



ECONOMIC ANALYSIS OF  
CRITICAL HABITAT  
DESIGNATION FOR THE CANADA  
LYNX

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prepared for:

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## EXECUTIVE SUMMARY

1. The purpose of this report is to identify and analyze the potential economic impacts associated with the proposed critical habitat designation for the United States distinct population segment of the Canada Lynx (*Lynx Canadensis*) (hereafter, "lynx"). This report was prepared by Industrial Economics, Incorporated (IEc), under contract to the U.S. Fish and Wildlife Service's (Service) Division of Economics.
2. On November 9, 2005, the U.S. Fish and Wildlife Service (Service) published a proposed critical habitat designation for the lynx, which was clarified in a subsequent notice published on February 16, 2006.<sup>1</sup> This proposed rule included lands proposed for designation and lands considered for exclusion from the designation (collectively referred in this analysis as the "study area"). The study area includes 18,031 square miles (46,699 square km) of land in Maine, Minnesota, Montana, Idaho and Washington.
3. The study area is subdivided into four units. Much of the landscape is remote high elevation undeveloped lands, over 80 percent of which is currently managed for timber purposes. The majority of the study area is private (73 percent); the remainder includes 11 percent Federal, 15 percent State, and one percent tribal ownership.<sup>2</sup> All of the Tribal and most of the Federal lands are proposed for exclusion. A graphical depiction of the study area is provided in Exhibits ES-7 through ES-10.
4. This analysis quantifies economic impacts of lynx conservation efforts associated with the following land uses: 1) timber activities, 2) recreation, 3) public and conservation land management, 4) transportation, 5) mining, 6) tribal activities, and 7) administrative costs associated with section 7 consultation. Additionally, this analysis provides information on the full option values of development and grazing activities in the study area.
5. The primary assumption applied in this analysis is that all landowners will manage their lands in accordance with the lynx conservation guidelines described in the Lynx Conservation Assessment Strategy (LCAS).<sup>3</sup> This conservation strategy was developed by the Service in cooperation with Federal agencies to identify land uses that may represent a conservation threat to the lynx, and make recommendations to mitigate those threats where possible. While this strategy has not been employed by private landowners

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<sup>1</sup> 70 FR 68294 - 68328 and 71 FR 8258 - 8264.

<sup>2</sup> 71 FR 8258.

<sup>3</sup> Ruediger, B., et. al. 2000. Canada lynx conservation assessment and strategy 2nd Edition. August 2000 (as amended Oct. 23-24, 2001, May 6-8, 2003 and Nov. 12-13, 2003). USDA Forest Service, US Fish and Wildlife Service, Bureau of Land Management, and National Park Service. Forest Service Publication #R1-00-53.

in the past, this analysis assumes that it represents the best available science regarding the conservation needs of the lynx, and therefore serves as an indicator of how habitat may be managed for the benefit of the lynx in the future.

6. Exhibit ES-1 and the Key Findings highlighted below summarize the results of the economic analysis.

**EXHIBIT ES-1. SUMMARY OF POST-DESIGNATION IMPACTS (2006 - 2025)**

IMPACT	UNDISCOUNTED	7% DISCOUNT RATE	3% DISCOUNT RATE
<i>Areas Proposed for Designation</i>			
Total Economic Impacts	\$175 million - \$889 million	\$99.9 million - \$259 million	\$125 million - \$411 million
Annualized Impacts	-	\$9.43 million - \$24.4 million	\$8.38 million - \$27.6 million
<i>Areas Considered for Exclusion</i>			
Total Economic Impacts	\$10.2 million - \$13.2 million	\$7.87 million - \$9.11 million	\$9.02 million - \$10.7 million
Annualized Impacts	-	\$743,000 - \$860,000	\$606,000 - \$719,000

## KEY FINDINGS

**Total Future Impacts:** The draft economic analysis forecasts future costs associated with lynx conservation efforts in areas proposed for designation to be \$175 million to \$889 million (undiscounted dollars) over the next 20 years. The present value of these impacts, applying a three percent discount rate, is \$125 million to \$411 million (\$8.38 million to \$27.6 million annualized); or \$99.9 million to \$259 million, using a seven percent discount rate (\$9.43 million to \$24.4 million annualized).

**Quantified Impacts:** Timber-related impacts comprise the majority, 91 percent at the high end (undiscounted dollars), of the total quantified impacts in areas proposed for critical habitat designation. Impacts to transportation comprise another six percent. The following impacts by activity are for areas proposed for designation, and do not include areas considered for exclusion from critical habitat.

- **Timber management:** Timber impacts are estimated for two scenarios. Under Scenario 1, impacts to silvicultural activities are \$117 million (undiscounted dollars). This includes impacts resulting from implementation of existing lynx management plans, performing project modifications (including road decommissioning or building alternative road access to avoid crossing Federal land), and developing lynx management plans. Under Scenario 2, impacts include additional costs of restricting pre-commercial thinning. Impacts under Scenario 2 are forecast to be \$808 million (undiscounted dollars) over a 20-year period.
- **Recreation:** Total costs associated with impacts to recreation activities are estimated to range from \$1.05 million to \$3.06 million over 20 years (undiscounted dollars), including reduced consumer surplus associated with increased congestion of snowmobiling trails, and costs of hunter and trapper education.
- **Public Land Management and Conservation Planning:** Costs related to lynx research and monitoring, and development of lynx management plans on public and conservation lands, total approximately \$12.8 million over 20 years (undiscounted dollars).
- **Transportation, Utilities and Municipal:** Impacts to these activities include implementing lynx conservation efforts for road and utility construction and maintenance projects, and dam relicensing activities. Impacts are estimated to range from \$35 million to \$55 million over the next 20 years (undiscounted dollars). Lynx conservation efforts include erecting wildlife crossings or fencing, monitoring, mapping and reporting, and bridge lengthening.
- **Mining:** Future mining projects in Unit 2 are forecast to implement lynx monitoring and management at an impact of \$430,000 over the next 20 years (undiscounted dollars); these impacts include relocations of stock piles and monitoring and reporting for the species.
- **Administrative Costs:** Administrative costs of section 7 consultation for all affected activities are estimated to be \$9.03 million over 20 years (undiscounted dollars).

**Land Use Activities for Which Impacts are Not Quantified:**

- **Residential/Commercial Development:** Impacts to development activities are not quantified in this analysis as information is not available to describe how development activities may be modified for the benefit of the lynx as described in Section 4. The analysis reports the option value for future development across the study area, \$2.23 billion.
- **Mining:** Two mines exist with planned expansions within the study area in Unit 2. The full combined resource values of these mines is \$864 million.
- **Grazing:** Cattle grazing occurs in Units 3 and 4 of the study area. The value of these cattle are estimated to be \$1.95 million.

**Critical Habitat Subunit with Highest Impacts:** The subunit with the largest projected impacts (high end estimate in undiscounted dollars) is private timber lands in Maine; impacts in this subunit constitute 28 percent of the total estimated impacts in the 27 subunits proposed for designation. Of the forecast impacts in this subunit, 96 percent are associated with impacts to silvicultural activities, primarily restrictions on pre-commercial thinning.

7. In addition to the impacts quantified in Exhibit ES-1, this analysis provides information on the full resource values of development, mining, and grazing in the study area absent information to estimate specific impacts to these activities associated with lynx conservation.

- The estimated option value for future residential and commercial development in the study area is \$2.16 billion to \$2.23 billion, 69 percent of which is associated with developable land in Unit 2: Minnesota. This value translates to an average per acre value of \$3,300 across the 687,000 acres considered developable within the study area. Lands considered developable across the study area are highlighted in Exhibits ES-7 through ES-10.
- Two mines exist with planned expansions within the study area in Unit 2. The full combined resource values of these mines is \$864 million. The locations of the mines are identified in Exhibit ES-8.
- Cattle grazing occurs in Units 3 and 4 of the study area. The value of these cattle are estimated to be \$1.95 million. Grazing lands within the study area are highlighted in Exhibits ES-9 and ES-10.

8. Exhibits ES-2 and ES-3 highlight post-designation impacts by activity.

EXHIBIT ES-2 POST-DESIGNATION IMPACT BY ACTIVITY (LOW END UNDISCOUNTED COST ESTIMATE)

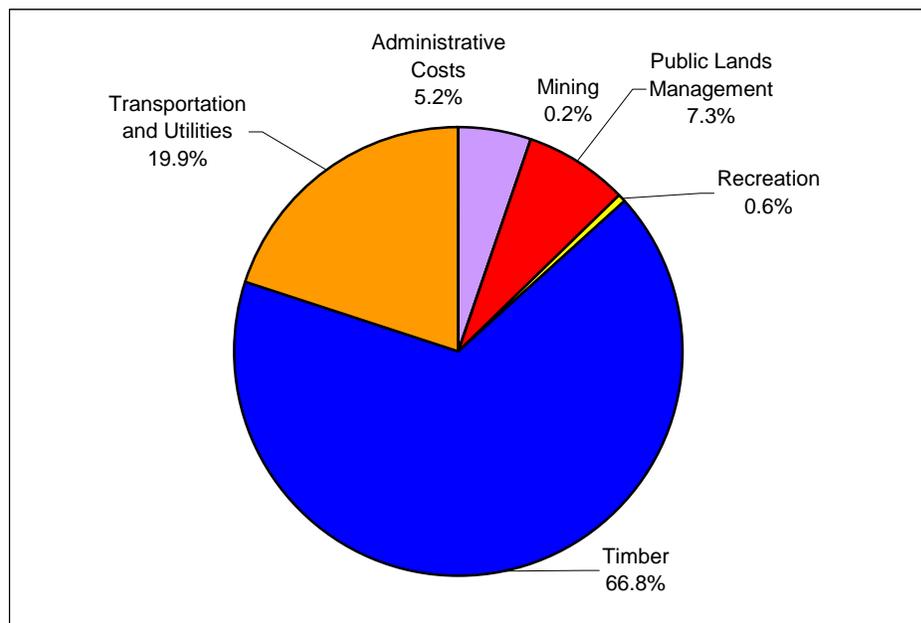
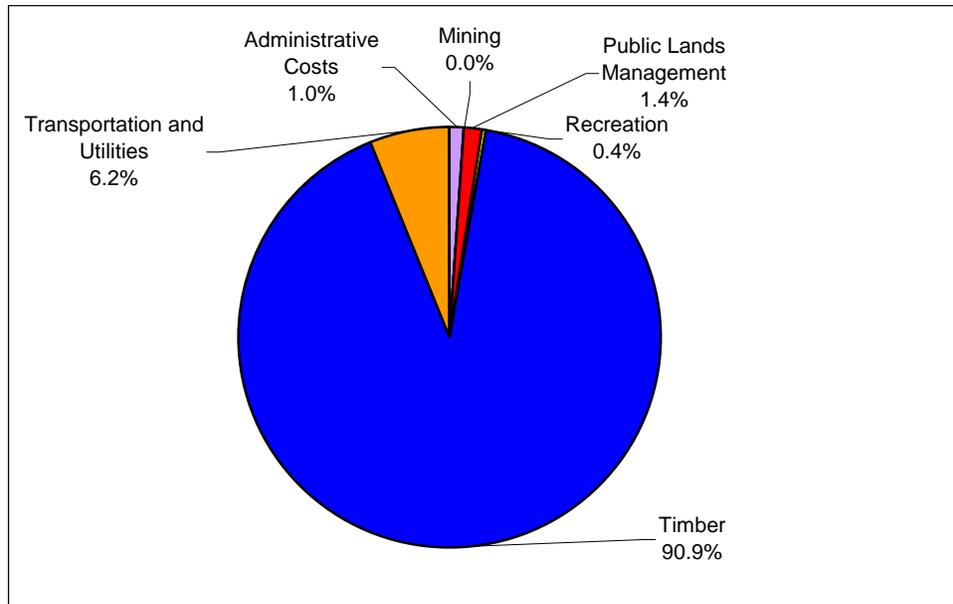


EXHIBIT ES-3. POST-DESIGNATION IMPACT BY ACTIVITY (HIGH END UNDISCOUNTED COST ESTIMATE)



16. Exhibits ES-4 and ES-5 rank the subunits proposed for critical habitat designation in order of level of expected impact. Information describing the economic impacts by subunit is provided in Exhibit ES-6. More detailed information describing estimated impacts by subunit and activity is provided in Appendix F.

## EXHIBIT ES-4. SUBUNITS RANKED BY LEVEL OF IMPACT (LOW END, UNDISCOUNTED)

SUBUNIT	ESTIMATED LOW END IMPACTS (UNDISCOUNTED)	PERCENT OF TOTAL LOW END IMPACTS (UNDISCOUNTED)
Unit 3: Northern Rocky Mountains - Montana Dept. of Natural Resources	\$44,100,000	25.18%
Unit 1: Maine - Private Timber Lands	\$36,500,000	20.83%
Unit 4: North Cascades - Washington Dept of Natural Resources	\$21,000,000	12.00%
Unit 1: Maine - Unknown Landowner	\$15,600,000	8.89%
Unit 2: Minnesota - Unknown Landowner	\$13,600,000	7.79%
Unit 2: Minnesota - Superior National Forest	\$10,000,000	5.71%
Unit 3: Northern Rocky Mountains - Unknown landowner	\$8,870,000	5.06%
Unit 1: Maine - Conservation NGO	\$6,780,000	3.87%
Unit 2: Minnesota - Minnesota Dept. of Natural Resources	\$6,450,000	3.68%
Unit 3: Northern Rocky Mountains - Private Timber Lands	\$3,050,000	1.74%
Unit 3: Northern Rocky Mountains - Montana Fish, Wildlife, and Parks	\$2,650,000	1.51%
Unit 1: Maine - Maine Dept of Conservation	\$2,220,000	1.26%
Unit 1: Maine - Baxter State Park Authority	\$1,400,000	0.80%
Unit 3: Northern Rocky Mountains - Montana University System	\$724,000	0.41%
Unit 3: Northern Rocky Mountains - Conservation NGO	\$547,000	0.31%
Unit 2: Minnesota - Private Timber Lands	\$333,000	0.19%
Unit 1: Maine - National Park Service	\$303,000	0.17%
Unit 3: Northern Rocky Mountains - U.S. Fish and Wildlife Service	\$287,000	0.16%
Unit 3: Northern Rocky Mountains - U.S. Bureau of Land Management	\$256,000	0.15%
Unit 1: Maine - Maine Dept. of Inland Fish & Wildlife	\$255,000	0.15%
Unit 3: Northern Rocky Mountains - Idaho Dept. of Land	\$230,000	0.13%
Unit 2: Minnesota - Private Mining Lands	\$29,000	0.02%
Unit 4: North Cascades - Washington Dept of Fish and Wildlife	\$20,000	0.01%
Unit 1: Maine - U.S. Fish and Wildlife Service	\$0	0.00%
Unit 3: Northern Rocky Mountains - U.S. Bureau of Reclamation	\$0	0.00%
Unit 3: Northern Rocky Mountains - Municipal/City Government	\$0	0.00%
Unit 4: North Cascades - Unknown Private Landowners	\$0	0.00%

## EXHIBIT ES-5. SUBUNITS RANKED BY LEVEL OF IMPACT (HIGH END, UNDISCOUNTED)

SUBUNIT	ESTIMATED HIGH END IMPACTS (UNDISCOUNTED)	PERCENT OF TOTAL LOW END IMPACTS (UNDISCOUNTED)
Unit 1: Maine - Private Timber Lands	\$250,000,000	28.12%
Unit 3: Northern Rocky Mountains - Unknown landowner	\$191,000,000	21.54%
Unit 3: Northern Rocky Mountains - Private Timber Lands	\$124,000,000	13.91%
Unit 2: Minnesota - Unknown Landowner	\$88,300,000	9.93%
Unit 2: Minnesota - Superior National Forest	\$50,600,000	5.69%
Unit 2: Minnesota - Minnesota Dept. of Natural Resources	\$49,100,000	5.52%
Unit 3: Northern Rocky Mountains - Montana Dept. of Natural Resources	\$44,200,000	4.97%
Unit 1: Maine - Unknown Landowner	\$35,600,000	4.00%
Unit 4: North Cascades - Washington Dept of Natural Resources	\$21,070,000	2.37%
Unit 1: Maine - Maine Dept of Conservation	\$13,600,000	1.53%
Unit 1: Maine - Conservation NGO	\$7,090,000	0.80%
Unit 3: Northern Rocky Mountains - Montana University System	\$6,920,000	0.78%
Unit 3: Northern Rocky Mountains - Montana Fish, Wildlife, and Parks	\$2,670,000	0.30%
Unit 1: Maine - Baxter State Park Authority	\$1,410,000	0.16%
Unit 2: Minnesota - Private Timber Lands	\$1,320,000	0.15%
Unit 3: Northern Rocky Mountains - Conservation NGO	\$576,000	0.06%
Unit 1: Maine - National Park Service	\$307,000	0.03%
Unit 3: Northern Rocky Mountains - U.S. Fish and Wildlife Service	\$293,000	0.03%
Unit 1: Maine - Maine Dept. of Inland Fish & Wildlife	\$260,000	0.03%
Unit 3: Northern Rocky Mountains - U.S. Bureau of Land Management	\$260,000	0.03%
Unit 3: Northern Rocky Mountains - Idaho Dept. of Land	\$230,000	0.03%
Unit 4: North Cascades - Washington Dept of Fish and Wildlife	\$180,000	0.02%
Unit 2: Minnesota - Private Mining Lands	\$30,600	0.00%
Unit 1: Maine - U.S. Fish and Wildlife Service	\$0	0.00%
Unit 3: Northern Rocky Mountains - U.S. Bureau of Reclamation	\$0	0.00%
Unit 3: Northern Rocky Mountains - Municipal/City Government	\$0	0.00%
Unit 4: North Cascades - Unknown Private Landowners	\$0	0.00%

## EXHIBIT ES-6. DETAILED IMPACTS BY SUBUNIT (2006 - 2025)

UNIT/SUBUNIT	FUTURE (UNDISCOUNTED)		FUTURE PRESENT VALUE 3%		FUTURE PRESENT VALUE 7%		ANNUALIZED 3%		ANNUALIZED 7%	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<i>Proposed Critical Habitat</i>										
<i>UNIT 1: MAINE</i>										
National Park Service	\$303,000	\$307,000	\$247,000	\$250,000	\$192,000	\$194,000	\$16,600	\$16,800	\$18,100	\$18,300
U.S. Fish and Wildlife Service	-	-	-	-	-	-	-	-	-	-
Maine Dept of Conservation	\$2,210,000	\$13,600,000	\$2,030,000	\$8,390,000	\$1,820,000	\$9,220,000	\$136,000	\$564,000	\$172,000	\$871,000
Maine Dept. of Inland Fish & Wildlife	\$255,000	\$260,000	\$205,000	\$209,000	\$156,000	\$159,000	\$13,800	\$14,000	\$14,800	\$15,000
Baxter State Park Authority	\$1,400,000	\$1,410,000	\$1,270,000	\$1,280,000	\$1,130,000	\$1,140,000	\$85,600	\$85,900	\$107,000	\$107,000
Private Timber Lands	\$36,500,000	\$250,000,000	\$33,100,000	\$153,000,000	\$29,600,000	\$168,000,000	\$2,230,000	\$10,300,000	\$2,790,000	\$15,900,000
Conservation NGO	\$6,780,000	\$7,090,000	\$3,600,000	\$3,740,000	\$3,090,000	\$3,200,000	\$242,000	\$252,000	\$292,000	\$302,000
Unknown Landowner	\$15,600,000	\$35,600,000	\$12,200,000	\$25,500,000	\$9,210,000	\$21,300,000	\$818,000	\$1,710,000	\$869,000	\$2,010,000
<i>Subtotal Unit 1</i>	<i>\$63,100,000</i>	<i>\$308,000,000</i>	<i>\$52,600,000</i>	<i>\$192,000,000</i>	<i>\$45,200,000</i>	<i>\$203,000,000</i>	<i>\$3,540,000</i>	<i>\$12,900,000</i>	<i>\$4,270,000</i>	<i>\$19,200,000</i>
<i>UNIT 2: MINNESOTA</i>										
Superior National Forest	\$10,000,000	\$50,600,000	\$7,570,000	\$26,200,000	\$5,520,000	\$7,030,000	\$509,000	\$1,760,000	\$521,000	\$664,000
Minnesota Dept. of Natural Resources	\$6,450,000	\$49,100,000	\$5,310,000	\$24,700,000	\$4,290,000	\$5,500,000	\$357,000	\$1,660,000	\$405,000	\$519,000
Private Timber Lands	\$333,000	\$1,320,000	\$272,000	\$715,000	\$212,000	\$230,000	\$18,300	\$48,000	\$20,000	\$21,600
Private Mining Lands	\$29,000	\$30,600	\$21,800	\$23,000	\$15,700	\$16,600	\$1,460	\$1,540	\$1,480	\$1,560
Unknown Landowner	\$13,700,000	\$88,300,000	\$11,400,000	\$45,300,000	\$9,340,000	\$11,500,000	\$764,000	\$3,050,000	\$881,000	\$1,080,000
<i>Subtotal Unit 2</i>	<i>\$30,500,000</i>	<i>\$189,000,000</i>	<i>\$24,500,000</i>	<i>\$97,000,000</i>	<i>\$19,400,000</i>	<i>\$24,300,000</i>	<i>\$1,650,000</i>	<i>\$6,520,000</i>	<i>\$1,830,000</i>	<i>\$2,290,000</i>
<i>UNIT 3: NORTHERN ROCKY MOUNTAINS</i>										
U.S. Fish and Wildlife Service	\$287,000	\$293,000	\$230,000	\$234,000	\$174,000	\$177,000	\$15,400	\$15,700	\$16,400	\$16,700
U.S. Bureau of Reclamation	-	-	-	-	-	-	-	-	-	-
U.S. Bureau of Land Management	\$256,000	\$260,000	\$201,000	\$204,000	\$149,000	\$150,000	\$13,500	\$13,700	\$14,000	\$14,200
Montana Dept. of Natural Resources	\$44,100,000	\$44,200,000	\$11,500,000	\$11,500,000	\$662,000	\$694,000	\$772,000	\$775,000	\$62,500	\$65,600
Montana Fish, Wildlife, and Parks	\$2,650,000	\$2,670,000	\$2,580,000	\$2,600,000	\$2,520,000	\$2,530,000	\$173,000	\$175,000	\$238,000	\$239,000
Montana University System	\$724,000	\$6,920,000	\$577,000	\$2,100,000	\$444,000	\$500,000	\$38,800	\$141,000	\$41,900	\$47,200
Idaho Dept. of Land	\$230,000	\$230,000	\$182,000	\$258,000	\$135,000	\$272,000	\$12,200	\$17,300	\$12,800	\$25,600
Municipal/City Government	-	-	-	-	-	-	-	-	-	-
Private Timber Lands	\$3,050,000	\$124,000,000	\$2,730,000	\$31,300,000	\$2,410,000	\$218,000	\$184,000	\$2,110,000	\$228,000	\$20,500
Conservation NGO	\$547,000	\$576,000	\$458,000	\$480,000	\$372,000	\$388,000	\$30,800	\$32,300	\$35,100	\$36,600
Unknown landowner	\$8,870,000	\$192,000,000	\$7,370,000	\$51,300,000	\$6,020,000	\$3,480,000	\$495,000	\$3,450,000	\$568,000	\$328,000
<i>Subtotal Unit 3</i>	<i>\$60,800,000</i>	<i>\$370,000,000</i>	<i>\$25,800,000</i>	<i>\$100,000,000</i>	<i>\$12,900,000</i>	<i>\$8,400,000</i>	<i>\$1,740,000</i>	<i>\$6,730,000</i>	<i>\$1,220,000</i>	<i>\$793,000</i>

UNIT/SUBUNIT	FUTURE (UNDISCOUNTED)		FUTURE PRESENT VALUE 3%		FUTURE PRESENT VALUE 7%		ANNUALIZED 3%		ANNUALIZED 7%	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>UNIT 4: NORTH CASCADES</b>										
Washington Dept of Fish and Wildlife	\$20,000	\$180,000	\$19,700	\$134,000	\$19,300	\$94,000	\$1,330	\$8,980	\$1,830	\$8,870
Washington Dept of Natural Resources	\$21,000,000	\$21,000,000	\$21,600,000	\$21,600,000	\$22,400,000	\$22,400,000	\$1,450,000	\$1,450,000	\$2,110,000	\$2,110,000
Unknown Private Landowners	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Unit 4</b>	\$21,100,000	\$21,200,000	\$21,600,000	\$21,800,000	\$22,400,000	\$22,500,000	\$1,450,000	\$1,460,000	\$2,110,000	\$2,120,000
<b>SUBTOTAL AREAS PROPOSED FOR DESIGNATION</b>	<b>\$175,000,000</b>	<b>\$889,000,000</b>	<b>\$125,000,000</b>	<b>\$411,000,000</b>	<b>\$99,900,000</b>	<b>\$259,000,000</b>	<b>\$8,380,000</b>	<b>\$27,600,000</b>	<b>\$9,430,000</b>	<b>\$24,400,000</b>
<b>Areas Considered for Exclusion</b>										
<b>UNIT 1: MAINE</b>										
Tribal lands	\$283,000	\$2,380,000	\$231,000	\$1,210,000	\$187,000	\$912,000	\$15,600	\$81,200	\$17,700	\$86,100
<b>Subtotal Unit 1</b>	<b>\$283,000</b>	<b>\$2,380,000</b>	<b>\$231,000</b>	<b>\$1,210,000</b>	<b>\$187,000</b>	<b>\$912,000</b>	<b>\$15,600</b>	<b>\$81,200</b>	<b>\$17,700</b>	<b>\$86,100</b>
<b>UNIT 2: MINNESOTA</b>										
Voyageurs National Park	\$1,100,000	\$1,110,000	\$995,000	\$1,000,000	\$885,000	\$890,000	\$66,900	\$67,400	\$83,500	\$84,000
Tribal Lands	\$1,530,000	\$2,430,000	\$1,170,000	\$1,860,000	\$870,000	\$1,380,000	\$78,800	\$125,000	\$82,100	\$130,000
<b>Subtotal Unit 2</b>	<b>\$2,630,000</b>	<b>\$3,540,000</b>	<b>\$2,170,000</b>	<b>\$2,860,000</b>	<b>\$1,750,000</b>	<b>\$2,270,000</b>	<b>\$146,000</b>	<b>\$192,000</b>	<b>\$166,000</b>	<b>\$214,000</b>
<b>UNIT 3: NORTHERN ROCKY MOUNTAINS</b>										
Glacier National Park	\$6,050,000	\$6,050,000	\$5,560,000	\$5,560,000	\$5,030,000	\$5,030,000	\$374,000	\$374,000	\$475,000	\$475,000
BLM: Butte Resource Area	\$246,000	\$246,000	\$222,000	\$222,000	\$196,000	\$196,000	\$14,900	\$14,900	\$18,500	\$18,500
<b>Subtotal Unit 3</b>	<b>\$6,290,000</b>	<b>\$6,290,000</b>	<b>\$5,780,000</b>	<b>\$5,780,000</b>	<b>\$5,230,000</b>	<b>\$5,230,000</b>	<b>\$388,000</b>	<b>\$388,000</b>	<b>\$494,000</b>	<b>\$494,000</b>
<b>UNIT 4: NORTH CASCADES</b>										
North Cascades National Park	\$550,000	\$550,000	\$476,000	\$476,000	\$401,000	\$401,000	\$32,000	\$32,000	\$37,900	\$37,900
Lake Chelan National Recreation Area	\$433,000	\$433,000	\$367,000	\$367,000	\$302,000	\$302,000	\$24,700	\$24,700	\$28,500	\$28,500
<b>Subtotal Unit 4</b>	<b>\$983,000</b>	<b>\$983,000</b>	<b>\$844,000</b>	<b>\$844,000</b>	<b>\$703,000</b>	<b>\$703,000</b>	<b>\$56,700</b>	<b>\$56,700</b>	<b>\$66,400</b>	<b>\$66,400</b>
<b>SUBTOTAL AREAS CONSIDERED FOR EXCLUSION</b>	<b>\$10,200,000</b>	<b>\$13,200,000</b>	<b>\$9,020,000</b>	<b>\$10,700,000</b>	<b>\$7,870,000</b>	<b>\$9,110,000</b>	<b>\$606,000</b>	<b>\$719,000</b>	<b>\$743,000</b>	<b>\$860,000</b>



