

**TIMBER SALE APPRAISAL APPENDIX (TE) 04-2420-3**

**1. Sale Name: Lakeview**

Sale No. 008                      TIM # 12805

District: Priest Lake

Compartment: 840, 835

Appraisal Point: Priest River, Idaho

Total Sale Acres: 1,655

|                         |       |       |                  |               |                   |                    |
|-------------------------|-------|-------|------------------|---------------|-------------------|--------------------|
| <b>2. Species Group</b> | C, WP | L, DF | LP, H, GF, S, AF | Total Sawlogs | Total Non-sawlogs | Total All Products |
|-------------------------|-------|-------|------------------|---------------|-------------------|--------------------|

|            |                                   |                                   |                                      |  |                                       |   |
|------------|-----------------------------------|-----------------------------------|--------------------------------------|--|---------------------------------------|---|
| Net Volume | 1,547 CCF<br>721 MBF<br>3,905 Ton | 1,569 CCF<br>822 MBF<br>5,352 Ton | 7,765 CCF<br>3,852 MBF<br>25,396 Ton | 10,881 CCF<br>5,395 MBF<br>34,653 Tons | 4,504 CCF<br>2,974 MBF<br>14,513 Tons | <b>15,385 CCF</b><br><b>8,369 MBF</b><br><b>49,166 Tons</b> |
|------------|-----------------------------------|-----------------------------------|--------------------------------------|--|---------------------------------------|---|

**3. Weighted Averages For Species Grouping**

|                           | Net     | Gross   |         |           |          |         | Appraisal | WWPA    | Esc.   | WWPA  |
|---------------------------|---------|---------|---------|-----------|----------|---------|-----------|---------|--------|-------|
| Species                   | Volume  | Volume  | Percent | Gross     | Number   | Average | Conv.     | Species | Conv.  | Index |
| Group                     | CCF     | CCF     | Defect  | Logs /ccf | Trees    | DBH     | Factor    | Index   | Factor | Name  |
| C                         | 1,295   | 1,342   | 4       | 28.8      | 20,132   | 8.4     |           |         |        |       |
| WP                        | 252     | 270     | 7       | 9.1       | 451      | 16.4    |           |         |        |       |
| Total (T)<br>Wt. Avg. (A) | T 1,547 | T 1,612 | A 4     | A 25.5    | T 20,583 | A 8.6   | NA        | NA      | NA     | NA    |

|                           | Net     | Gross   |         |           |          |         | Appraisal | WWPA    | Esc.   | WWPA  |
|---------------------------|---------|---------|---------|-----------|----------|---------|-----------|---------|--------|-------|
| Species                   | Volume  | Volume  | Percent | Gross     | Number   | Average | Conv.     | Species | Conv.  | Index |
| Group                     | CCF     | CCF     | Defect  | Logs /ccf | Trees    | DBH     | Factor    | Index   | Factor | Name  |
| L                         | 964     | 1,024   | 6       | 29.4      | 13,007   | 8.4     |           |         |        |       |
| DF                        | 605     | 643     | 6       | 22.3      | 6,052    | 9.3     |           |         |        |       |
| Total (T)<br>Wt. Avg. (A) | T 1,569 | T 1,667 | A 6     | A 26.7    | T 19,059 | A 8.7   | NA        | NA      | NA     | NA    |

|                           | Net     | Gross   |         |           |          |         | Appraisal | WWPA    | Esc.   | WWPA  |
|---------------------------|---------|---------|---------|-----------|----------|---------|-----------|---------|--------|-------|
| Species                   | Volume  | Volume  | Percent | Gross     | Number   | Average | Conv.     | Species | Conv.  | Index |
| Group                     | CCF     | CCF     | Defect  | Logs /ccf | Trees    | DBH     | Factor    | Index   | Factor | Name  |
| LP                        | 4,466   | 4,898   | 9       | 20.5      | 34,119   | 9.4     |           |         |        |       |
| H                         | 1,697   | 1,815   | 7       | 25.4      | 23,162   | 8.5     |           |         |        |       |
| GF                        | 1,537   | 1,764   | 13      | 16.8      | 11,400   | 9.7     |           |         |        |       |
| S                         | 57      | 58      | 3       | 27.7      | 751      | 8.1     |           |         |        |       |
| AF                        | 8       | 8       | 4       | 17.1      | 27       | 12.0    |           |         |        |       |
| Total (T)<br>Wt. Avg. (A) | T 7,765 | T 8,543 | A 9     | A 20.8    | T 69,459 | A 9.1   | NA        | NA      | NA     | NA    |

Combined Species Average DBH: 9.0 inches  
 Sale Wide Conversion Factor: 0.5440 MBF/CCF  
 WWPA indices for each species group: NA

**4. Skidding**

|                    |            |                  |                   |
|--------------------|------------|------------------|-------------------|
| <b>a. Tractor:</b> | Acres - 62 | Volume - 755 ccf | Distance - 550 ft |
|--------------------|------------|------------------|-------------------|

|                          |             |                    |                     |
|--------------------------|-------------|--------------------|---------------------|
| <b>b. Log Forwarder:</b> | Acres - 737 | Volume - 8,946 ccf | Distance - 1,200 ft |
|--------------------------|-------------|--------------------|---------------------|

|                    |             |                    |                   |
|--------------------|-------------|--------------------|-------------------|
| <b>c. Skyline:</b> | Acres - 101 | Volume - 1,180 ccf | Distance - 600 ft |
|--------------------|-------------|--------------------|-------------------|

**5. Transportation**                      Haul Route                      Appraised to Priest River, Idaho

**(a) Road Miles – Sale Center to Appraisal Point:**

**(1) Unpaved:**

| Road Number | Termini  | Miles |
|-------------|--|-------|
| 1356A       | From m.p. 2.37 to the junction with road 1356. | 2.37  |
| 1356        | From the junction with road 1356A to Hwy 57.   | 0.06  |
| Total       |  | 2.43  |

**(2) Paved:**

| Road Number | Termini                                       | Miles        |
|-------------|---|--------------|
| Hwy 57      | From the junction with road 1356 to the mill. | 35.70        |
| Total       |   | <b>35.70</b> |

**Total Haul Miles (Paved and Unpaved) = 38.13**

**(b) Road Maintenance**

**(1) Roads to be Maintained:**

| Road No. | Name             | Termini  | Surface | Miles |
|----------|------------------|--|---------|-------|
| 1356     | North Lakeview   | From the temporary road to the junction with Hwy 57.     | native  | 4.12  |
| 1356A    | North Lakeview A | From end (@ pvt) to the junction with road 1356.         | native  | 3.54  |
| 1356B    | North Lakeview B | From unit 34 landing to the junction with road 1356.     | native  | 0.09  |
| 1044     | Diamond-Reeder   | From m.p. 1.09 to the junction with the county road.     | native  | 1.09  |
| 1044B    | Diamond-Reeder B | From the end of unit 106 to the junction with road 1044. | native  | 0.58  |
| Total    |                  |  |         | 9.42  |

**(2) Recurrent Maintenance:**

| Road Number    | Miles | Cost/ccf/mile | % Total Vol. | Cost/CCF  |                |
|----------------|-------|---------------|--------------|-----------|----------------|
|                |       |               |              | Purchaser | Forest Service |
| 1356A          | 2.37  | .12           | 100          | .28       |                |
| 1356           | 0.06  | .12           | 100          | .01       |                |
| Snowplowing    |       |               |              | .96       |                |
| Dust Abatement |       |               |              | 1.23      |                |
| Total          | 2.43  |               |              | 2.48      |                |

**(3) Surface Replacement:**

| Road Number | Miles | Cost/CCF/Mile | % Total Vol. | Cost/ CCF |
|-------------|-------|---------------|--------------|-----------|
| 1356A       | 2.37  | .11           | 100          | .26       |
| 1356        | 0.06  | .11           | 100          | .01       |
| Total       | 2.43  |               |              | .27       |

**(4) Roadside Vegetative Brushing:**

| Road Number | Miles | Cost/CCF/Mile | % Total Vol. | Cost/ CCF |
|-------------|-------|---------------|--------------|-----------|
| 1356A       | 2.37  | .07           | 100          | .17       |
| 1356        | 0.06  | .07           | 100          | .01       |
| Total       | 2.43  |               |              | .18       |

**(5) Road Maintenance Summary:**

|                                   | Cost/CCF    | Cost/Ton   |
|-----------------------------------|-------------|------------|
| Recurrent Maintenance (Purchaser) | 2.48        |            |
| Recurrent Maintenance (FS)        |             |            |
| Surface Replacement (FS)          | .27         |            |
| Roadside Vegetative Brushing (FS) | .18         |            |
| Total Deposit                     | <b>.45</b>  | <b>.14</b> |
| Total Road Maintenance            | <b>2.93</b> |            |

**6. Slash Disposal**

|                | Cost/CCF     | Cost/Ton    |
|----------------|--------------|-------------|
| Forest Service | <b>8.93</b>  | <b>1.98</b> |
| Purchaser      | 21.44        |             |
| Total          | <b>30.37</b> |             |

**7. Erosion Control**

(See Erosion Control Plan in Timber Sale Report) **\$.40/CCF**

**8. Other Environmental Protection Costs**

| Description                   | Unit Costs                               | Total Cost     |
|-------------------------------|--|----------------|
| Noxious Weed Treatment        | \$350/mile x 7.32 miles x 2 treatments = | 5,124          |
| Road Reconditioning: Brushing | .81 miles x \$550/mile = 446             | 1,311          |
| Blading                       | .81 miles x \$450/mile = 365             |                |
| Berms/Waterbars               | 4 x \$125/each = 500                     |                |
| <b>Total</b>                  |  | <b>6,435</b>   |
| <b>Total Cost/CCF</b>         |  | <b>.59/CCF</b> |

**9. Temporary Road Costs**

Reference: Cost estimating procedures taken from the R1 Cost Estimating Guide for Road Construction, dated 2/11.

**(a) Construction: 0.6 miles**

|  |           |       |
|--|-----------|-------|
| Average Side Slope:10-15%  |           |       |
| Average Timber Volume :15 Mbf/Acre<br>(Culvert size = 18" x 26') | Cost/Mile | Cost  |
| 1. Clearing and Grubbing (Table T-1)                             | 2,940     |       |
| 2. Excavation (Table T-1)  | 1,420     |       |
| 3. Seeding (Table T-1)   | 610       |       |
| 4. Obliteration (Table T-3) level                                | 6,500     |       |
| 5. Total Unit Cost (1+ 2 + 3 + 4)                                | 11,470    |       |
| 6. Basic Cost (5) x Length                                       |           | 6,882 |
| 7. Drainage:   |           |       |
| _____ dips x Cost/dip (Section 157)                              |           |       |
| __4__ CMP x Cost/CMP (Table T-2)                                 | 615       | 2,460 |
| 8. Subtotal (6 + 7)  |           | 9,342 |
| 9. Mobilization (Table T-4) (8 + 7%)                             |           | 654   |
| 10. Subtotal (8 + 9)   |           | 9,996 |
| 11. Minus Profit (10 / 1.06)                                     |           | 9,430 |
| 12. Total Construction Cost                                      |           | 9,430 |

**(b) Reconstruction: 0 miles**

|                      | Miles or Hours | Unit Cost | Total Cost |
|----------------------|----------------|-----------|------------|
| Reconstruction:      |                |           |            |
| Obliteration:        |                |           |            |
| Mobilization:        |                |           |            |
| Total Reconstruction |                |           |            |

Total Temporary Road Miles = 0.6  
 Total Temporary Road Cost = \$9,430  
 Cost Estimate per CCF (All Species) = **\$ 0.87/CCF**

**10. Specified Roads - (See Schedule of Items for more detailed information)**

| Road No.     | Miles<br>Construction | Miles<br>Reconstruction | Purchaser Costs   |                  |
|--------------|-----------------------|-------------------------|-------------------|------------------|
|              |                       |                         | Construction      | Reconstruction   |
| 1356         |                       | 2.02                    | 0                 | 4,538.82         |
| 1356A        | 2.37                  | 0.94                    | 101,385.45        | 34,845.41        |
| 1356B        |                       | 0.09                    | 0                 | 6,301.06         |
| 1044         |                       | 1.09                    | 0                 | 30,199.76        |
| <b>TOTAL</b> | <b>2.37</b>           | <b>4.14</b>             | <b>101,385.45</b> | <b>75,885.05</b> |

Total Purchaser Costs: \$ 177,270.50  
 Estimated Cost per CCF (All Species): **\$ 16.29/CCF**

**11. Base Rates**

|   |              |
|---|--------------|
| Adjustments of Base Rates (to protect regeneration costs) | Costs        |
| Min NFF: Sale volume x \$0.25/CCF                         | 3,846        |
| Regeneration Costs  | 189,922      |
| Regeneration Costs plus min NFF                           | 193,768      |
| Total value at minimum rates *                            | 40,241       |
| Amount of increase needed                                 | 153,527      |
| Increase per CCF  | <b>14.11</b> |

\* Total Value at Minimum Rates:

| Species      | Rate/ccf | Volume | Total Value |
|--------------|----------|--------|-------------|
| C, WP        | 5.00     | 1,547  | 7,735       |
| DF,L         | 3.00     | 1,569  | 4,707       |
| AF,GF,H,LP,S | 3.00     | 7,765  | 23,295      |
| Non-sawlogs  | 1.00     | 4,504  | 4,504       |
| Total        |          | 15,385 | 40,241      |

| Species Group | C,WP      | DF,L,AF,GF,H,LP,S | Non-saw  | Total Rate/Ton  |
|---------------|-----------|-------------------|----------|-----------------|
| Base Rate/CCF | 19.11/CCF | 17.11/CCF         | 1.00/CCF | <b>3.94/ton</b> |

**13. Small Product Adjustment** - See attachment **\$ 4.26/CCF**

**14. Unusual Condition Adjustment:**

| Description                           | Unit Costs                           | Total Cost         |
|---------------------------------------|--------------------------------------|--------------------|
| Flaggers along Hwy 57 & Reeder Bay Rd | 6 days x 2 flaggers/day x \$200/ day | 2,400              |
| <b>Cost/CCF</b>                       |                                      | <b>\$ 0.22/CCF</b> |