

TRANSACTION APPRAISAL APPENDIX

CARD A:

Forest 04 District 01 Sale No. 001 Qtr./FY 4/08

State 16 County 079 Sale Name Carpenter Thin

Gross
Compartment 187 Sale Acres 1100 Legal T49N, T50N, R4E, B.M.

CARD B:

Bid Date 10/10/08 Sale Size 5 Status SBA N Appraisal Base Period N/A

Zone 2 Salvage N Price Method 1 Planned Sale Area Improvement Collection \$ 2051

Term Date 7/31/11 Contract Date ***** Contract Number ***** Contract Form 6

Contract Officer S Method of Sale S Regulation 6 Cut Acres (total) 50

Clearcut, Seed Tree & Rights-of-Way Acres N/A Volume _____ Cost Share Recovery N/A

CARD E: (See Schedule of Items and Transportation Appendice)

Road Cost Code (which component carries specified road costs) 1 (sawtimber) (pulp or cedar)

Specified Road Construction: Miles _____ PCL _____ (whole \$'s)

Specified Road Reconstruction: Miles _____ PCL _____ (whole \$'s)

Appraisal Point (City, State) Chilco, ID Haul Miles 74 (weighted to nearest whole mile)

Temporary Road Construction: Miles 0.2 Cost 1898 (whole \$'s)

Basic Data Period N/A Adjusted to: N/A Contr. Funds N/A (whole \$'s)

Timber Property N/A Road Profit 6 (used to develop specified road estimate)

CARD F: (See Road Maintenance Appendice & Sale Report)

Code for

Product X 1 Sawtimber

Road Maintenance: Deposits/C 1.27 Total Mntc./C 6.08

Slash Disposal: Deposits/C 3.40 Total BD/CCF 8.67

Erosion Control/C 0.28 Misc/C 0.75* Small Prod./C 0.68 Unusual Condition 0.00

* rehab of skid trails - \$65/hr for 12 hours = \$780/1038ccf = \$0.75

CARD G:

Paved Haul Miles 67.2 (nearest 1/10 mile)

Tractor Yarding: 8 Acres 189 Volume 300 External Yarding (feet) Distance

Cable Yarding: _____ Acres _____ Volume _____ External Yarding (feet) Distance

Skyline Yarding: 42 Acres 849 Volume 1000 External Yarding (feet) Distance

CARD H:

(1) Adjustment of Base Rates to Protect Regeneration Costs

Sale Volume 1038 c x \$0.25/c (sawlog)	\$	259.50
115 c x \$0.25/c (non-sawlog)	\$	28.75
Total (NFF)	\$	288.25
Regeneration Costs	\$	0.00
Regen. Costs plus NFF	\$	288.25
Total value at minimum rates	\$	7,343.00
Amount of increase needed	\$	0.00
Increase per CCF (sawlog)	\$	0.00

(2) Base Rate: Sawlog (C/WP) @ \$10.00 x 250 CCF
 (GF/DF/O) @ \$ 6.00 x 788 CCF
 (Non-Saw) @ \$ 1.00 x 115 CCF

TRANSPORTATION APPENDICE - Cards E & F

Haul Route - Sale is designed to haul down the #933, out the #456, down FH9 to I-90, west on I-90 to Coeur d'Alene, and north on Hwy 95 to Chilco.

(a) Haul Route: – 602 ccf

(1) Unpaved Roads:

Road No.	Termini	Surface	Miles
933(n)	midpoint to 933(a)	Native	3.6*
933(a)	933(n) to 456	Agg.	3.6
Total:			7.2

* weighted aveage distance based on part of volume needing to haul to #2361 road and back.

(2) Paved Roads:

Road No.	Termini	Surface	Miles
456	Jct 933 to FH9	Paved	2.3
FH9	Jct 456 to I-90	Paved	21.3
I-90	FH9 to Hwy 95	Paved	31.9
Hwy 95	Jct I-90 to Chilco	Paved	11.7
Total:			67.2

(b) Road Maintenance:

(1) Roads to be Maintained:

Rd. No	Name	Termini	Surface	Miles
#933(n)	Scott Gulch	2361 : 933(a)	Native	4.1
#933(a)	Scott Gulch	933(n) : 456	Agg.	3.6

(2) Recurrent Maintenance

Road No.	Miles	Cost/CCF /Mile	% Ttl. Vol.	Cost/CCF Purchaser	Forest Service
#933(n)	4.1	1/ \$0.19	88	\$0.69	
#933(a)	3.6	2/ \$0.22	100	\$0.79	
Totals:				\$1.48 *	(\$2.96)

* this amount will be doubled to provide someone additional allowance for anticipated increase in maintenance costs such as dust abatement.

(2a) Reconditioning – Sight distance brushing and spot blading @ \$250/mile x 7.7 miles = \$1925/1038 = \$1.85/ccf.

(3) Deferred Maintenance

Road No.	Miles	Cost/CCF /Mile	% Ttl. Vol.	Cost/CCF Purchaser	Forest Service
#933(a)	3.6	3/ \$0.10	100		\$0.36
Totals:					\$0.36

(4) Surface Replacement:

Road No.	Miles	Cost/CCF /Mile	% of Ttl. Vol.	Cost/CCF
#933(n)	4.1	4/ \$0.09	88	\$0.33
#933(a)	3.6	5/ \$0.16	100	\$0.58
Total:				\$0.91

(5) Road Maintenance Summary: Rate/CCF (Card F)

Recurrent Maintenance (Purchaser)	\$ 2.96
Road Reconditioning (Purchaser)	\$ 1.85
Recurrent Maintenance (FS)	\$ 0.00 (Deposit)
Deferred Maintenance (FS)	\$ 0.36 (Deposit)
Surface Replacement (FS)	\$ 0.91 (Deposit)
Total Road Maintenance	\$ 6.08 (Total)

Unusual Condition Adjustment:

N/A

Small Product Adjustment:

Non-sawlog (roundwood) material is required removal under this timber sale contract. This material is associated with topwood and small trees. The small product adjustment will be made against the small trees component of this sale per Regional Office direction. The small wood material will be appraised to Plummer Mill (33 miles from I-90).

Costs: \$155.98/ccf - stump to truck (weighted by percent cable-52% versus tractor-48%)
\$ 8.15/ccf - loading
\$ 29.24/ccf - haul (7.2 mi. unpaved x .62/ccf + 88.5 miles paved x .28/ccf)
\$ 17.55/ccf - profit and risk
Total: \$210.92/ccf

Value: 3.25 tons/ccf x \$54/ton (mill quote) = \$175.50/ccf (delivered log price)

Result: \$35.42/ccf loss x 20 ccf = \$708.40 / 1038 ccf = **-\$0.68/ccf** appraisal adjust.
(input into the appraisal program as a positive number per instructions)

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|------------------------------------|---|
| 1/ RECURRENT MTNC. - Native W/Dust | \$0.19/CCF/mile (purchaser) |
| 2/ RECURRENT MTNC. – Agg. W/Dust | \$0.22/CCF/mile (purchaser) |
| 3/ DEFERRED MTNC. - Brushing: | \$0.10/CCF/mile (includes OH and inflation) |
| 4/ SURFACE RPLCMT. - Native W/Dust | \$0.09/CCF/mile (includes OH and inflation) |
| 5/ SURFACE RPLCMT. – Agg. W/Dust | \$0.16/CCF/mile (includes OH and inflation) |