



Timber Sale Appraisal
Chicken Ridge No. 2
Sale 341-09-18

"STEWARDSHIP IN FORESTRY"

District: Western Lane

Date: September 16, 2008

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$818,455.50	\$19,592.00	\$838,047.50
		Project Work:	\$(130,247.00)
		Advertised Value:	\$707,800.50



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timber description

Location: Portions of Section 10, T17S, R8W, W.M., Lane County, Oregon.

Stand Stocking: 80%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	19	0	97
Alder (Red)	16	0	97
Maple	13	0	97

Volume by Grade	2S	3S	4S	Camprur	Total
Douglas - Fir	2,248	1,364	193	0	3,805
Alder (Red)	0	0	0	19	19
Maple	0	0	0	56	56
Total	2,248	1,364	193	75	3,880



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comments: Pond Values Used: 2nd Quarter Calendar Year 2008

Western Red Cedar Stumpage Price = Pond Value minus Logging Cost
 $\$827.97/\text{MBF} = \$1,075/\text{MBF} - \$247.03/\text{MBF}$

Western Hemlock and Other Conifers Stumpage Price = Pond Value
minus Logging Cost
 $\$82.97/\text{MBF} = \$330/\text{MBF} - \$247.03/\text{MBF}$

SCALING COST ALLOWANCE = $\$5.00/\text{MBF}$

FUEL COST ALLOWANCE = $\$4.50/\text{Gallon}$

HAULING COST ALLOWANCE
Hauling costs equivalent to $\$700$ daily truck cost.

Other Costs (with Profit & Risk to be added): None

Other Costs (No Profit & Risk to be added):
Brand & Paint Logs: $3,880 \text{ MBF} \times \$2/\text{MBF} = \$7,760$
Tree Topping: $40 \text{ Trees} \times \$75/\text{Tree} = \$3,000$
Final Road Maintenance = $\$7,534$
Weyerhaeuser Rockwear Fee = $\$3,867$
TOTAL Other Costs (No Profit & Risk added) = $\$22,161$
[Cost per MBF: $\$22,161 / 3,880 \text{ MBF} = \$5.71/\text{MBF}$]



"STEWARDSHIP IN FORESTRY"

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logging conditions

combination#: 1 Douglas - Fir 11.62%

yarding distance: Medium (800 ft) downhill yarding: No
logging system: Cable: Small Tower <=40 Process: Stroke Delimber
tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF
loads / day: 5.0 bd. ft / load: 4,000
cost / mbf: \$141.71

machines: Log Loader (A)
Stroke Delimber (A)
Tower Yarder (Small)

combination#: 2 Douglas - Fir 88.38%
Alder (Red) 100.00%
Maple 100.00%

yarding distance: Long (1,500 ft) downhill yarding: No
logging system: Cable: Medium Tower >40 - <70 Process: Stroke Delimber
tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF
loads / day: 6.0 bd. ft / load: 4,300
cost / mbf: \$129.62

machines: Log Loader (A)
Stroke Delimber (A)
Tower Yarder (Medium)



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logging costs

Operating Seasons:	0.00	Profit Risk:	10.00%
Project Costs:	\$130,247.00	Other Costs (P/R):	\$0.00
Slash Disposal:	\$0.00	Other Costs:	\$22,161.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	2.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	2.0	4.3
Alder (Red)	\$0.00	2.0	4.3
Maple	\$0.00	2.0	4.3



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logging costs breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
Douglas - Fir									
\$131.02	\$2.10	\$0.00	\$76.22	\$0.00	\$20.93	\$0.00	\$5.00	\$5.71	\$240.98
Alder (Red)									
\$129.62	\$2.10	\$0.00	\$76.22	\$0.00	\$20.79	\$0.00	\$5.00	\$5.71	\$239.44
Maple									
\$129.62	\$2.10	\$0.00	\$76.22	\$0.00	\$20.79	\$0.00	\$5.00	\$5.71	\$239.44

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$456.08	\$215.10	\$0.00
Alder (Red)	\$0.00	\$650.00	\$410.56	\$0.00
Maple	\$0.00	\$450.00	\$210.56	\$0.00



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summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00
Maple	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	3,805	\$215.10	\$818,455.50
Alder (Red)	19	\$410.56	\$7,800.64
Maple	56	\$210.56	\$11,791.36

Gross Timber Sale Value

Recovery: \$838,047.50

Prepared by: Art McCoy

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Chicken Ridge No. 2 (341-09-18)

"Other Costs" with Profit and Risk to be Added:

None

Total "Other Costs" with Profit and Risk to be Added:

\$0

"Other Costs" With No Additional Profit and Risk

	<u>Units</u>	<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Brand and Paint Logs	MBF	3880	\$2	\$7,760
Tree Topping	Trees	40	\$75	\$3,000
Final Road Maintenance	Operation			\$7,534
Weyerhaeuser Rockwear Fee	\$/MBF/mile			\$3,867
Total "Other Costs" With No Additional Profit and Risk:				<u>\$22,161</u>
Cost per MBF	3880 MBF			\$5.71

Chicken Ridge No. 2
341-09-18
Combined Project Costs

Project 1	Rock Chicken Ridge from A to B	\$5,616
Project 2	Construct Subgrade for Chicken Ridge Extension	\$33,730
Project 3	Rock Chicken Ridge Extension	\$28,419
Project 4	Construct Spurs 2, 3, & 4	\$45,099
Project 5	Rock Spurs 2 and 4	\$17,383
		\$130,247

Chicken Ridge No. 2 (341-09-18)

Rocking and Compaction

Rock source used was Conser at Junction City.

Totals	Chicken Ridge					TOTAL
	Chicken Ridge	Extension	Spur 2	Spur 3	Spur 4	
Stations	11.08	19.65	8.30	9.50	5.00	42.45
Cost	\$5,616	\$28,419	\$11,136	\$119	\$6,247	\$51,536
	\$/sta	\$1,446.24	\$1,341.63	\$12.50	\$1,249.48	

ROCK QUANTITIES						
Base Rock (3" Minus)						TOTAL
Depth x Width	NA	8"x12'	8"x12'	None	8"x12'	
Stations		19.65	8.30		5.00	32.95
Approx yds/sta		44	44		44	
Subtotal 3" Minus base (yds)		865	365	-	220	1,450

Cap (3/4"-0")						
Depth x Width	3" x 12'	3" x 12'	3" x 12'	None	3" x 12'	
Stations	11.08	6.14	0.00		0.00	
Approx yds/sta	17	17	17		17	
Subtotal 3/4"-0" cap (yds)	188	104	0		0	293

Additional Rock (3" minus)						
Turnouts (yds)		24	24			48
Curve Widening (yds)		0	0		0	0
Subtotal additional		24	24			48

Additional Rock (native)						
Fill Armoring (yds)		0	0		0	0

TOTAL ROCK COSTS						TOTAL
Approx Yds (3"-0")		889	389	-	220	1498
Cost/yd		\$27.55	\$27.55		\$27.55	
Subtotal Cost (3"-0")		\$ 24,476	\$ 10,721	\$ -	\$ 6,060	41,257

Approx Yds (3/4"-0")	188	104	-	-	104	
Cost/yd	\$28.36	\$28.36	\$28.36		\$28.36	
Subtotal Cost (3/4"-0")	\$5,341	\$2,960	\$0		\$0	8,301

Grand total quarry approx yds	188	993	389	-	220	1,791
Total Quarry Rock Cost	\$5,341	\$27,436	\$10,721		\$6,060	49,558

Compaction w/ Vibratory Roller						TOTAL
Road Stations	11.00	19.65	8.30	9.50	5.00	53
Subgrade + Lifts	2	4	4	1	3	
Subtotal - Compacted Stations	22.00	78.60	33.20	9.50	15.00	
Cost/Station	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	
Subtotal Compaction	\$275	\$983	\$415	\$119	\$188	1,979

\$/Yd_Rock in Place & Compacted

\$28.40

Total Rock Costs \$ 51,536.29

Move-in included in subgrade construction

Due to rounding, the numbers in the table above may not add up to the totals shown.

Chicken Ridge No. 2 (341-09-18)

Rocking and Compaction

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Totals	Chicken Ridge					TOTAL
	Chicken Ridge	Extension	Spur 2	Spur 3	Spur 4	
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Cap (3/4"-0")						TOTAL
Depth x Width	3" x 12'	3" x 12'	3" x 12'	None	3" x 12'	
Stations	11.08	6.14	0.00		0.00	
Approx yds/sta	17	17	17		17	
Subtotal 3/4"-0" cap (yds)	188	104	0		0	293

Additional Rock (3" minus)						TOTAL
Turnouts (yds)		24	24			48
Curve Widening (yds)		0	0		0	0
Subtotal additional		24	24			48

Additional Rock (native)						TOTAL
Fill Armoring (yds)		0	0		0	0

TOTAL ROCK COSTS						TOTAL
Approx Yds (3"-0")		889	389	-	220	1498
Cost/yd		\$27.55	\$27.55		\$27.55	
Subtotal Cost (3"-0")		\$ 24,476	\$ 10,721	\$ -	\$ 6,060	41,257

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Grand total quarry approx yds	188	993	389	-	220	1,791
Total Quarry Rock Cost	\$5,341	\$27,436	\$10,721		\$6,060	49,558

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Subgrade + Lifts	2	4	4	1	3	
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Cost/Station	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	
Subtotal Compaction	\$275	\$983	\$415	\$119	\$188	1,979

\$/Yd_Rock in Place & Compacted \$28.40

Total Rock Costs \$ 51,536.29

Move-in included in subgrade construction
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Chicken Ridge No.2 (341-09-18)
Subgrade Construction and Culverts

Cutting and Decking Right of Way not Included

	Chicken Ridge Extension	Spur 2	Spur 3	Spur 4	TOTAL
Stations	19.65	8.30	9.50	5.00	42.45
Cost	\$ 33,730	\$ 4,600	\$ 39,880	\$ 500	\$ 78,710
\$/sta	\$ 1,717 Includes all move in	\$ 554	\$ 4,198	\$ 100	

Excavation yards are bank run from State's design

Excavation

Stations	19.65	8.30	9.50	5.00	42.45
Ex Cu Yd	5900	1,350	6,600	600	14450
\$/yd	\$2.50	\$2.50	\$3.00	\$1.50	
Subtotal	\$14,750	\$3,375	\$19,800	\$900	\$38,825

End-haul Costs are in addition to excavation costs above. Assumes 5% loss of endhaul material.

Cu Yd	4100	980	6,100		11180
\$/yd	\$2.80	\$1.25	\$2.80		
Subtotal	\$11,480	\$1,225	\$17,080	\$0	\$29,785

Drill & Shoot It is estimated that most rock is diggable

Cu Yd	500	0	500		
\$/yd	\$6.00		\$6.00		
Subtotal	\$3,000	\$0	\$3,000	\$0	\$6,000

Culverts

Feet of 18"	120				
Cost/foot	\$22.00				\$2,640
Ft of Flume	10				
Cost/Ft	\$18.00				\$180
Feet of 24"					
Cost/foot					
Ft of Flume					
Cost/Ft					
Subtotal					\$2,820

Move in

Excavator	\$1,500			Grader	\$1,000
D-7 Cat	\$1,500			Roller	\$200
Dump Trucks	\$200			Water Truck	\$100
Subtotal					\$4,500

Subgrade Total Costs \$ 78,710.00

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Chicken Ridge No. 2 (341-09-18)
ROCK COST CALCULATIONS
 .Compaction & spreading not included

Round trip from Conser to Site	2.20 hrs
miles + load & dump	2.38 hrs round trip
2.38 hrs @ \$80/10yds	\$19.04

Conser to Sale

	Purchase Per Ton	Purchase Per Cu Yd	Load & Haul	On Road
3"	\$6.30	\$8.51	\$19.04	\$27.55
3/4"	\$6.90	\$9.32	\$19.04	\$28.36
1 1/2"	\$6.90	\$9.32	\$19.04	\$28.36

Chicken Ridge No. 2
341-09-18

Final Road Maintenance Cost Summary

	Chicken Creek	Chicken Ridge	Chicken Ridge Extension	Spur 1	Spur 2	Spur 3	Spur 4	TOTAL
Stations	83	37.40	19.65	1.60	8.30	9.50	5.00	81.45
Cost/Sta	\$52.85	\$35.56	\$34.85	\$24.62	\$24.62	\$24.62	\$131.01	\$92.50
Total Cost	\$4,386	\$1,330	\$685	\$39	\$204	\$234	\$655	\$7,534

**Grade, Shape, &
Compact**

Stations	83	37.40	19.65				5.00	145.05
\$/mi	\$1,100	\$1,100	\$1,100				\$1,100	
Subtotal	\$1,729	\$779	\$409				\$104	\$1,293

**Grade, Shape, &
Backhoe Waterbar**

Stations				1.60	8.30	9.50		19.40
\$/mi				\$1,300	\$1,300	\$1,300		
Subtotal				\$39	\$204	\$234		\$478

Spot Rocking

Total Yds	50	20	10	0	0	0	20	100
\$/yd	\$27.55	\$27.55	\$27.55				\$27.55	
Subtotal	\$1,377	\$551	\$275		\$0	\$0	\$551	\$1,377

Move In

	Grader	\$1,000	Vibratory Roller	\$140	Small Backhoe	\$140	TOTAL	\$1,280
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Move-in charged to Chicken Creek Road

Cruise Report

The sale was cruised in November 2007 by Menk, Lynch, and McCoy. The dimensions of each tree were measured or estimated, and each tree was graded in 40 foot logs to a 5 inch top. Visible defect was deducted, but no adjustments were made for breakage or hidden defect. The data was calculated using SuperAce 2004.

No attempt was made to estimate the amount of undersized material (tops) that may be available as "pulp" at \$50/load.

AREA 1

Net acreage after deducting the 25 foot no-cut riparian zones is 20 acres. Seventeen full 33.61 BAF plots were taken with lines 400 feet apart and plots spaced 150 feet along the lines. DF averaged 3.5 take trees per plot. Sampling error for take Doug-fir BF/Ac was 11.6%. Spur 2 R/W is about 1 acre. We assumed that the R/W contained about 50 MBF/ac, so we added 30 MBF to the cruise (20 MBF/ac thinning with an additional 30 MBF of leave trees cut within the R/W).

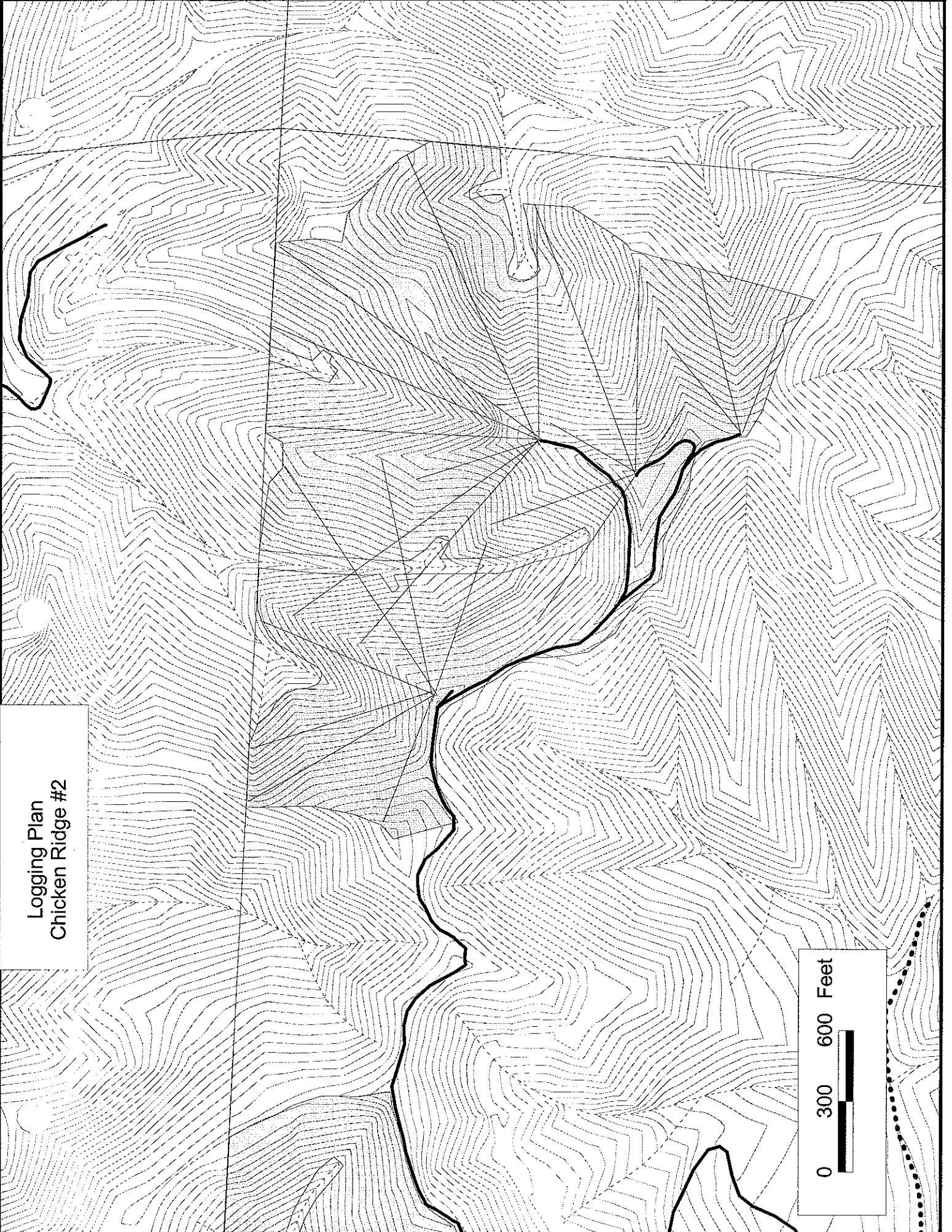
The cruise assumed that the thinning will remove 50% of the DF basal area and 42% of the DF volume.

AREA 2

The acreage after marked riparian zones were removed is 90 acres. Thirty full 40 BAF plots were taken with lines 500 feet apart and plots spaced 300 along the lines. Take Douglas-fir averaged 4.3 per plot and sampling error for take Doug-fir BF/ac was 10.5%.

Reserve trees are: All Douglas-fir under 13.0 inches DBH, all red painted DF, and all species other than DF, red alder, and bigleaf maple. Plus, DF with severe defects shall be left. The cruise suggests that about 23 DF/ac under 13.0 inches will be left. It is assumed that many of the small diameter leave trees will be knocked down during yarding or perhaps even felled for safety reasons. Undersized trees that have been knocked down or felled for safety may be yarded.

Species	2 Saw	3 Saw	4 Saw	Camp Run	Total MBF
DF	2248	1364	193		3805
RA				19	19
BM				56	56
Total	2248	1364	193	75	3880



Logging Plan
Chicken Ridge #2

