

- **TRANSACTION APPRAISAL APPENDIX**

**CARD A:**

Forest 04 District 01 Sale No. 07101 Qtr./FY 2/08

State 16 County 079 Sale Name Prichard-Murray

Gross

Compartment 48,51,106,110,125 Sale Acres 2312 Legal T49N, T50N, R3E, R4E, R5E.

**CARD B:**

Bid Date \_\_\_\_\_ Sale Size 6 Status \_\_\_\_\_ SBA N Appraisal Base Period N/A

Zone 2 Salvage N Price Method 1 Planned Sale Area Improvement Collection \$174,618.00

Term Date 12/31/2012 Contract Date \*\*\*\*\* Contract Number \*\*\*\*\* Contract Form 6

Contract Officer S Method of Sale S Regulation 6 Cut Acres (total) 292

Clearcut, Seed Tree & Rights-of-Way Acres 3 Volume 74 Cost Share Recovery N

**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 1.8 PCL 26,609.50 (whole \$'s)

Appraisal Point (City, State) CDA, ID Haul Miles 58 (weighted to nearest whole mile)

Temporary Road Construction: Miles 0.17 Cost 1758.00 (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 SawtimberRoad Maintenance: Deposits/C \$0.17 Total Mntc./C \$1.60Slash Disposal: Deposits/C \$20.98 Total BD/CCF \$36.40Erosion Control/C \$0.20 Misc/C \$0.00\* Snag/C \$0.07 Unusual Condition \$2.15/CCF

\*Cost for the construction of the helicopter landing is included in the temporary road use permit reconditioning costs.

Snagging – for safety in helicopter units - based on purchaser needing to snag an estimated 2 trees/ac for safety over 79 acres. Sawyer cost is \$36.33 @ 10 snags/hr = 16 hrs \$581.28/8648 = \$0.07 ccf.

**CARD G:**Paved Haul Miles 54.5 (nearest 1/10 mile)Tractor Yarding: 44 Acres 1531 Volume 500 External Yarding (feet) DistanceCable Yarding: 2 Acres 52 Volume 250 External Yarding (feet) DistanceSkyline Yarding: 164 Acres 4862 Volume 800 External Yarding (feet) DistanceHeli. Yarding: 79 Acres 2518 Volume 1500 External Yarding (feet) Distance**CARD H:**

(1) Adjustment of base Rates to Protect Regeneration Costs

Sale Volume	8648 CCF x \$0.25/CCF (sawlog)	\$ 2162.00
	389 CCF x \$0.25/CCF (non-sawlog)	\$ 97.25
Total (NFF)		\$ 2259.25

Regeneration Costs	\$174618.00
Regen Costs + NFF	\$176877.25
Total Value at minimum rates	\$ 54785.00
Amount of increase needed	\$122092.25
Increase per CCF (sawlog)	\$ 14.12

DF/L @ \$6.00 x 2960 ccf
GF/H/LP @ \$6.00 x 5061 ccf
WP/C/PP @ \$10.00 x 627 ccf
Non-saw @ \$ 1.00 x 389 ccf

### Cards E & F - TRANSPORTATION APPENDICE

Haul Route: This sale has multiple haul routes. All routes come into I-90 west to Coeur d'Alene.

(a) Haul Route A: (units 1-18, 20-23) – 4354 CCF

(1) Unpaved Roads:

<u>Road No.</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
942	Landing to 9UC	Native	2.3
9UC	942 to 503	Native	0.7
503	9UC to 9-C	Native	2.3

(2) Paved Roads:

<u>Road No</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
9-C	503 to I-90	Paved	19.8
I-90	9-C to NW Blvd	Paved	31.6
NW Blvd	Jct I-90 to Seltice	Paved	0.3
Seltice	Jct NW Blvd to Mill	Paved	0.7

Total: 57.7

(a) Haul Route B: (unit 30) – 243 CCF

(1) Unpaved Roads:

<u>Road No.</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
208B	Landing to 208	Native	0.2

(2) Paved Roads:

<u>Road No</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
208	208B to 9-C	Paved	2.5
9-C	208 to I-90	Paved	24.2

I-90	9-C to NW Blvd	Paved	31.6
NW Blvd	Jct I-90 to Seltice	Paved	0.3
Seltice	Jct NW Blvd to Mill	Paved	0.7
Total:			59.5

(a) Haul Route C: (units 26, 29) – 317 CCF

(1) Unpaved Roads:

<u>Road No.</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
343	343-UE to 978	Native	1.3
978	343 to 9-C	Native	0.7

(2) Paved Roads:

<u>Road No</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
9-C	978 to I-90	Paved	26.8
I-90	9-C to NW Blvd	Paved	31.6
NW Blvd	Jct I-90 to Seltice	Paved	0.3
Seltice	Jct NW Blvd to Mill	Paved	0.7
Total:			61.4

(a) Haul Route D: (units 31-42) – 4123 CCF

(1) Unpaved Roads:

<u>Road No.</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
6003	Landing to 605-C	Native	0.9
605-C	6003 to 9-C	Native	2.9

(3) Paved Roads:

<u>Road No</u>	<u>Termini</u>	<u>Surface</u>	<u>Miles</u>
9-C	605-C to I-90	Paved	30.6
I-90	9 to NW Blvd	Paved	24.2
NW Blvd	Jct I-90 to Seltice	Paved	0.3
Seltice	Jct NW Blvd to Mill	Paved	0.7
Total:			59.6

(a) Weighted Average Haul Route Data:

Route	Volume	Unpaved	Paved	Total
A	4354	5.3	52.4	57.7
B	243	0.2	59.3	59.5

C	317	2.0	59.4	61.4
D	4123	3.8	55.8	59.6
<b>Weighted Ave.</b>	<b>9037</b>	<b>4.4</b>	<b>54.5</b>	<b>58.7</b>

(b) Road Maintenance:

(1) Roads to be Maintained:

Rd. No	Name	Termini	Surface	Miles
# 942	Hopkins Ridge	MP 0: MP 3.5	Native	3.5
# 943		MP 0: MP 0.2	Native	0.2
# 9-UC	Forest Highway 9	MP 0: MP 0.7	Native	0.7
# 9-UCA	Forest Highway 9	MP 0: MP 0.2	Native	0.2
# 208-B	River Road Spur	MP 0: MP 0.7	Native	0.7
# 343	George Gulch	MP 0: MP 2.3	Native	2.3
# 2345	Lower Prichard	MP 0: MP 0.5	Native	0.5
# 978	Bobtail Cutoff	MP 0: MP 0.7	Native	0.7
# 6003	Kings Pass	MP 0: MP 0.9	Native	0.9

(2) Recurrent Maintenance

Road No.	Miles	Cost/CCF /Mile	%Ttl. Vol	Cost/CCF Purchaser	Forest Service
#942	3.5	2/ \$0.17	44	\$0.26	
#943	0.2	2/ \$0.14	00	\$0.00	
#9-UC	0.7	2/ \$0.17	48	\$0.06	
#9-UCA	0.2	2/ \$0.17	04	\$0.00	
#208B	0.7	2/ \$0.17	02	\$0.02	
#343	2.3	2/ \$0.17	08	\$0.03	
#2345	0.5	2/ \$0.17	01	\$0.00	
#978	0.7	2/ \$0.17	08	\$0.01	
#6003	0.9	2/ \$0.17	15	\$0.02	

Total = \$0.40

(2a) Reconditioning – Full brushing and blading on the #343, #2345, #942 and #943 roads (6.5 miles) plus rolling dips, (a small portion of road #943 was included in case the purchaser used a turn around past the gate; it is not included in maintenance costs)(see cost calcs for C5.312#) \$4,256.80/8648 = \$0.49/CCF

(2b) Temporary Road Use Permit – Reconditioning 9-UC, 9-UCA and 942, and the BLM permit for Helicopter Landing Construction (see cost calcs for temporary road use permit costs). Temporary Road Use Permits are estimated to cost \$2000.00.  
 (\$2666.10+\$2000.00)/8648 = \$0.54

(3) Deferred Maintenance

Road No.	Miles	Cost/CCF /Mile	% Ttl. Vol	Cost/CCF Purchaser	Forest Service
#208B	0.7	3/ \$0.08	02		\$0.00
#343	2.3	3/ \$0.08	08		\$0.02
#2345	0.5	3/ \$0.08	01		\$0.00
#978	0.7	3/ \$0.08	08		\$0.01
#6003	0.9	3/ \$0.08	15		\$0.01

Total = \$0.04

(4) Surface Replacement

Road No.	Miles	Cost/CCF /Mile	% Ttl. Vol	Cost/CCF
#942	3.5	5/ \$0.07	44	\$0.11
#943	0.2	5/ \$0.00	00	\$0.00
#208B	0.7	5/ \$0.07	02	\$0.00
#343	2.3	5/ \$0.07	08	\$0.01
#2345	0.5	5/ \$0.07	01	\$0.00
#978	0.7	5/ \$0.07	08	\$0.00
#6003	0.9	5/ \$0.07	15	\$0.01

Total = \$0.13

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

Recurrent Maintenance (Purchaser)	\$0.40
Road Reconditioning (Purchaser)	\$1.03
Recurrent Maintenance (FS)	\$0.00 (Deposit)
Deferred Maintenance (FS)	\$0.04 (Deposit)
Surface Replacement (FS)	\$0.13 (Deposit)
Total Road Maintenance	\$1.60 (Total)

Unusual Condition Adjustment:

1. Flagperson allowance: Purchaser will need to have flagpersons when felling or yarding timber along 208B, 605-C roads, and Trail 151, when flight paths cross any open forest roads, or when landing immediately adjacent to an open forest road. This will affect units 30-34 for a total of 46 AC. Production rate based on 80 ccf per day for helicopter and 40 ccf per day for conventional.

Unit # 30 243 ccf / 40 ccf/day = 6 days  
Unit # 31-33 967 ccf / 80 ccf/day = 12 days  
Unit # 34 211 ccf/ 40 ccf/day = 5 days

23 days x 2 laborers @ \$25.59/hr x 8 hrs/day = \$9417.12 / 8648 ccf = \$1.09/ccf

Total : \$1.09/ccf

2. Noxious Weed Treatment of Roads – Purchaser will be required to treat Forest Service roads prior to, and following logging operations. There are 8.0 miles of roads that will require treatment. (2 x \$320.00/mile) \* 8.0 = \$5,120.00 / 8648 = \$0.59/ccf

3. Artificial guy anchors: Guy trees are limited above units 5, 6, 13, 21, and 29. Allowance will be made for installation of 13 artificial guy anchors associated with skyline sets in these areas. Allowance is based on using Manta Ray tipping plates for the all guybacks. (3 per set for 13 set locations).

Anchors with straps - \$100 each x 29 = \$2900.00

Installation – 24 hours @ \$26.48/hr = \$635.52

Total - \$3535.52/8648 ccf = \$0.41/ccf

Total Unusual Condition Adjustment = **\$2.09**

- |                                     |   |
|-------------------------------------|---|
| 1/ RECURRENT MTNC. - Native WO/Dust | \$0.14/CCF/mile (purchaser)                 |
| 2/ RECURRENT MTNC. - Native W/Dust  | \$0.17/CCF/mile (purchaser)                 |
| 3/ DEFERRED MTNC. - Brushing:       | \$0.08/CCF/mile (includes OH and inflation) |
| 4/ SURFACE RPLCMT. - Native WO/Dust | \$0.14/CCF/mile (includes OH and inflation) |
| 5/ SURFACE RPLCMT. - Native W/Dust  | \$0.07/CCF/mile (includes OH and inflation) |