



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Fish Ridge
Sale 341-13-97

District: Western Lane

Date: March 14, 2013

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$574,044.63	\$11,909.25	\$585,953.88
		Project Work:	\$(31,313.00)
		Advertised Value:	\$554,640.88



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timber description

Location: Portions of Section 26, T16S, R7W, W.M., Lane County, Oregon.

Stand Stocking: 60%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	16	0	97
Western Hemlock / Fir	14	0	97
Alder (Red)	11	0	60
Maple	11	0	50

Volume by Grade	2S	3S	4S	Camprun	Total
Douglas - Fir	564	871	284	0	1,719
Western Hemlock / Fir	100	102	46	0	248
Alder (Red)	0	0	0	35	35
Maple	0	0	0	15	15
Total	664	973	330	50	2,017



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comments: Pond Values Used: 4th Quarter Calendar Year 2012.

Western redcedar and Other Cedars Stumpage Price = Pond Value
minus Logging Cost
 $\$755/\text{MBF} = \$985/\text{MBF} - \$230/\text{MBF}$

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

FUEL COST ALLOWANCE = $\$4.00/\text{Gallon}$

HAULING COST ALLOWANCE
Hauling costs equivalent to $\$780$ daily truck cost.

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

Other Costs (No Profit & Risk added):
(See attached sheet)
Snag Creation: $64 \text{ snags} \times \$75 \text{ each} = \$4,800$
Final Road Maintenance = $\$3,110$
Firewood Sorting and Landing Slash Piling = $\$2,000$
BLM Road Use Fee = $\$9,831.08$
TOTAL Other Costs (No Profit & Risk added) = $\$19,741$



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logging conditions

combination#: 1

Douglas - Fir	84.00%
Western Hemlock / Fir	84.00%
Alder (Red)	84.00%
Maple	84.00%

yarding distance: Medium (800 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:** 3,800
cost / mbf: \$146.67

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

combination#: 2

Douglas - Fir	16.00%
Western Hemlock / Fir	16.00%
Alder (Red)	16.00%
Maple	16.00%

yarding distance: Medium (800 ft) **downhill yarding:** No
logging system: Shovel **Process:** Stroke Delimber
tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF
loads / day: 6.0 **bd. ft / load:** 3,800
cost / mbf: \$63.08

machines: Stroke Delimber (B)



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Fish Ridge Sale 341-13-97

District: Western Lane

Date: March 14, 2013

logging costs

Operating Seasons:	1.00	Profit Risk:	20.00%
Project Costs:	\$31,313.00	Other Costs (P/R):	\$0.00
Slash Disposal:	\$0.00	Other Costs:	\$19,741.00

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	4.0	4.0
Western Hemlock / Fir	\$0.00	4.0	4.0
Alder (Red)	\$0.00	4.0	3.0
Maple	\$0.00	4.0	3.0



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Fish Ridge
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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									
\$133.30	\$2.10	\$2.17	\$41.84	\$0.00	\$35.88	\$0.00	\$5.00	\$9.79	\$230.08
Western Hemlock / Fir									
\$133.30	\$2.10	\$2.17	\$41.84	\$0.00	\$35.88	\$0.00	\$5.00	\$9.79	\$230.08
Alder (Red)									
\$133.30	\$2.86	\$2.17	\$75.84	\$0.00	\$42.83	\$0.00	\$5.00	\$9.79	\$271.79
Maple									
\$133.30	\$3.06	\$2.17	\$81.26	\$0.00	\$43.96	\$0.00	\$5.00	\$9.79	\$278.54

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$534.01	\$303.93	\$0.00
Western Hemlock / Fir	\$0.00	\$438.10	\$208.02	\$0.00
Alder (Red)	\$0.00	\$560.00	\$288.21	\$0.00
Maple	\$0.00	\$400.00	\$121.46	\$0.00



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summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / 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	1,719	\$303.93	\$522,455.67
Western Hemlock / Fir	248	\$208.02	\$51,588.96
Alder (Red)	35	\$288.21	\$10,087.35
Maple	15	\$121.46	\$1,821.90

Gross Timber Sale Value

Recovery: \$585,953.88

Prepared by: Ole Buch

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Fish Ridge (341-13-97)

"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>
Snag Creation	64	\$75		\$ 4,800
Final Road Maintenance	Operation			\$ 3,110
Firewood sorting and landing slash piling	Operation			\$ 2,000
BLM Road Use Fee	Operation			\$ 9,831.08
Total "Other Costs" With No Additional Profit and Risk:				\$ 19,741
Cost per MBF	2,017	MBF		\$ 9.79

**Fish Ridge
No. 341-13-97
Combined Project Costs**

Project 1	Construct and compact sub-grades, Road Improvements, Culverts, Gate Installation.	\$13,400
Project 2	Spread and compact rock for Roads.	\$17,913
TOTAL PROJECT COSTS		\$31,313

State Timber Sale Contract
No. 341-13-97
Fish Ridge

Final Road Maintenance Cost Summary

Totals	Spur 1	Point A to B	TOTAL
Stations	5.00	17.60	
Cost/Sta	\$ 65.91	\$ 157.97	
Total Cost	\$ 330	\$ 2,780	\$ 3,110

Spot Rocking	Spur 1	Point A to B	TOTAL
Total Yds		80	
\$/yd		\$ 17.87	
Subtotal		\$ 1,430	\$ 1,430

Grade,Shape & Pull Ditches	Spur 1	Point A to B	TOTAL
Stations	5	80.00	
\$/STA	\$ 13.26	\$ 13.26	
Subtotal	\$ 66	\$ 1,061	\$ 1,127

Compaction			TOTAL
Stations	0.00	0.00	
\$/STA	\$ 13.26	\$ 13.26	
Subtotal	\$0	\$0	\$0

Install Waterbars			TOTAL
Stations			
\$/STA			
Subtotal			\$0

Landing clean up	Spur 1	Point A to B	TOTAL
Stations	1.00	3.00	
\$/STA	\$ 13.26	\$ 13.26	
Subtotal	\$ 13	\$ 40	\$ 53

Move In			TOTAL
Grader	\$ 1,000		
			\$ 1,000

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs \$ 3,110

State Timber Sale Contract
No. 341-13-97
Fish Ridge

Rocking and Compaction

Rock Source: Hale Valley

ROCK QUANTITIES

Base Rock (3" Minus)	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Depth x Width	6"x12'					
Stations	5.00					5.00
Approx yds/sta	33					
Subtotal 3" Minus base (yds)	165	0	0			165

Base/Landing Rock (Jaw Run)	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Depth x Width	8"x24'	8"x24'	8"x24'			
Stations	1.00	1.00	2.00			4.00
Approx yds/sta	44	44	44			
Subtotal Jaw Run base (yds)	44	44	88			176

Surfacing/Cap Rock (1 1/2" -0")	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Depth x Width		2"x12'	4"x12'	4"x16'	4"x16'	
Stations		14.10	5.30	3.00	5	27.40
Approx yds/sta		11	22	30	30	
Curve Widening (Yds)		15	15			
Spot Rocking			80			
Subtotal 1 1/2" -0" cap (yds)		170	212	90	150	622

Additional Rock (3" minus)	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Turnouts and Turn-Arounds	10		10			20
Subtotal additional	10	-	10			20

TOTAL ROCK COSTS (Rock+Delivery)	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Approx Yds (1 1/2"-0")	-	170	212	90	150	622
Cost/yd (includes load/spread)	\$17.87	\$17.87	\$17.87	\$17.87	\$17.87	
Subtotal Cost (1 1/2"-0")	\$0	\$3,040	\$3,782	\$1,609	\$2,681	\$11,111
Approx Yds (3"-0")	175	-	10			185
Cost/yd (includes load/spread)	\$17.37	\$17.37	\$17.37		\$17.37	
Subtotal Cost (3"-0")	\$3,040	\$0	\$174		\$0	\$3,214

Approx Yds (Jaw Run)	44	44	88			176
Cost/yd (includes load/spread)	\$16.78	\$16.78	\$16.78		\$16.78	
Subtotal Cost (1 1/2"-0")	\$738	\$738	\$1,477		\$0	\$2,954

Grand total quarry approx yds	219	214	310	90	150	983
Total Quarry Rock Cost	\$3,779	\$3,779	\$5,432	\$1,609	\$2,681	\$17,279

Compaction w/ Vibratory Roller	Spur 1	Point A to B	Point A to B	Point C	Point D to E	TOTAL
Road Stations	5.00	14.10	5.30	3.00	5.00	
Lifts	2	1	2	2	2	
Subtotal - Compacted Stations	10.00	14.10	10.60	6.00	10.00	50.70
Cost/Station	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	
Subtotal Compaction	\$125	\$176	\$133	\$75	\$125	\$634

\$/yd ³ rock in place & Compacted	Spur 1	Point A to B	Point A to B	Point C	Point D to E	Total
Total Rock Costs	\$3,904	\$3,955	\$5,565	\$1,684	\$2,806	\$17,913

Move-in included in subgrade construction

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

Subgrade Construction/Project Work/Culverts

Fish Ridge No. 341-13-97

Cutting and Decking Right of Way not Included

Totals	Spur 1	Point A to B	Point D to E	TOTAL
Stations	5	80.4	3	88.4
Cost	\$ 6,332.03	\$ 4,062.64	\$ 3,004.99	\$ 13,399.66

Clearing and Grubbing	Spur 1	Point A to B	Point D to E	TOTAL
Acreage	2			
Cost/Acre	1039			
Total	\$ 2,078	\$ -	\$ -	\$ 2,078.00

Excavation yards are bank run from State's design

Excavation	Spur 1	Point A to B	Point D to E	TOTAL
Stations	3			
Ex Cu Yd			250	
\$/sta	73			
\$/yd	1.43		2.42	
Subtotal	\$ 219	\$ -	\$ 605	\$ 824.00

End-haul	Costs are in addition to excavation costs above. Assumes 5% loss of endhaul material.			
Cu Yd			237.5	
\$/yd			2.12	
Truck haul \$/yd			1.13	
Subtotal	\$ -		\$ 772	\$ 771.88

Culverts	Spur 1	Point A to B	Point D to E	TOTAL
Feet of 18" 16 gauge	20	90		20
Cost/foot	12.77	15.23		
Subtotal	\$ 255	\$ 1,371	\$ -	\$ 1,626.10

* Aluminized Steel was used for costing purposes based on prices as of 12/20/12

Compaction w/ Roller	Spur 1	Point A to B	Point D to E	TOTAL
Road Stations	5	1		
passes	10	3		
Subtotal Compacted STA	50	3		
Cost/STA	12.5	12.5		
Subtotal	\$ 625	\$ 38	\$ -	\$ 662.50

Grade and Shape	Spur 1	Point A to B	Point D to E	TOTAL
Road Stations	5	80.4	3	
Cost/STA	13.26	13.26	13.26	
Subtotal	\$ 66	\$ 1,066	\$ 40	\$ 1,172.18

Steel Gate Installation	\$ 1,500.00			\$ 1,500.00
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Note: All Steel Materials Provided By Swanson Brothers

Lumber Co. Concrete to be provided by PURCAHSER

move in cost are applied to the total costs/project above

Move in	Initial	Between Projects
D-7 Cat	\$ 1,500	\$ 20
Dump Truck	\$ 200	\$ 5
grader	\$ 1,000	\$ 10
excavator	\$ 1,500	\$ 25
vibratory roller	\$ 200	\$ 200
water truck	\$ 100	\$ 5
Subtotal		\$ 4,765.00

Cost for Project Roads

\$ 13,399.66

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Cruise Report

Fish Ridge

341-13-97

Sale Area: A portion of T16S, R7W, Section 26 of the W.M., Lane County. The gross acreage is 71. There are 3 acres of stream buffers and approximately 4 acres of roads. The sales net harvestable acres are 64. Acres were determined by using a combination of aerial photos, GPS, GIS, and topographic maps.

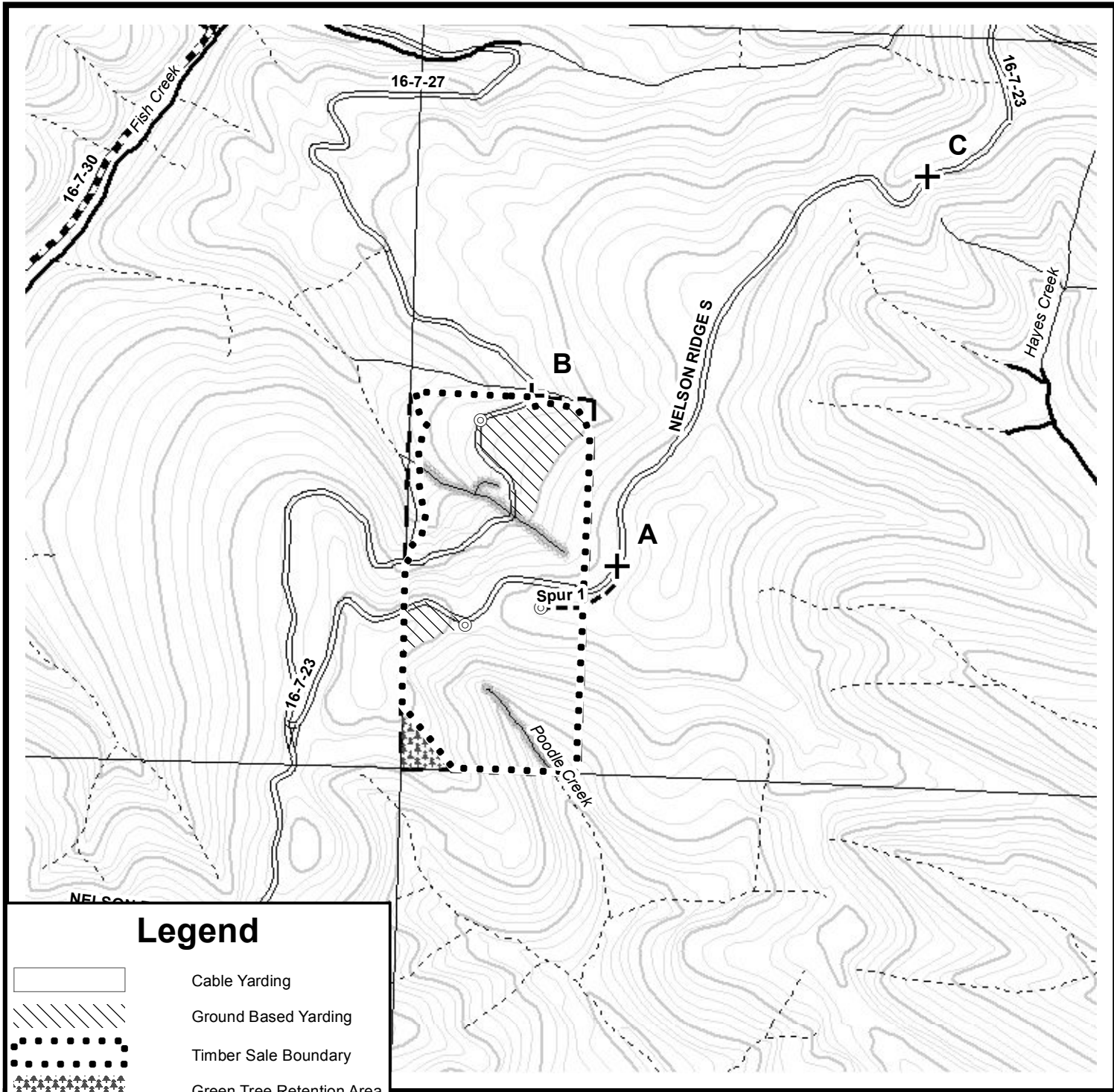
Stand Description: Fish ridge is mostly dominated by 58 year old Douglas-fir with a small amount of Western Hemlock. Other species consist of Big Leaf Maple and Red Alder. The stand is relatively homogeneous throughout with an average DBH of 14.8. Older trees occasionally exist on top of the ridge and will be retained in the sale. Understory vegetation is fairly light. It consists of mostly knee high shrubs and brush. The terrain is slightly variable, with portions capable of ground base logging. The majority of the sale will require cable logging.

Cruise Method: The sale area was cruised in a grid pattern using a 33 BAF prism on a variable radius plot. In and out trees were captured at 4.5 ft above the uphill side of the tree. Form factor was measured on every tree at 16'. A total of 32 cruise plots were captured with an average of 7.4 trees per plot. Every tree was graded using the official rules for log scaling for the above species. The grading favored 36 to 40 foot log lengths. Deductions were estimated for trees that contained disease or defect. Logs that were not at least 12 feet in length and having at least 20 bf were not counted.

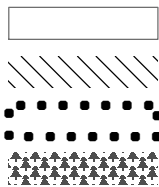
Cruiser: Patrick Whalen

Calculations: Volumes were computed by using the Super Ace program. Right of way and landing volume removals are considered as part of the overall stand.

Species	2 SAW	3 SAW	4 SAW	Camp Run	Avg. BF/Acre
DF	564	871	284	-	26,856
WH	100	102	46	-	3,876
RA	-	-	-	35	541
BM	-	-	-	15	228
Total average merchantable BF/Acre =					31,501



Legend



- Cable Yarding
- Ground Based Yarding
- Timber Sale Boundary
- Green Tree Retention Area
- Gate

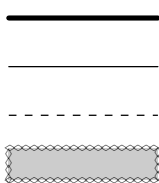


Roads



- Highway
- Paved road
- Surfaced road
- ODF Ownership

Streams



- Fish
- Nonfish
- Unknown
- Posted Stream Buffer

Logging Plan Map

OF TIMBER SALE CONTRACT NO. 341-13-097
FISH RIDGE
PORTIONS OF SECTION 26, T16S, R7W, W.M.
LANE COUNTY, OREGON

Contours = 40'

0 500 1,000 2,000 Feet

1 inch = 1,000 feet

This product is for informational use and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of this information.

	Gross Acres	Net Acres
Total (CC)	71	64



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