

**WASHINGTON FORESTRY CONSULTANTS, INC.**  
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



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Olympia, WA 98501

June 10, 2014

John Strickland  
15124 SR 530  
Arlington, WA 98223

RE: Timber Appraisal - Strickland Timber Lands

Dear Mr. Strickland:

We were contacted by Mr. John Strickland and asked to perform an appraisal of timber on his ownership south of SR530 in Snohomish County.

I met with Mr. Strickland on July 24, 2012 and walked a portion of the timberlands as part of a separate task. This appraisal will be based on examination of aerial photographs and this site reconnaissance. The following is a brief summary report in lieu of a formal report.

Legal Description

The timber appraisal includes two tax parcels: 32061500301200 and 32062200200100. They are located in Section 15 and 22 of T32N, R6E, W.M., Snohomish County, Washington. The parcels are illustrated on the aerial photo in Attachment 1.

Site Description

The forest lands are situated on a north-facing slope above SR530 and the Stillaguamish River. The slopes range from nearly flat to 70%. All lands have a northerly aspect.

The soils were a dark brown gravelly loams. It is typed by the Natural Resource Conservation Service as the Tokul-Ogarty-Rock outcrop complex, a deep (20-40 inches), moderately well drained soil found on mountain slopes and till plains. This is a productive soil type for growing timber. The 50-year site index for Douglas-fir is 130. The Site Class for the lands is 1/3 Site Class III and 2/3's Site Class IV. The Site Class IV lands are the steeper slopes.

Two untyped streams bisect the ownership. No forested or other wetlands occur that would impact harvestable acreage.

### Forest Types

The stands were partial cut about 54 years ago and include a mosaic of old second-growth conifer forest with younger trees intermixed. The acreage is well stocked with commercially valuable merchantable timber. There are 3 forest cover types:

Type I - Douglas-fir, red alder, bigleaf maple ~8-26" DBH - Fully stocked - ~35 mbf/acre  
Type II - Douglas-fir, hemlock, western redcedar, red alder - ~10-42" DBH - ~46 mbf/acre  
Type III - Non-forest

The following is a summary of the acreage:

Type I	53.25 acres
Type II	11.50 acres
Non-Forest	5.75 acres
Stream Buffers	<u>5.00 acres</u>
Total	75.50 acres

The total acres with harvestable timber is projected to be 64.75 acres. The non-forest acres include the house area - 2.8 acres; Roads - 1.75 acres; and Non-forest - 1.7 acres.

The two streams have a total length of approximately 1,925 feet, with at least 5 acres that will be impacted by core zone (no harvest area), and thinning only in the inner and outer zones. The exact acreages and impacts can only be determined on the ground. This acreage is deducted from the harvestable acreage calculations. There is potential impact from unstable slopes, though it is likely to be a small impact to the harvestable acreage, if any.

The timber harvest area will be a combination of high-lead cable yarding, grapple cat, and shovel logging. Additional spur roads will need to be constructed or improved to complete the harvest. Easements will be required across adjacent ownerships. It is not known whether current easements exist.

### Timber Valuation

The valuation is done using current delivered log prices for the area, and average logging costs for the conditions on the Strickland acreage. The following table provides a summary of the projected volumes and value of the timber on the Strickland lands.

Table 1. Summary of projected timber volumes and values of harvestable timber.

Type	Acres	Avg. Volume/Acre (MBF)	Total Volume (MBF)	Avg. Logging Cost/MBF	Avg. Delivered Log Price/MBF	Stumpage Value/MBF	Stumpage Value*
Type I	53.25	35	1,872	\$196	\$550	\$354	\$663,000
Type II	11.50	46	529	\$196	\$600	\$404	\$214,000
	64.75						\$877,000

\*Rounded



Based on an examination of aerial photos of the Strickland forest lands and a reconnaissance of a portion of the timber, it is my opinion that the value of merchantable timber on approximately 64.75 harvestable acres is in the range of \$700,000 and \$1,050,000.

Certification of Appraiser

Washington Forestry Consultants does hereby certify that: We were retained by John Strickland to appraise the value of timber on his lands northeast of Arlington, WA.

This appraisal is based on aerial photo and a limited recon of a portion of the ownership. The opinion of valuation is only a range of value and is based upon average current timber prices and logging costs that are based on my experience in the area.

We have no present or prospective interest in said property. We have personally examined the property. The fee for this appraisal is not based upon the amount reported.

To the best of our knowledge and belief, the statements and opinions here are correct, subject to any limiting conditions herein set forth.

By reason of our investigation and by virtue of our professional experience, we have been able to form an opinion of the range of timber value of the subject timber.

**Timber Valuation for 64.75 Harvestable Arcas**

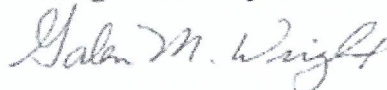
**\$700,000 to \$1,050,000**

WFCI reserves the right to modify this report should new or additional information become available.

Please give me a call if you have questions. All work is confidential to client only.

Respectfully submitted,

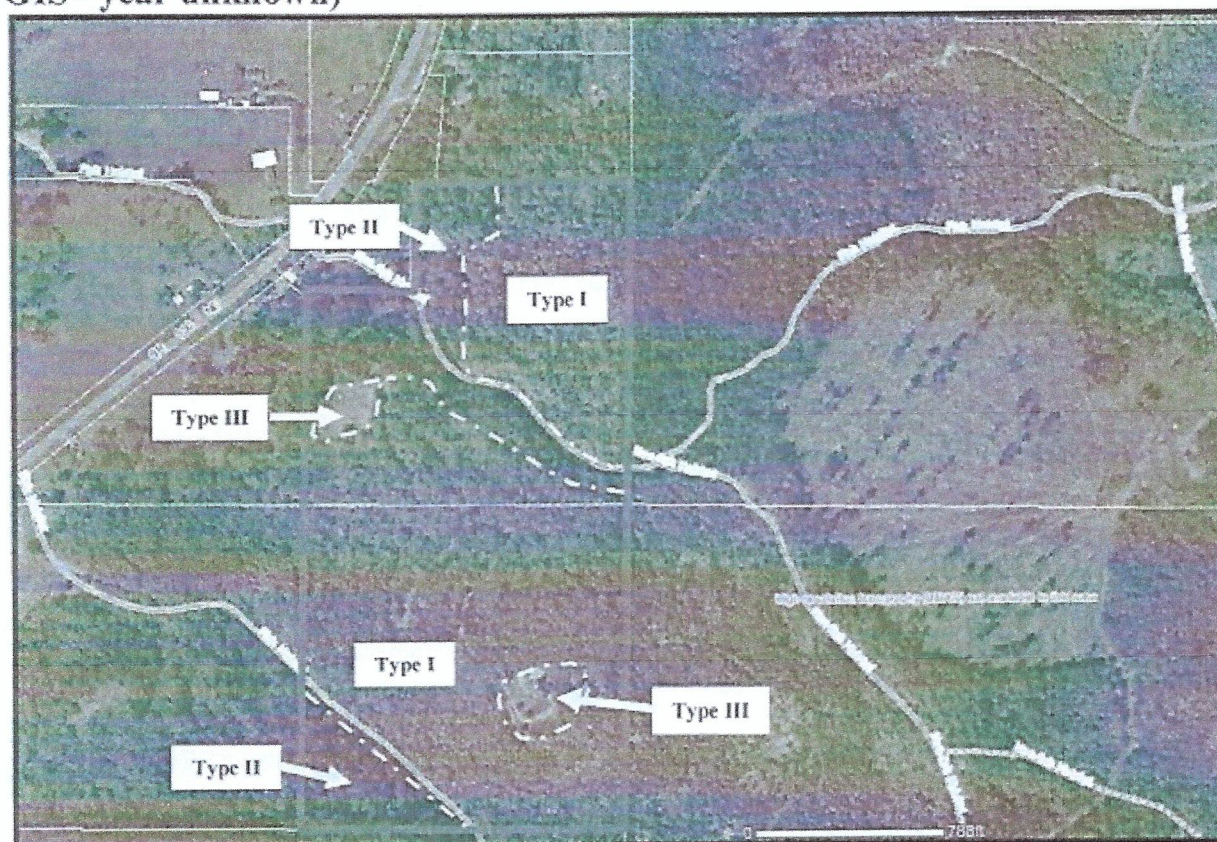
Washington Forestry Consultants, Inc.



Galen M. Wright, ACF, ASCA  
Certified Forester No. 44

attachments

**Attachment #1. Aerial photo of Strickland timber lands (Snohomish County GIS - year unknown)**



Parcel Boundary

Forest Cover Type Lines



## Attachment #2. Assumptions and Limiting Conditions

### Washington Forestry Consultants, Inc.

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
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- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc..
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.