



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Umpcoos Ridge No. 2
Sale 341-09-37

District: Coos

Date: July 08, 2008

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$834,719.13	\$3,942.40	\$838,661.53
		Project Work:	\$(147,289.00)
		Advertised Value:	\$691,372.53



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timber description

Location: Portions of Sections 20 and 29, T22S, R10W, W.M., Douglas County, Oregon.

Stand Stocking: 80%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	24	0	95
Red Cedar	16	0	95
Alder (Red)	14	0	90

Volume by Grade	10" - 11"	12"+	2S	3P	3S	3S 12"+	6" - 7"	8" - 9"	SM	Total
Douglas - Fir	0	0	2,292	49	373	327	0	0	232	3,273
Red Cedar	0	0	12	0	9	0	0	0	0	21
Alder (Red)	1	3	0	0	0	0	4	3	0	11
Total	1	3	2,304	49	382	327	4	3	232	3,305



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

Regeneration harvest of approximately 79 acres of 107 year-old predominately Dougals-fir sawtimber.

Western Hemlock and Other Conifers Stumpage Price = Pond Value minus Logging Cost
 $\$225/\text{MBF} = \$425/\text{MBF} - \$200/\text{MBF}$

Bigleaf Maple Stumpage Price = Pond Value minus Logging Cost
 $\$290/\text{MBF} = \$490/\text{MBF} - \$200/\text{MBF}$

SCALING COST ALLOWANCE = \$5.00/MBF

FUEL COST ALLOWANCE = \$4.50/Gallon

HAULING COST ALLOWANCE

Hauling costs equivalent to \$700 daily truck cost.

Other Costs (with Profit & Risk to be added):

Directional Felling/Tree Jacking: $\$2/\text{tree} \times 1,300 \text{ trees} = \$2,600$

Artificial Guyline Support: $\$500/\text{anchor} \times 3 \text{ anchors} = \$1,500$

Brand & Paint Logs: $\$1/\text{MBF} \times 3,305 \text{ MBF} = \$3,305$

Loader Time for Firewood Stacking: $\$75/\text{hour} \times 8 \text{ hours} = \600

Tree Topping: $\$100/\text{tree} \times 20 \text{ trees} = \$2,000$

Tree Girdling: $\$20/\text{tree} \times 20 \text{ trees} = \400

Additional Fire Equipment: $\$1,000/\text{season} \times 1 \text{ season} = \$1,000$

TOTAL Other Costs (with Profit and Risk to be added) = \$11,405



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logging conditions

combination#: 1 Douglas - Fir 100.00%
 Red Cedar 100.00%
 Alder (Red) 100.00%

yarding distance: Long (1,500 ft) **downhill yarding:** No

logging system: Cable: Large Tower >=70 **Process:** Manual Delimiting

tree size: Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF

loads / day: 9.0 **bd. ft / load:** 4,500

cost / mbf: \$91.20

machines: Log Loader (A)
 Tower Yarder (Large)



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logging costs

Operating Seasons:	1.00	Profit Risk:	15.00%
Project Costs:	\$147,289.00	Other Costs (P/R):	\$11,405.00
Slash Disposal:	\$0.00	Other Costs:	\$0.00

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	4.5
Red Cedar	\$0.00	2.0	4.0
Alder (Red)	\$0.00	2.0	3.5



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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									
\$91.20	\$2.14	\$1.33	\$71.01	\$3.45	\$25.37	\$0.00	\$5.00	\$0.00	\$199.50
Red Cedar									
\$91.20	\$2.14	\$1.33	\$79.89	\$3.45	\$26.70	\$0.00	\$5.00	\$0.00	\$209.71
Alder (Red)									
\$91.20	\$2.24	\$1.33	\$95.66	\$3.45	\$29.08	\$0.00	\$5.00	\$0.00	\$227.96

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$448.98	\$249.48	\$0.00
Red Cedar	\$0.00	\$1,075.00	\$865.29	\$0.00
Alder (Red)	\$0.00	\$586.36	\$358.40	\$0.00



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summary

Amortized

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

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	3,273	\$249.48	\$816,548.04
Red Cedar	21	\$865.29	\$18,171.09
Alder (Red)	11	\$358.40	\$3,942.40

Gross Timber Sale Value

Recovery: \$838,661.53

Prepared by: Matthew Wells

Phone: 541-267-1759

SUMMARY OF CONSTRUCTION COST
Umpcoos Ridge No. 2

Project 1: Landing Construction

Points: B Length: n/a Type: n/a

Excavator	90	hrs at	\$120.00	per hour	\$10,800.00
Cat time (waste area included)	50	hrs at	\$120.00	per hour	\$6,000.00
Drill and Shoot	40	hrs at	\$250.00	per hour	\$10,000.00
Dump Truck (3.1 mi RT to Point F)	90	hrs at	\$95.00	per hour	\$8,550.00
Dump Truck (3.1 mi RT to Point F)	90	hrs at	\$95.00	per hour	\$8,550.00
Laborer	90	hrs at	\$30.00	per hour	\$2,700.00
18" culvert (includes installation)	40	ft at	\$17.00	per ft	\$680.00
18" bands	1	bands at	\$19.00	per band	\$19.00

Total Project 1: \$47,299.00

Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Time for Walking (hr)	Rate/hr	Total
Excavator	45	4	\$95.00			\$380.00
D8 Cat	45	4	\$95.00	2	\$120.00	\$620.00
Grader	45	4	\$95.00			\$380.00
Drill & Comp	45	4	\$95.00			\$380.00
Dump Truck	45	4	\$95.00			\$380.00
Dump Truck	45	4	\$95.00			\$380.00

Total Move-in: \$2,520.00

Project 1 Total \$49,819.00

Project 2A: Road Improvement

Points: A to E Length: 9490' Type: 14' w/ditch

Excavator - pick up piles along 7140, 7142 rds	15	hrs at	\$120.00	per hour	\$1,800.00
Dump Truck - haul material from piles to Pt F	15	hrs at	\$95.00	per hour	\$1,425.00
Grader time	4	hrs at	\$75.00	per hour	\$300.00
Laborer	15	hrs at	\$30.00	per hour	\$450.00

Total Project 2A \$3,975.00

Project 2B: Road Improvement

Points: C to D Length: 650' Type: 14' no ditch

Excavator	10	hrs at	\$120.00	per hour	\$1,200.00
Cat time	10	hrs at	\$120.00	per hour	\$1,200.00
Grader time	1	hrs at	\$75.00	per hour	\$75.00
Laborer	10	hrs at	\$30.00	per hour	\$300.00
18" culvert (STA 0+00) (includes installation)	40	ft at	\$17.00	per ft	\$680.00
18" bands	1	bands at	\$19.00	per band	\$19.00

Total Project 2B \$3,474.00

Project 2 Total \$7,449.00

**SUMMARY OF CONSTRUCTION COST
Umpcoos Ridge No. 2**

Project 3: Road Surfacing

Points: A to C
 Length: 8465'
 Rock Type: 2 1/2"-0" Hard Crushed Quarry
 Depth: 4" compacted 23.1 yds/STA

2 1/2"-0" Rock (3.1 hr RT)	<u>1962</u>	yds at	<u>\$26.02</u>	per yd	<u>\$51,051.24</u>
Processing (Grader and Roller)	<u>1962</u>	yds at	<u>\$1.50</u>	per yd	<u>\$2,943.00</u>

Points: C to D
 Length: 650'
 Rock Type: 2 1/2"-0" Hard Crushed Quarry
 Depth: 6" compacted 35.4 yds/STA

2 1/2"-0" Rock (3.1 hr RT)	<u>234</u>	yds at	<u>\$26.02</u>	per yd	<u>\$6,088.68</u>
Processing (Grader and Roller)	<u>234</u>	yds at	<u>\$1.50</u>	per yd	<u>\$351.00</u>

Points: Landings at B and D
 Rock Type: Jaw Run
 Amount: 54 yds/landing

Jaw Run Rock (3.1 hr RT)	<u>108</u>	yds at	<u>\$26.02</u>	per yd	<u>\$2,810.16</u>
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Move-in

Equipment	Miles	hrs	Lowboy Rate/hr	Total
Grader	50	4	\$95.00	\$380.00
Roller	50	4	\$95.00	\$380.00

Total Move-in \$760.00

Project 3 Total \$64,005.00

Project 4: Dry Lake Rock Stockpile

Location: 10.5 mi on 2000 Rd
 Measured amount: 1200 cu yds
 Size: 1 1/2" - 0"

Cost per cu yd at crusher:	\$12.24	per yd
Haul cost per cu yd (1.9 hr RT):	\$8.44	per yd
Piling and shaping cost per cu yd:	<u>\$1.00</u>	per yd

Total cost per cu yd:	\$21.68	per yd
Total cu yds:	1200	yards

Total Cost for Stockpile rock: \$26,016.00

Project 4 Total \$26,016.00

Total Project Costs \$147,289.00

TIMBER SALE SUMMARY

Umpcoos Ridge #2

- 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 total sale area is 79 net acres. Buffer areas are posted outside the sale area and are not included in the net acreage calculation. The acreage was determined using orthophoto imagery on the ARCVIEW Geographic Information System program.
- 5. Volume by Species, Fund, and County:** See attached table.
- 6. Grade by Percent:**

Species	3 Peeler	S M	2 Saw (12"+)	Big 3 Saw	3 Saw (10-11")	4 Saw (8-9")	(6-7")
Douglas-fir	2 %	7 %	70 %	10 %	11 %	0 %	----
Red Alder	----	----	27%	----	9 %	27%	37 %
Western Red Cedar	----	----	57%	----	43%	----	----
Western Hemlock	----	----	----	----	----	----	----

- 7. Cruise:** The unit was variable plot cruised using the Big BAF cruise design, which consisted of 83 nested plots. For the mature stand each plot consists of both a full 40 BAF count plot and a full 360 BAF measure plot. The 40 BAF plot was used to tally the number of trees by species to determine the stand basal area. The 40 BAF plot was then used to select hardwoods and minor species to cruise and the 360 BAF plot to select Douglas-fir trees to cruise. Selected trees were cruised for diameter at breast height, height, grade and defect. Fifty two Douglas-fir Big BAF trees were cruised for diameter, height, grade and defect. The cruise was analyzed using the SuperACE cruising program.

A. Cruise Summary Data:

Diameter	Top Diameter	Form Point	Form Factor	CV %	SE %
D4H	Total Height	Conifer: 16' Hardwood: 16'	Estimated or measured on all trees	58	7.85

B. Stand Summary:

Species	D4H	Trees per Acre	Basal Area (ft ² /ac)	BF per acre
Douglas-fir	23.9	68	213	41,440
Red Alder	14.4	3.3	3.7	140
Western Red Cedar	15.9	3.0	4.2	270

C. Green Tree Retention (GTR) Summary: Most GTR trees were posted outside of the timber sale, except scattered trees which will be removed from the cruise. These scattered trees are marked with a "W" in red.

8. **Timber Description:** The timber sale is moderately stocked single age stand that is predominantly second growth Douglas-fir. It is composed of approximately 107 year-old Douglas-fir of good to average quality with a minor component of red alder and red-cedar. Conifers range from 86 to 210 feet tall while hardwoods are about 65 feet.

9. **Topography:** The unit is primarily 85% slope with a few benches and steep rock outcropping that range from 15% to 100%.

10. **Logging Method:** The sale will be cable logged uphill with single-end suspension over the unit; full suspension will be required over designated streams and RMAs. A motorized carriage will be required to obtain the necessary suspension. Tail trees may need to be placed for yarding the sale area as approved in the operations plan.

11. **Access:** From Coos Bay, proceed north on Highway 101 to Reedsport, turn east on HWY 38 and Proceed to Loon Lake County Road (county rd 3). Travel approximately 1.5 miles and turn right on 7500 rd. Take the 7500 rd to the 7000 rd and turn right. Travel approximately 2 miles to project point A (JCT of the 7000 and 7140).

12. **Projects:**

Project No. 1: Landing construction

Project No. 2: Road Improvement and landing construction

Project No. 3: Spread road rock

Project No. 4: Stockpile replenishment

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			
I	D-fir				0	3273			3273	3273	41.43
	Hdwd				0	11			11	11	0.14
	Cedar				0	21			21	21	0.27
	Spruce				0	0			0	0	0.00
	Hemlock				0	0			0	0	0.00
TOTALS:					0	0	0	3305	0	3305	3305

TOTAL SALE VOLUME BY SPECIES

Douglas-fir	3273	MBF
Hemlock	0	MBF
Cedar	21	MBF
Spruce	0	
Hardwoods	11	MBF
Total	3305	MBF

Report by: Matthew L. Wells

Date: 01/03/2008

Unit For. Stoneline 1/4/08
Date

Asst. Dist. For. Doug Kreininger 6.5.2008
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			CSL			BOF				
	Conifer		Hard wood	Conifer		Hard woods	Conifer		Hard woods	Conifer		Hard woods		
	cc	pc		cc	pc		cc	pc		cc	pc			
I							79							79
														0
														0
														0
SUM	0	0	0	0	0	0	79	0	0	0	0	0	0	79

cc- clearcut pc- partial cut BOF - Board of Forestry CSL - Common School Land

CRUISE VOLUME COMPUTATION REPORT

SALE NAME: Umpcoos Ridge #2
 LEGAL LOCATION: T22S, R10W Sec. 20 & 29

DATE: 02/11/2008
 BY: Matthew L. Wells

CRUISE NET VOLUME MBF

SPECIES>>	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds	TOTAL
AREA	BY AREA					
GROSS	4121	0	28	0	19	4,168
CRUISE CULL	14	0	0	0	0	14
Less GTR Vol.	55	0	3	0	0	58
Less DWD Vol.	10	0	0	0	6	16
TOTAL	4042	0	25	0	13	4080

DEFECT AND BREAKAGE

Species	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds
Hidden cull	0.11	0.09	0.09	0.09	0.1
Breakage	0.08	0.07	0.07	0.07	0.07
Total	0.19	0.16	0.16	0.16	0.17

NET VOLUME BY MBF BY AREA

SPECIES	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds	TOTALS
AREA	BY AREA					
I	3273	0	21	0	11	3305
TOTALS	3273	0	21	0	11	3305

NET VOLUME BY GRADE AND MBF

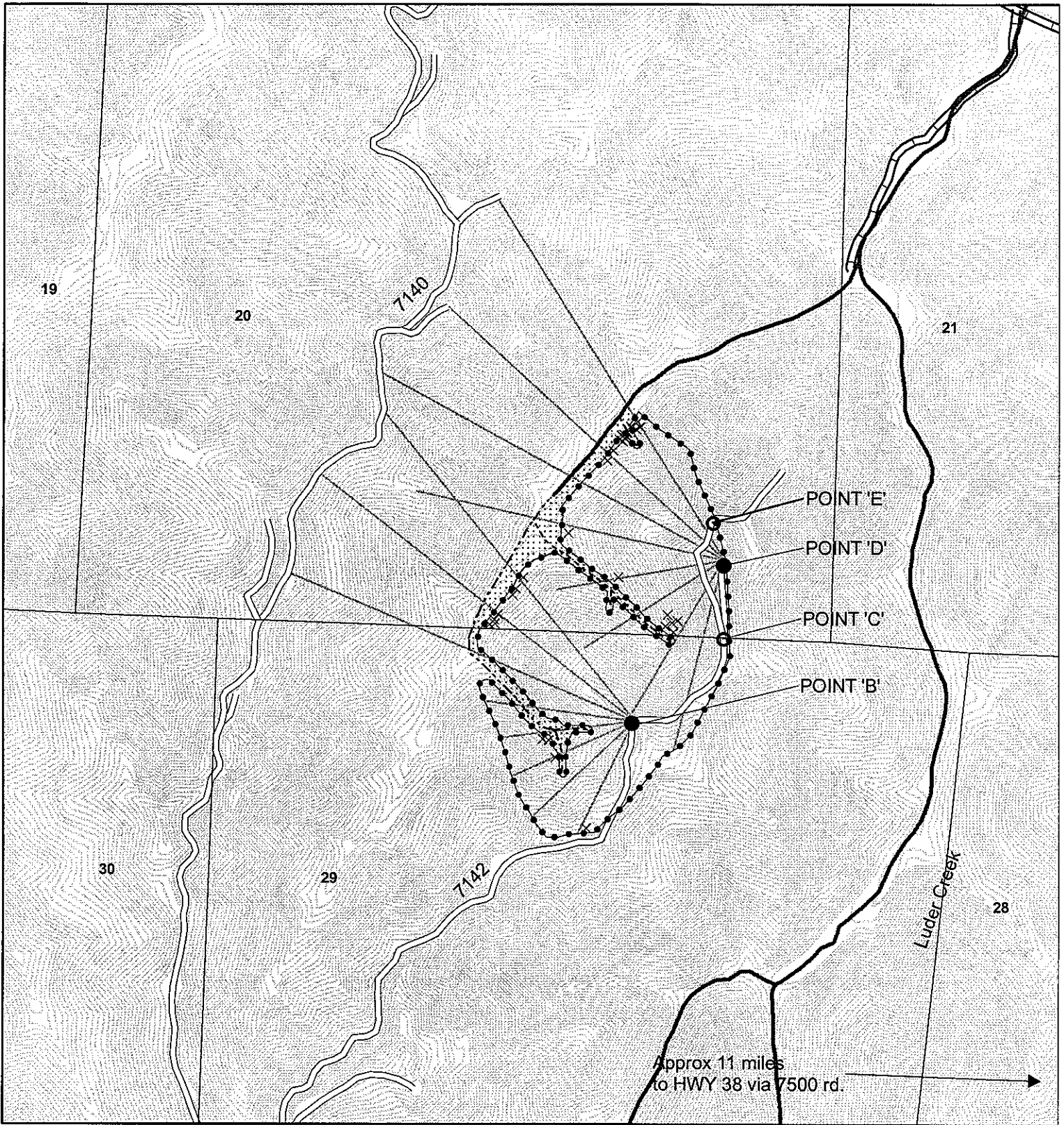
Grade >>>>>>>>>>	2 PEE	3 PEE	SM	2SAW(12"+)	3SAW(12"+)	3SAW(10-11")	(RA) 4SAW(8-9")	(RA) (6-7")
AREA I Species								
Doug-Fir	0	49	232	2291	327	373	0	0
Hdwds	0	0	0	3	0	1	3	4
Red Cedar	0	0	0	12	0	9	0	0
Hemlock	0	0	0	0	0	0	0	0
Sitka Spruce	0	0	0	0	0	0	0	0

GRADE DISTRIBUTION BY PERCENT

Grade >>>>>>>>>>	2 PEE	3 PEE	SM	2SAW(12"+)	3SAW(12"+)	3SAW(10-11")	4SAW(8-9")	(6-7")
Doug-fir	0%	2%	7%	70%	10%	11%	0%	0%
Hardwood	0%	0%	0%	29%	0%	10%	27%	34%
Red Cedar	0%	0%	0%	57%	0%	43%	0%	0%
Hemlock	0%	0%	0%	0%	0%	0%	0%	0%
Sitka Spruce	0%	0%	0%	0%	0%	0%	0%	0%

Work-Up Grade Percents

	TOTAL	2PEE	3PEE	SM	2SAW(12"+)	3SAW(12"+)	3SAW(10-11")	4SAW(8-9")	(6-7")
Doug-Fir	100	0	1.5	7.1	70.0	10.0	11.4	0.0	0
Hardwood	100	0	0	0	29	0	10	27	34
Red Cedar	100	0	0	0	57	0	43	0	0
Hemlock	0	0	0	0	0	0	0	0	0
Sitka Spruce	0	0	0	0	0	0	0	0	0



Legend

Sale Boundary

Section lines

Project Points

Landing

Road Point

Waste Area

Roads

Purchaser Maintained Road

State Maintained Road

Stream Buffer

Streams

Type F

Type N Seasonal

Type N Perennial

Individual GTR Trees

corridors

20 ft contours

Logging Plan

OF TIMBER SALE No.

341-09-37

UMPCOOS RIDGE No. 2

PORTIONS OF SECTIONS 20

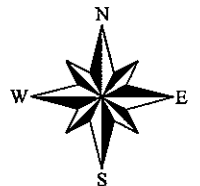
AND 29, T22S, R10W, W.M.

DOUGLAS COUNTY, OREGON

APPROXIMATELY 79 NET HARVEST ACRES

1,000 500 0 1,000

Feet



The information shown on this map depicts approximate locations. Exact locations of features represented by map symbols shall be determined on site and shall depend upon the conditions that exist on site. Activities will be conducted based upon features determined on site rather than feature shown on this map.