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*REPORT OF THE  
COMPTROLLER GENERAL  
OF THE UNITED STATES*

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RELEASED



Information On The Acquisition  
Of Lands For Redwood National Park

Department of the Interior  
Department of Justice

In 1968 the Congress authorized \$92 million for the acquisition of lands for the establishment of Redwood National Park. As of July 1977, expenditures for the acquisition of lands have more than doubled the initial authorization, with additional settlements pending. This report includes information on the appraisal procedures, negotiations, and settlements with four timber companies, whose lands primarily were taken for the park.

CED-77-122

AUGUST 16, 1977

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COMPTROLLER GENERAL OF THE UNITED STATES  
WASHINGTON, D.C. 20548

B-125035

The Honorable Leo J. Ryan  
Chairman, Subcommittee on Environment,  
Energy and Natural Resources  
House Committee on Government Operations

Dear Mr. Chairman:

In response to your April 20, 1977, letter, and our subsequent meeting with your office on May 3, 1977, we addressed the following questions concerning the Government's acquisition of lands for the Redwood National Park in California.

- Was compensation received by the Arcata National Corporation, the Georgia-Pacific Corporation, the Simpson Timber Company, and Harold A. Miller, et al. excessive?
- Why was the Bureau of Outdoor Recreation (Bureau) selected by the Department of the Interior to negotiate with the four major timber companies?
- What type of coordination took place between the Bureau, the National Park Service, the U.S. Forest Service, and the Department of Justice during negotiations to acquire the land?
- What appraisal process and settlement procedures were followed by the Bureau in acquiring the land?

On July 1, 1977, we briefed your office and provided detailed information on two matters that may have had some impact on the land acquisition for the Park and the ultimate costs to the Federal Government. These matters included the manner in which the Federal land exchange agreements were conducted with the timber companies and the release of the Federal Government's land and timber appraisals to the timber companies.

As discussed with your office in our earlier meetings, the final amounts paid the timber companies to date have, overall, substantially exceeded the Federal Government's appraisals.

## SCOPE OF REVIEW

We contacted officials in the Departments of the Interior and Justice who are or were involved in the settlements and negotiations with the timber companies, and examined pertinent documents. We also contacted Sierra Club and Save-the-Redwoods officials in California, the Clerk of the Court of Claims, and discussed specific matters with attorneys who had represented Arcata and Georgia-Pacific during their settlements and negotiations with the Government. Informal comments on our report were obtained from the Bureau, Justice, and the Department of the Interior's Office of the Solicitor.

## BACKGROUND

The Redwood National Park Act (Public Law 90-545, Oct. 2, 1968) established a Redwood National Park in California. The act limited the Park to 58,000 acres. In 1968 about 1,300 acres were owned by the Federal Government, 27,900 acres were owned by the State, and the remaining 28,800 acres were owned privately.

The act called for the Federal Government to take immediate title and possession of privately owned lands in excess of 50 acres that were within the Park boundaries. This "legislative taking" affected primarily lands belonging to four timber companies--Arcata, Georgia-Pacific, Simpson, and Miller.

The act authorized \$92 million for land acquisition, and provided that "just compensation" for lands legislatively taken could be paid in the form of cash or by the exchange of federally owned property, or a combination of both. Interest on the amount to be paid was set by the act at 6 percent per annum from the date of taking to the date of payment. Landowners could bring action in the U.S. Court of Claims should they and the Government fail to reach agreement on the amount of compensation.

The Secretary of the Interior delegated the responsibility to carry out negotiations and settlements with the four large timber companies to the Bureau. The National Park Service handled the negotiations and settlement with the 106 smaller landowners.

## STATUS OF LAND ACQUISITION IN REDWOOD NATIONAL PARK

The total cost to the Federal Government for land acquisition in the Redwood National Park, through July 1977, was

about \$190 million. Of this amount, approximately \$181 million was for "settlements" with the four large timber companies, and the remaining amounts were for settlements to the smaller landowners and for program administration.

The Bureau reached final settlement agreement with Arcata and Simpson through negotiations and/or court action. Agreement has been reached with Georgia-Pacific on all issues except a claim for severance damage<sup>1</sup> which, as of July 1977, was being decided in the Court of Claims following a trial held in May 1977. The Bureau and Miller have been unable to reach agreement on either the value of the property taken by the Government or on the amount of severance damage. Miller has filed suit in the Court of Claims, and a trial has been scheduled for the latter part of October 1977.

Presented below are details of the final settlements with Arcata and Simpson and the partial settlements with Georgia-Pacific and Miller. (See app. I for a schedule of payments made to the four large timber companies as of July 1977).

#### Arcata National Corporation

Land taken from Arcata was appraised by the Federal Government at \$57,800,000. Severance damages were estimated to be \$2,000,000. Partial payments of \$57,750,000 (in cash and land) were made by the Bureau, with interest at 6 percent. The Bureau and Arcata were unable to reach a final settlement through negotiations and on October 17, 1971, Arcata brought suit in the Court of Claims, asking for compensation of not less than \$121,585,000 for the property taken, and approximately \$5,000,000 for severance damages.

On July 25, 1974, following a trial on the issue of land and timber values, the judge recommended that the value of the property taken from Arcata be set at \$96,632,251.50 (severance damages excluded) plus interest at 6.6 percent on the unpaid balance.

On December 30, 1974, Justice negotiated a settlement with Arcata for \$93,132,251.50, which included severance damages of \$2,500,000. Interest was computed at 6.6 percent.

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<sup>1</sup>/Defined as any loss in value of remaining property caused as a result of the taking of part of the property.

Final payment, made on June 16, 1975, constituted a total principal payment on property taken from Arcata of \$90,632,251.50, or \$32,832,251.50 above the Government's appraised value and \$30,952,748.50 less than Arcata's appraised value. Total land and cash payment to Arcata, including interest of \$22,192,135.28 and severance damages of \$2,500,000, was \$115,324,386.78.

Simpson Timber Company

The Government appraisal on property taken from Simpson was \$4,590,000. Through negotiations, the Bureau and Simpson reached agreement on the value of the property at \$4,933,850, plus interest at 6 percent. Payment was made in the form of cash and land. An agreement was then reached on severance damages amounting to \$122,199. Total payment to Simpson amounted to \$5,874,513.63, which included interest of \$818,464.63.

Georgia-Pacific Corporation

The Government appraisal on property taken from Georgia-Pacific was \$25,642,000. Severance damages were estimated to be \$1,874,000. Partial payments were made to Georgia-Pacific for the property taken (\$25,642,000) plus interest at 6 percent.

On December 30, 1971, Georgia-Pacific brought suit in the Court of Claims consistent with its appraisal for the land and timber of \$39,205,590 and a severance damage claim of \$51,300,000.

On December 17, 1976, Georgia-Pacific offered to settle the principal and interest claims for \$18,000,000 which was in addition to the prior principal and interest payments. The offer excluded any claim for severance damages. The Director of the Bureau objected to the proposed settlement offer because it had exceeded the Government's appraisal. However, the Associate Solicitor for the Department of the Interior raised no objection to the settlement offer, and, accordingly, the proposal was accepted by Justice. Total principal and interest payments amounted to \$45,842,022.09.

A trial was held in May 1977 to determine the extent of severance damages due Georgia-Pacific. The outcome of this trial will not be known for several months.

Harold A. Miller, et al.

The Government appraisal on the property taken from Miler was \$11,692,000, with no severance damages. Partial payments of \$11,687,955, consisting of cash and land, were made by the Bureau. Interest of \$2,082,185.41 was also paid, making the total payments to Miller \$13,770,140.41.

Miller has filed suit in the Court of Claims, alleging that the value of the property taken was \$17,524,726, and also filed claims for severance damages. A trial has been scheduled for the latter part of October 1977.

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As previously stated, other matters which may have had some impact on the acquisition of the land and the ultimate costs to the Federal Government were the manner in which the land exchange agreements were administered and the release by the Federal Government of its land and timber appraisals to the four large timber companies.

LAND EXCHANGE AGREEMENTS

The Redwood National Park Act stated that the United States would pay just compensation for lands taken for the Redwood National Park from the Land and Water Conservation Fund, or from land available to the Secretary of the Interior for exchange purposes, or a combination of both. In regard to the exchange of lands, the Secretary of the Interior was authorized by the act to use federally owned property

- under the jurisdiction of the Bureau of Land Management in California, which the Secretary classified as suitable for exchange or other disposal, except property needed for public use and management and
- within the Northern Redwood Purchase Unit in Del Norte County, California, formerly administered by the U.S. Forest Service, which the Secretary designated for exchange purposes, except that area designated as the Yurok Experimental Forest.

Three of the four large timber companies agreed to accept federally owned lands as part of their compensation for lands taken by the Federal Government. In the land

exchange with Simpson, agreement was reached between the Bureau and the timber company on the value of the lands taken as well as the value of the lands transferred. In the land exchanges with Arcata and Miller, however, no agreed value was placed on the lands taken at the time of the exchanges and the transfers of Federal lands were identified as partial payments for the value of the lands taken.

In the case of Arcata, approximately 11,015 acres of land were taken by the Government. The Government's appraised value of the property was \$57,800,000. Arcata and the Bureau entered into an agreement on April 1, 1971, for the exchange of 10,568 acres in the Purchase Unit, with an agreed value of \$40,000,000. The Government's appraisal for the land exchanged was \$37,793,000.

In the April 1 agreement with Arcata, a value for the lands being conveyed to Arcata was established. However, agreement was not reached on the value of the lands taken from Arcata. It was specifically stated that the land conveyed to Arcata was a "partial" settlement and that the Bureau and Arcata would continue to negotiate in an effort to reach agreement on additional compensation to be paid to Arcata.

Subsequent negotiations on the value of the land taken from Arcata were unsuccessful, and on October 17, 1971, Arcata filed suit in the Court of Claims. Arcata claimed that its lands and timber had a value of not less than \$121,585,000, while, as previously stated, the Government valued the lands and timber at \$57,800,000. The Court of Claims trial judge ruled, in July 1974, that the value of Arcata's lands and timber was \$96,632,251.50--or \$38,832,251.50 more than the Government's appraised value and \$30,952,748.50 less than Arcata's appraised value. Subsequently, the Government and Arcata reached agreement on a final value of \$90,632,251.50.

The single most significant factor for the wide difference between the amount set by the trial judge and the Government's appraised value was the fact that the judge did not allow the "discount factor" in arriving at the value of the timber. Through the use of a discount factor, future returns are reduced to a present value. Typically, a discount is applied to large transactions because of the purchaser's inability to obtain full investment value until some future date.

The Government's appraiser, in arriving at an amount of \$57,800,000, had discounted the value of the timber by about 35 percent, thus reducing the amount by about \$30,255,000. The trial judge had disallowed the Government's discount because he said there were no comparable sales data which support such a discount and the Government's appraiser did not consider price appreciation on redwood timber in his determination of value. The trial judge did, however, allow a reduction of 10 percent in the value of the redwood timber to recognize the impact that the "dumping" of a large quantity of such timber would have on the market price. In the final analysis, about \$22,359,000 of the discount of \$30,255,000 was disallowed by the trial judge.

The discount was an important factor with respect to the lands taken as well as the lands transferred to Arcata. The Government's appraised value of the land transferred to Arcata, as discussed earlier, was \$37,793,000. The Government's appraiser, using a discount factor of about 30 percent, had reduced the value by about \$15,928,000 to arrive at a value of \$37,793,000.

In view of the trial judge's ruling, we asked Department of the Interior officials why the same rationale was not applicable to the Federal lands transferred to Arcata. Officials of the Bureau, the Department of the Interior's Office of the Solicitor, and Justice said the acceptance or the rejection of the discount should have been applicable to the land and timber taken by the Government as well as the land and timber transferred to Arcata. We were told, however, that because of the manner in which the April 1, 1971, agreement with Arcata for the exchange of lands was negotiated and written, the Government had, in effect, closed its legal options to contest the value of the lands transferred. Justice officials added that notwithstanding this agreement, it would have been unlikely that the Federal Government had any recourse after the lands had already been transferred in partial payment to the company for its lands.

Officials of the Department of the Interior's Office of the Solicitor agreed with Justice's position. The officials we contacted maintained, however, that discounting is a valid appraisal technique and said in their view it should have been allowed by the Court of Claims.



With respect to Miller, the Federal Government entered into an agreement on November 30, 1971, for the exchange of 1,634 acres within the Purchase Unit and 240 acres of Bureau of Land Management lands for an agreed value of \$7,860,000 and \$46,900, respectively.

The exchange agreement between the Bureau and Miller was similar to the agreement executed with Arcata. However, the Miller agreement did not have the monetary effect of the Arcata agreement, because small amounts of timber were involved and therefore timber values were not discounted.

RELEASE OF THE GOVERNMENT'S  
APPRAISALS TO THE TIMBER COMPANIES

The Government's appraisals on lands taken from and transferred to three of the four timber companies were released to the companies without the companies at the same time making their appraisals available to the Government.

Bureau records show that on June 29, 1970, attorneys for Arcata asked the Director of the Bureau for the Government's appraisals on the lands legislatively taken. Similar requests were subsequently received from Miller and Simpson.

On July 21, 1970, the Director of the Bureau denied the requests of the companies and stated:

--It would not be in the public interest to release the appraisals because the Bureau would not be able to negotiate effectively with the companies.

--The report was confidential and a part of the deliberative process by which the Bureau's position in negotiating with the companies was to be formulated.

On July 30, 1970, the attorneys for Arcata and Miller filed an appeal with the Solicitor of the Department of the Interior for the release of the appraisals. On November 17, 1970, the Solicitor directed the Bureau to provide the Government's appraisals of the lands taken from Arcata and Miller, based on provisions of the Freedom of Information Act. The Solicitor, in directing that the Government's appraisals be released, stated:

"\* \* \*I do not find the Appraisal Report to fall within any of the exemptions of the Act, nor do I find that the public interest would be prejudiced by the disclosure of the Report."

\* \* \* \* \*

"\* \* \*In our discussions it has been made evident that this resolution would be expedited not only by the Government disclosure but likewise by the Company disclosure of its Appraisal Report. While I cannot here direct, I strongly urge the Company to make its Appraisal Report available for inspection by the Director and his representatives. \* \* \*"

Agency records show that not only were the Bureau and Justice against releasing the Government's appraisal reports but also that the Solicitor was advised against it by his own staff. The Associate Solicitor, Parks and Recreation, in an October 23, 1970, memorandum, advised the Solicitor that he believed there was sufficient legal authority to deny the disclosure of the reports. He also said it was his opinion that unilateral release of the reports would give the companies a "head start" in their efforts to discredit the Government's appraisals, thereby giving them a distinct advantage in litigation.

After the November 17, 1970, decision by the Solicitor, attorneys for Miller requested the Bureau to provide the Government's appraisal on lands within the Purchase Unit which were to be transferred to Miller. The Director of the Bureau advised the Solicitor of this request, and again informed the Solicitor of his objections to the release of the appraisal report. The Director stated, however, that in light of the Solicitor's earlier decision, he assumed the Solicitor would order the release of the appraisals. Accordingly, the Director said he would provide the Government's appraisals and the Solicitor concurred in the release of the information.

Bureau records show that the Government's appraisals of the lands taken from and transferred to the companies were released sometime during November 20, 1970, to January 22, 1971. However, according to the Bureau records, the release of all but one of the timber company appraisals (the exception was the mutual release of appraisals by Georgia-Pacific) to the Bureau were after these dates. Simpson released their appraisal information within 1 month; Arcata released

their appraisal on lands taken within 3 months and on lands exchanged within 1 month; and Miller did not release their appraisal until June 1972. Miller did, however, provide the Bureau a report outlining their estimate of damages within 3 months after receiving the Government's appraisal. Agency officials we contacted said that, although data was mutually exchanged between the Bureau and the timber companies during negotiations, the unilateral release of the appraisal reports gave the timber companies an advantage during negotiations and litigation proceedings.

DIRECTOR, BUREAU OF OUTDOOR RECREATION,  
DESIGNATED TO NEGOTIATE SETTLEMENT WITH  
THE FOUR TIMBER COMPANIES

The Secretary of the Department of the Interior, on September 18, 1968, designated the Director of the Bureau as the sole negotiator for the Department with the four timber companies and with the Department of Agriculture for the Purchase Unit. Notice of this was given to the Secretary of Agriculture and the four companies, as well as to the Directors of the National Park Service and the Bureau of Land Management.

We were informed by the Bureau that the Director was personally designated because of his prior experience in timber matters as a Deputy Chief with the U.S. Forest Service. According to the Bureau, this is the only time that it had responsibility to negotiate settlements with land-owners.

On February 27, 1969, subsequent to a change in administration and the Director's retirement, the Associate Director of the Bureau proposed to the Secretary of the Department of the Interior that the incoming Director of the Bureau be given the authority previously delegated to the former Director. The following reasons were given for this proposal:

- Bureau staff members are fully informed on all aspects of the negotiations and have developed background data and files.
- Bureau staff members worked closely with the staff of the legislative committees in establishing boundary lines on maps and are familiar with the Committee's intentions regarding many aspects of the area that may not be spelled out in Committee reports.

--Bureau staff members have attended meetings held with timber companies; are informed on all the problems facing Interior; are acquainted with officials of the Companies and their lawyers; and have gained the respect of these individuals.

--Contracts have been let by the Bureau covering "cruising" of timber and evaluation of lands taken from the timber companies and for the lands of the Purchase Unit. The Bureau has just completed the allocation of the Purchase Unit lands to the timber companies.

On March 11, 1969, the Secretary of the Interior approved the Associate Director's proposal.

COORDINATION BETWEEN THE BUREAU OF  
OUTDOOR RECREATION, NATIONAL PARK  
SERVICE, U.S. FOREST SERVICE, AND  
THE DEPARTMENT OF JUSTICE DURING  
REDWOOD NEGOTIATIONS

According to a Bureau official, the National Park Service, the U.S. Forest Service, and Justice officials provided assistance to the Bureau in negotiating with the timber companies. We found that the National Park Service and Justice officials were instrumental in reviewing the proposed appraisal contract and in selecting the Government's appraiser; the Justice attorneys worked with the Department of the Interior's Office of the Solicitor on various problems arising in connection with the acquisition of the lands; and U.S. Forest Service officials were involved in timber inventory contracts and reports. Furthermore, many of the Government appraisals were reviewed by National Park Service, U.S. Forest Service, and Justice officials, as well as by an independent real estate appraiser.

From discussions with agency officials, we are aware that coordination did occur between the parties involved. According to a Bureau official, Justice was reluctant to get "too involved" in any of the negotiations until action was filed by the timber companies in the Court of Claims. In discussions with Justice officials, we were advised that Justice usually does not have any interest in settlement negotiations unless legal action is initiated. The full involvement by Justice came after Arcata had filed suit with the Court of Claims.

THE APPRAISAL PROCESS AND SETTLEMENT  
PROCEDURES FOLLOWED BY THE BUREAU  
OF OUTDOOR RECREATION

In November 1968 the Bureau contracted with the firm of Hammon, Jensen and Wallen (Wallen), of Oakland, California, to prepare (1) fair market value appraisals, including timber inventories on lands legislatively taken from the companies and (2) appraisals and timber inventories on the federally owned Purchase Unit and Bureau of Land Management lands which could be transferred to the timber companies.

Wallen's estimates of the fair market values of the lands taken and exchanged with the timber companies were based on comparable sales (market data approach). Wallen used the discount factor in his appraisals of the lands and timber taken from Arcata, Georgia-Pacific, and Miller and for the Purchase Unit lands exchanged with Arcata. The amount of the discounts varied according to timber volume, from approximately 3.5 percent on the Miller property to 35 percent on the Arcata property. (See app. II for appraised values before and after discount.)

Bureau records show there was general agreement among the officials who reviewed Wallen's appraisals that the discount factor was a recognized and acceptable appraisal procedure. This factor, however, as discussed earlier, was rejected by the Court of Claims in the Arcata case and this resulted in settlements substantially in excess of the Government's appraisals.

The Bureau and the Department of the Interior's Office of the Solicitor had the responsibility for handling the negotiations and settlements with the four timber companies. When litigation was initiated, Justice assumed primary responsibility for the negotiations and ultimate settlements. The final settlements for the land and timber taken from the timber companies which have been settled to date have, in all cases, exceeded the Government's appraised values. The Bureau was, generally speaking, opposed to any settlements of amounts above the Government's appraisals; however, in both the Arcata and Georgia-Pacific cases, the final decisions for settlements were made by Justice.

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According to Department of the Interior and Justice officials, the designation of the Court of Claims has

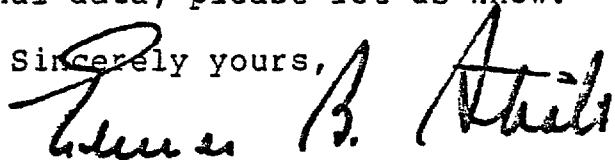
presented certain problems in the negotiations and settlement of cases with the timber companies and has resulted in substantial interest payments--in excess of \$27 million, as reflected in app. I. We were told that because the Court of Claims lacked the statutory authority to accept deposits of just compensation, the only available way to stop the accrual of interest was through the voluntary acceptance of cash and/or land by the companies. It was explained that in typical declaration of taking cases, which are litigated through the U.S. District Courts, the Government is required to deposit with the Court their estimated just compensation which, once deposited, stops further accruals of interest. Furthermore, only the company is authorized to bring action in the Court of Claims for a determination of just compensation.

To correct what the Department of the Interior feels were inadequacies in the 1968 act, it endorses legislation which will designate the U.S. District Court to decide claims, provide the Secretary of the Interior the authority to initiate proceedings at any time against the timber companies, and also authorize the Secretary to deposit estimated just compensation or parts thereof in District Courts.

The Clerk of the Court of Claims told us that the Congress could correct past inadequacies by giving the Court of Claims the statutory authority to accept deposits. Also, the Clerk said the Congress could establish, in future legislation, a time limitation for filing claims against the Government, which would help speed up the settlement process.

We trust that this information, together with our earlier briefings, will satisfy your interest in this matter; however, if you need additional data, please let us know.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Thomas B. Smith". The signature is written in a cursive style with some loops and flourishes.

Comptroller General  
of the United States

Payments to the Four Timber CompaniesJuly 1977

<u>Company</u>	<u>Principal</u>		<u>Interest</u>	<u>Severance</u>	<u>Total</u>
	<u>Cash</u>	<u>Land exchange</u>			
Arcata National Corporation	\$50,632,251.50	\$40,000,000.00	\$22,192,135.28	\$2,500,000.00	\$115,324,386.78
Georgia-Pacific Corporation	43,642,000.00 <sup>a/</sup>	None	2,200,022.09 <sup>a/</sup>	(b)	45,842,022.09
Simpson Timber Company	783,850.00	4,150,000.00	818,464.63	122,199.00	5,874,513.63
Harold A. Miller, et al.	<u>3,781,055.00</u>	<u>7,906,900.00</u>	<u>2,082,185.41</u>	<u>(c)</u>	<u>13,770,140.41</u>
Total	<u>\$98,839,156.50<sup>a/</sup></u>	<u>\$52,056,900.00</u>	<u>\$27,292,807.41<sup>a/</sup></u>	<u>\$2,622,199.00</u>	<u>\$180,811,062.91</u>

<sup>a/</sup> Final interest and principal payment of \$18,000,000 to Georgia-Pacific was not broken out in the Justice settlement; therefore, the entire \$18,000,000 payment is shown under the cash principal payment. According to information provided by Justice, the interest portion of this settlement could have amounted to about \$6,700,000.

<sup>b/</sup> A final agreement has not been reached with Georgia-Pacific on severance damages. A trial was held in May 1977 in the Court of Claims, however, a decision has not been made by the Court. Georgia-Pacific asked for severance damages of \$51,300,000 compared to the Government's estimate of \$1,800,000.

<sup>c/</sup> A final agreement has not been reached on the value of land and timber taken or severance damage due Harold A. Miller, et al. Suit was filed by Harold A Miller, et al. in the Court of Claims asking for compensation of land and timber in the amount of \$17,524,726 and \$1,833,000 for severance damages. A trial has been scheduled for late October, 1977.

Comparison of the Government's  
Appraisal of Fair Market Value  
Before and After Discount to the Actual  
Settlements for the Lands and Timber Taken and Exchanged  
With the Four Timber Companies

<u>Company</u>	<u>Government's Approved</u> <u>Appraised Value</u>		<u>Value of</u> <u>actual</u> <u>settlement</u> <u>(note a)</u>
	<u>Before</u> <u>discount</u>	<u>After</u> <u>discount</u>	
<b>I. <u>Arcata National Corporation</u></b>			
Land & Timber taken			
11,015 acres			
1,146,942,000 board feet	\$88,081,055	\$57,800,000	\$90,632,252
Land & Timber exchanged			
10,568 acres--NRPU (note b)			
805,923,000 board feet	53,720,875	37,793,000	40,000,000
<hr/>			
<b>II. <u>Georgia-Pacific Corporation</u></b>			
Land & Timber taken			
3,368 acres			
390,107,000 board feet	31,319,800	25,642,000	c/43,642,000
<hr/>			
<b>III. <u>Simpson Timber Company</u></b>			
Land & Timber taken			
5,918 acres			
60,652,000 board feet	4,590,000 <sup>d/</sup>	4,590,000	4,933,850
Land & Timber exchanged			
708 acres--NRPU (note b)			
55,245,000 board feet	4,094,000 <sup>d/</sup>	4,094,000	4,058,000
80 acres--BLM (note b)			
1,250,000 board feet	97,500 <sup>d/</sup>	97,500	92,000
<hr/>			
<b>IV. <u>Harold A. Miller, et al.</u></b>			
Land & Timber taken			
2,647 acres			
149,501,000 board feet	12,118,404	11,692,000	(e)
Land & Timber exchanged			
1,634 acres--NRPU (note b)			
107,857,000 board feet	7,860,000 <sup>d/</sup>	7,860,000	7,860,000
240 acres--BLM (note b)			
664,000 board feet	46,900 <sup>d/</sup>	46,900	46,900

**Note:**

a/ Does not include interest and severance damage.

b/ NRPU--Northern Redwood Purchase Unit  
BLM--Bureau of Land Management

c/ \$18,000,000 partial settlement with Georgia-Pacific did not separate the land and timber value from the amount of interest due. Therefore, the entire amount has been included in the land and timber settlement. Information provided by Justice shows that interest could have amounted to about \$6,700,000.

d/ Timber values not discounted because of the small volume of timber.

e/ Settlement not yet reached on value of land and timber taken from Harold A. Miller, et al. Suit has been filed in the Court of Claims in the amount of \$17,524,726. A trial has been scheduled for the latter part of October 1977.



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