75.00

Total Project 2C: \$7,450.00

Project 2 Total \$10,540.00

Project 3: Road Decommissioning

Points: C to E Length: 4,360'

Excavation

Excavator to remove culverts, pull-back slumps, and improve drainage	25	hrs at	\$120.00	per hour	\$3,000.00
Dump Truck to haul out culverts to Pt C	5	hrs at	\$75.00	per hour	\$375.00
				Total Excavation	\$3,375.00

Seeding and Straw Bales

Coastal Erosion Mix Grass Seed	1	50 lb. bag at	\$60.00	per bag	\$60.00
Straw Bales	12	bales at	\$6.50	per bale	\$78.00
Laborer	25	hrs at	\$30.00	per hour	\$750.00
				Total Seeding	\$888.00

Project 3 Total \$4,263.00

Project 4: Truck Turnaround Construction

Point: B

Excavator	15	hrs at	\$120.00	per hour	\$1,800.00
Cat	5	hrs at	\$120.00	per hour	\$600.00
Dump Truck to haul material to saddles and waste area (approx 1350 yds)	15	hrs at	\$75.00	per hour	\$1,125.00
				Project 4 Total	\$3,525.00

Total Project Costs \$42,884.00

TIMBER SALE SUMMARY

Lone Deer

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 flagging, and red paint at locations shown on the Exhibit "A".

3. Revenue Distribution: 71% CSL, 29% BOF; 12% Coos County, 88% Douglas County

4. Sale Acreage: The sale is comprised of four units totaling approximately 49 acres. Sale acreage was determined from electronic digitizing using the ArcView GIS program. Interior road acres were accounted for by either including in the cruise or deducting from the expansion acreage.

5. Volume by Species, Fund and County. See Attached table titled Net Volumes and Acreages

6. Grade: (by Percent, all areas)

Species	3 Peeler %	Spec. Mill %	2 Saw %	3 Saw %	Big 3 Saw %	4 Saw %
Douglas-fir	5%	2%	69%	7%	18%	0.1 %
Hemlock				67%		33%
Red Cedar				100%		
Hardwoods			21%	43%		36%

7. Cruise: All areas of Lone Deer were variable plot cruised using a nested Big BAF plot method. The Big BAF method is a combination of count plots and individually measured trees. The plots were spaced 100 feet apart on cruise lines spaced 250 feet apart. A 360 BAF full plot at 16 feet was taken to determine which Douglas-fir trees would be fully measured.

A total of 50 Douglas-fir trees were fully measured for DBH, height, grade and defect. A 40 BAF full plot at 16 feet was used to determine tree counts and to measure minor species. A total of 85 count plots were measured. Cruising was done in February 2005 by ODF foresters.

A. Summary data:

Diam	Ht. Stand	Form Pt.	Form Factor	CV %	SE %
D4H	6" DIB	Conifer: 16' Hardwood: 16'	Recorded for all cruised trees by estimate and measure	60.7 %	8.3 %

B. Stand Data:

SPECIES	DBH	TREES/ACRE	BASAL AREA/AC	NET MBF/ACRE
Douglas Fir	24	55	222	55
Hemlock	14	8	8	0.9
Red Cedar	12	2	2	0.1
Hardwoods	12	19	15	0.7

C. Green Tree Retention: There are thirteen (13) green tree reserve areas associated with this sale. The reserve areas consist primarily of fish bearing and perennial stream buffer extensions and trees left along seasonal drainages. The majority of the green tree retention is posted out of the sale boundary. There are scattered trees in all areas that have been individually painted with red paint and are reserved from cutting. The table below summarizes individual painted reserve trees whose volume has been removed from the cruise. Stream buffers and GTR areas are mapped in Exhibit "A."

Sale Area	Douglas fir - MBF	Hemlock MBF	Hardwood MBF	Red Cedar MBF
Areas 1&2	6.6	1	--	--
Area 3	61	2	2	2
Area 4	26	3	2	3

8. Timber Description: Timber in the sale area is even-aged and well stocked with mature 116 to 123 year-old Douglas-fir sawtimber with minor amounts of western hemlock, western red cedar, and red alder. Timber quality is good.

9. Topography: Areas I and II have a southern aspect with relatively flat slopes from 5 to 40 percent. Area III has a predominately southeast aspect with slopes from 5 to 50 percent. Area IV has an east aspect with steeper slopes from 30 to 70 percent. Areas I, II, and III border small Type F tributaries to Deer Creek. Area III includes two streams within the posted sale boundary that are classed as Type N seasonals. Area IV borders Type N seasonal streams and includes one Type N seasonal stream within the posted sale boundary. Locations of stream buffers and green tree retention areas are indicated on the Exhibit "A".

10. Logging Method: Area III and IV are designed for cable logging although flat areas on area III may allow ground based logging. Existing roads will be used for logging on areas III and IV. Areas I and II will require road improvement and are designed for cable logging. These areas may be ground based logged in flat areas. Final determination of landing locations and logging method must give priority to protection of stream buffers and green tree retention areas. Full suspension will be required while yarding over drainages and stream buffers, and full suspension will be maintained where possible over the remainder of the sale. Single end suspension will be utilized where full suspension is not possible. Areas I, II, and III are intended for dry season operation. Purchaser must comply with winter and wet weather option if operations are conducted during the wet season. Area IV is adjacent to a Marbled Murrelet Management Area (MMMA) and is subject to seasonal operating restrictions. Operations are restricted within 330 feet of the MMMA from April 1 through August 5, and are allowed from 2 hours after sunrise until 2 hours before sunset from August 6 through September 15. The seasonal restriction is indicated on Exhibit "A."

11. Access: From Coos Bay, take Highway 101 north to Lakeside, turn east and follow North Lake Road to the 4000 road (Benson Ridge). Follow the 4000 east 8 miles to the 2000, turn north for 2 miles until the 2640. Proceed past the 2640 gate until the 2645 and follow it to Area I. To access Area III, continue north on the 2000 until the 7000, proceed 0.5 mile NE on the 7000. To Area IV continue Northeast on the 7000 for 2 miles and turn southwest onto the 7100.

12. Projects:

Project No. 1: Road and landing improvement

Project No. 2: Road and landing construction

Project No. 3: Road decommission

Project No. 4: Truck turnaround construction

NET VOLUMES AND ACREAGE

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	Total Vols.	Vol. per Acre	
I	D-fir	197		197	10		10	207	59	
	Hdwd	3		3				3	1	
	WRC								0	
	WH	3		3				3	1	
II	D-fir	102		102	77		77	179	54	
	Hdwd	1		1	1		1	2	1	
	WRC								0	
	WH	2		2	1		1	3	1	
III	D-fir				23	750	773	773	53	
	Hdwd					10	10	10	1	
	WRC					1	1	1	0.1	
	WH					13	13	13	1	
IV	D-fir					1513	1513	1513	56	
	Hdwd					18	18	18	1	
	WRC					2	2	2	0.1	
	WH			0		24	24	24	1	
TOTALS		308	0	308	112	2331	2443	2751		

TOTAL SALE VOLUME BY SPECIES

Douglas-fir 2672 MBF
Hemlock 43 MBF
Hardwoods 33 MBF
Red Cedar 3 MBF
Total 2751 MBF

Report by: Ryan Greco

Date: 5/6/2005

Unit For. Non-Thu May 31, 05
Date

Asst. Dist. For. Dug Kreininger 5/28/2005
Date

**UTILITY VOLUME NOT 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			CSL			BOF			
	Conifer		Hard wood	Conifer		Hard woods	Conifer		Hard woods	Conifer		Hard woods	
	cc	pc		cc	pc		cc	pc		cc	pc		
I	4												4
II	2						1						3
III							1			14			15
IV							27						27
SUM	6	0	0	0	0	0	29	0	0	14	0	0	49

cc- clearcut

pc- partial cut

BOF - Board of Forestry

CSL - Common School Land

CRUISE VOLUME COMPUTATION REPORT

SALE NAME: Lone Deer
 LEGAL LOCATION: Section 30, T22S, R10W, WM Coos and
 Douglas Counties, OR

DATE: 3/17/2005
 BY: Ryan Greco

GROSS VOLUME MBF *

SPECIES>> AREA	Doug-fir	Hemlock	Hardwds	Red Cedar	TOTAL BY AREA
I	233	4.1	3.1	0	240
Less GTR Vol.	3.3	0.6	0	0	4
GrossNet	230	3.5	3.1	0	237
II	202	3.6	2.7	0	208
Less GTR Vol.	3.3	0.7	0	0	4
GrossNet	198	2.9	2.7	0	204
III	920	16	12	2	948
Less GTR Vol.	61	1.6	1.8	1.6	64
GrossNet	859	14	10	0.4	884
IV	1708	30	23	5.7	1761
Less GTR Vol.	26	3.2	1.6	3.1	31
GrossNet	1682	27	21	2.6	1730
TOTAL	2969	48	37	3.0	3054

DEFECT AND BREAKAGE *

ALL AREAS

Species	Doug-fir	Hemlock	Hardwds	Red Cedar
Field cull	0.03	0.03	0.04	0.04
Hidden cull	0.03	0.03	0.04	0.04
Breakage	0.04	0.04	0.05	0.05
Total	0.10	0.10	0.13	0.13

NET VOLUME BY MBF

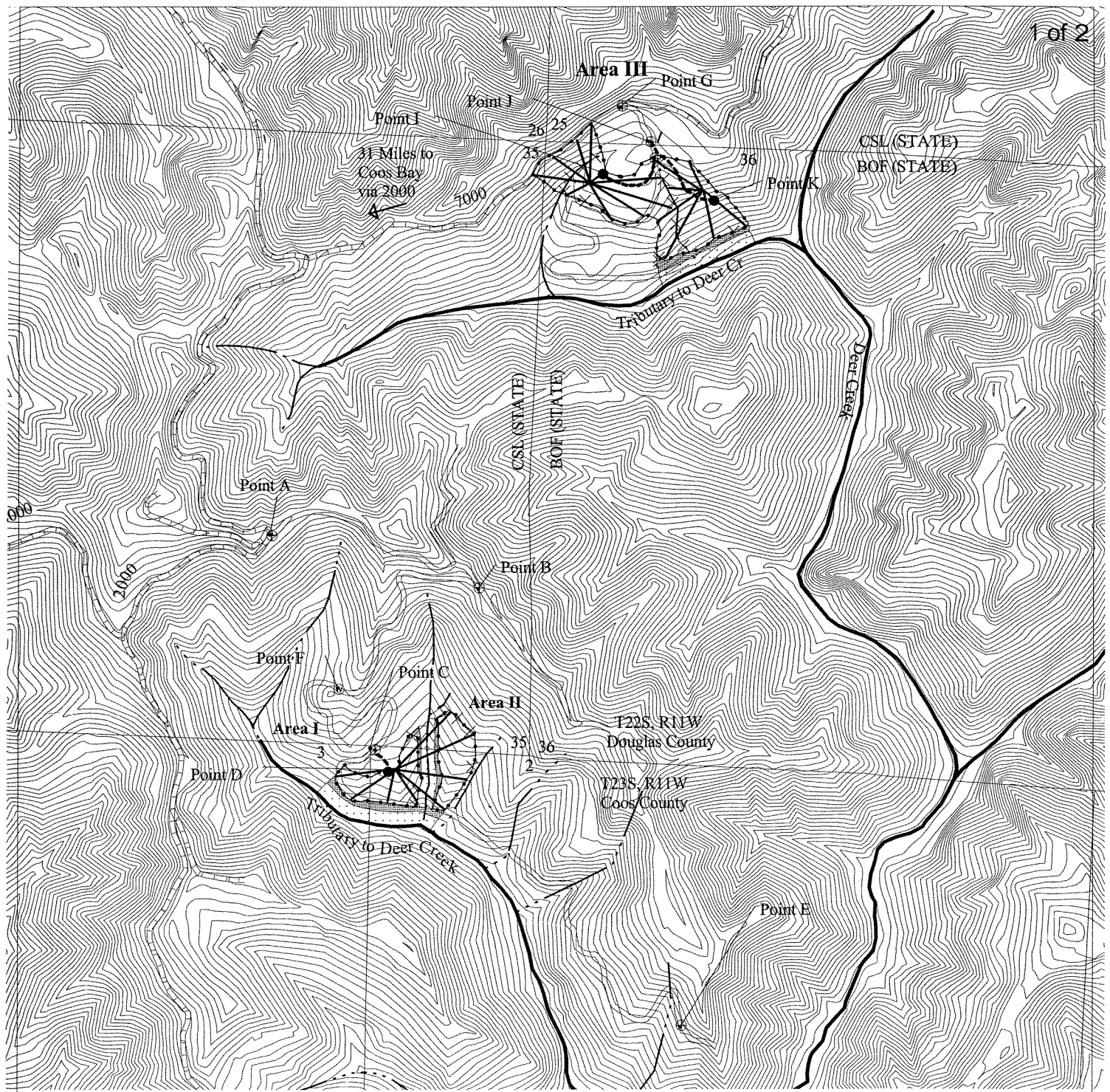
SPECIES AREA	Doug-fir	Hemlock	Hardwds	Red Cedar	TOTALS BY AREA
I	207	3	3	0	213
II	179	3	2	0	184
III	773	13	9	1	796
IV	1513	24	18	2	1558
TOTALS	2672	43	33	3	2751

NET VOLUME BY GRADE AND MBF *

Grade >>>>>>>>>>	3 PEE	SM	2 SAW	3 SAW	Big 3 SAW	4 SAW/CR	check value
Area							
Species							
Doug-Fir	136	48	1835	182	468	3	2672
Hemlock	0	0	0	29	0	14	43.0
Red Cedar	0	0	0	3	0	0	3.0
Hardwoods	0	0	7	14	0	12	33

GRADE DISTRIBUTION BY PERCENT

Grade >>>>>>>>>>	3 PEE	SM	2 SAW	3 SAW	Big 3 SAW	4 SAW	
Doug-fir	5%	2%	69%	7%	18%	0.1%	1.00
Hemlock	0%	0%	0%	67%	0%	33%	1.00
Red Cedar	0%	0%	0%	100%	0%	0%	1.00
Hardwoods	0%	0%	21%	43%	0%	36%	1.00



- Sale Boundary
- Project Points**
- Landing
- Project Pt
- Waste Area
- Sections
- State Maintained Roads
- Purchaser Maintained Roads
- New Construction
- Streams**
- Type F Perennial
- Type N Perennial
- Type N Seasonal
- Yarding corridors
- 20' contours 22-11
- GTR
- Riparian Buffer
- Individual GTR
- 20' contours 23-11

LOGGING PLAN

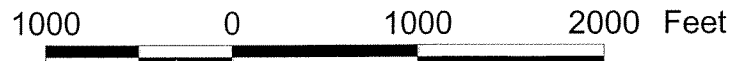
OF TIMBER SALE NO.
341-06-19
LONE DEER

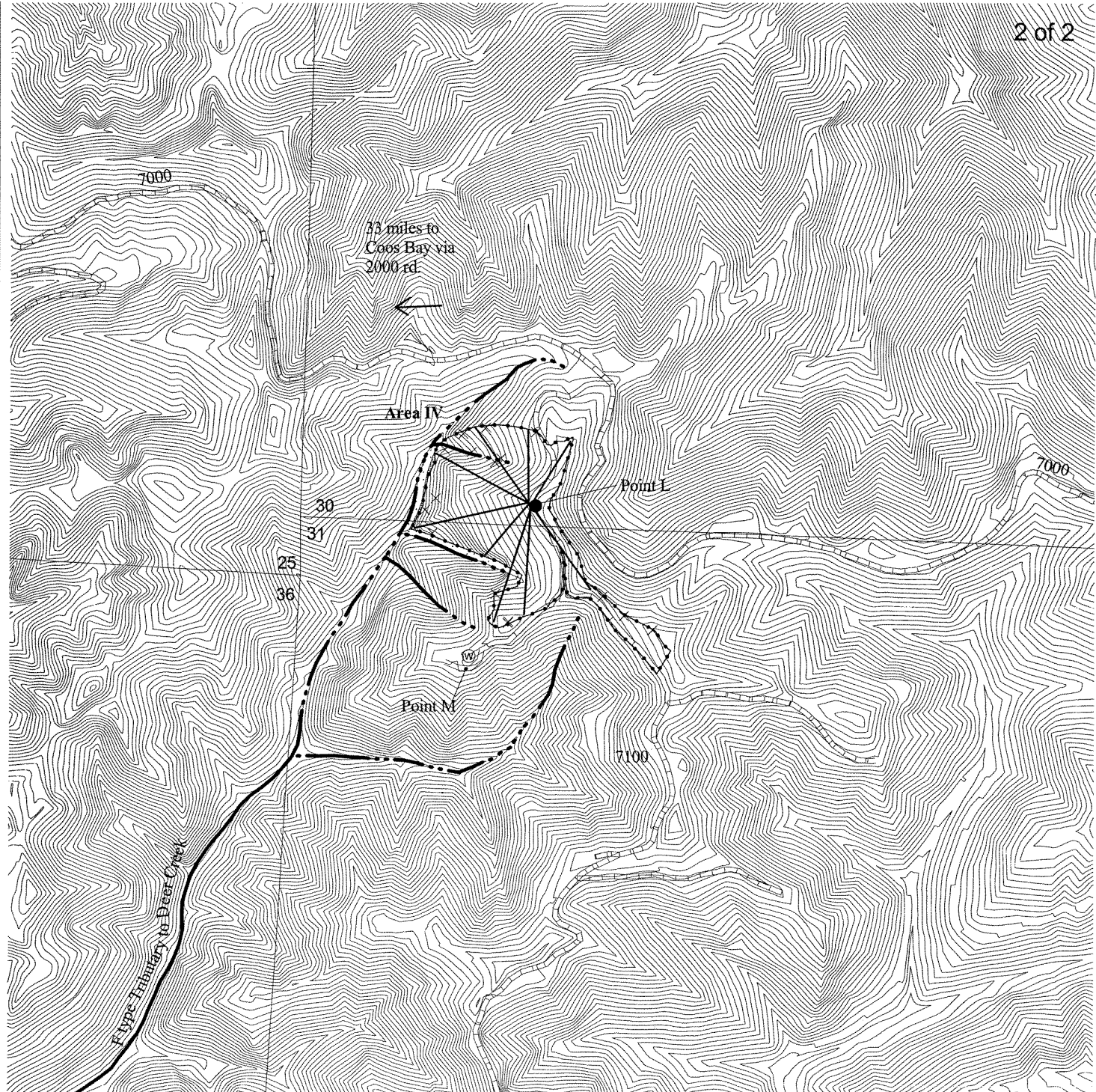
PORTIONS OF SECTIONS 30 AND 31, T22S, R10W,
PORTIONS OF SECTIONS 25, 35, AND 36, T22S, R11W,
DOUGLAS COUNTY, OREGON
AND PORTIONS OF SECTIONS 2 AND 3, T23S, R11W, W.M.
COOS COUNTY, OREGON

Approx. Scale: 1" = 1000'



APPROXIMATE NET ACREAGE	
Area I	4
Area II	3
Area III	15
Area IV	27
Total	49





- Sale Boundary
- Project Points
- Landing
- Project Point
- Waste Area
- State Maintained Roads
- Purchaser Maintained Roads
- Streams**
- Type F Perennial
- Type N Perennial
- Type N Seasonal
- Sections
- Yarding corridors
- Riparian Buffer
- GTR
- Individual GTR
- 20' contours 22-10
- 20' contours 22-11

LOGGING PLAN



OF TIMBER SALE NO.
 341-06-19
 LONE DEER
 PORTIONS OF SECTIONS 30 AND 31, T22S, R10W,
 PORTIONS OF SECTIONS 25, 35, AND 36, T22S, R11W,
 DOUGLAS COUNTY, OREGON
 AND PORTIONS OF SECTIONS 2 AND 3, T23S, R11W, W.M.
 COOS COUNTY, OREGON

APPROXIMATE NET ACREAGE	
Area I	4
Area II	3
Area III	15
Area IV	27
Total	49

Approx. Scale: 1" = 1000'

