

Cost Estimates For Proposed Acquisition

| Project | Acres | Matrix Score | ACPA Value |
|---|-------|--------------|------------|
| Lake Forest Creek - Friedman Paul Trustee | 20.24 | 6.20 | \$60,720 |
| Lake Forest Creek - Olster | 16.36 | 5.87 | \$98,160 |

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

| Project | Appraisals (2) | Option Payment | Title Report | Sub-total |
|---|----------------|----------------|--------------|-----------------|
| Lake Forest Creek - Friedman Paul Trustee | \$5,000 | \$1,000 | \$1,200 | \$12,200 |
| Lake Forest Creek - Olster | \$5,000 | \$1,000 | \$1,200 | \$12,200 |
| | | | | \$24,400 |

Table B. Post-Contract Costs (Due Diligence and Closing Services)

| Project | Pre-Acquisition Costs (Sub-total) | Baseline Document (CE) | Boundary Survey | Environmental Audit | Closing Costs* | GRAND TOTAL |
|---|-----------------------------------|------------------------|-----------------|---------------------|----------------|-----------------|
| Lake Forest Creek - Friedman Paul Trustee | \$12,200 | \$0 | \$15,000 | \$3,500 | \$5,000 | \$35,700 |
| Lake Forest Creek - Olster | \$12,200 | \$0 | \$14,000 | \$3,000 | \$5,000 | \$34,200 |
| | | | | | | \$69,900 |

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

| Project | Acres | Physical Improvements | Average Annual Recurring | Total Costs for the initial 10 Years |
|---|-------|-----------------------|--------------------------|--------------------------------------|
| Lake Forest Creek - Friedman Paul Trustee | 20.24 | \$4,868 | \$2,706 | \$31,928 |
| Lake Forest Creek - Olster | 16.36 | \$28,547 | \$2,656 | \$55,107 |
| | | | | \$87,035 |

Management Cost Estimates (Fee Simple)

**Lake Forest Creek
Friedman**

20.24 acres

Initial Improvements (WSPP)

\$300 Regulatory Signs
\$400 Gates
\$4,000 Site Perimeter Fencing
\$168 Trail/ Firebreak Construction
Total: \$4,868

Average Annual Mgmt. Costs (General Fund)

\$450 Road/Trail/Firebreak Maintenance
\$140 Exotic Plant Control
\$250 Prescribed Fire
\$1,866 Monitoring
Total: \$2,706

Signs:

Regulatory & Trail Signs \$300 (WSPP)

Gates:

Gates: \$400 (1 gates x \$400/gate) (WSPP)

Site Perimeter Fencing

Wire Fencing: \$4,000 (800ft x \$5/linear foot) (WSPP)

Trail/Firebreak Construction

Trail/Firebreak Construction: \$168 (0.8 mi x \$210/mi) (WSPP)

Road/Trail/Firebreak Maintenance

Year 2-10: \$450 /year (\$75/mile x 1 mile = \$75 x 6 times/year) (General Fund)

Exotic Plant Control

Year 1: \$500
Year 2-10: \$100 each year
10 Year Total & Average: \$1400 or \$140 per year (General Fund)

Prescribed Fire

Burning: \$250/year (an average of ~ 20 acres every other year x \$25/ac)
10 Year Burning Total: \$2,500 or \$250 per year. (General Fund)

Monitoring/ Security

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$18,660 or \$1,866/year (General Fund)

Management Cost Estimates (Fee Simple)

Lake Forest Creek

Olster

16.36 acres

Initial Improvements (WSPP)

| | |
|------------------------|------------------------|
| \$18,600 | Trailhead |
| \$800 | Gates |
| \$9,000 | Site Perimeter Fencing |
| \$147 | Firebreak Construction |
| Total: \$28,547 | |

Average Annual Mgmt. Costs (General Fund)

| | |
|-----------------------|----------------------------------|
| \$450 | Road/Trail/Firebreak Maintenance |
| \$140 | Exotic Plant Control |
| \$200 | Prescribed Fire |
| \$1,866 | Monitoring |
| Total: \$2,656 | |

Trailhead

| | |
|------------------------------|--|
| Entrance sign: | \$2,700 |
| Interpretive Kiosk | \$3,000 |
| Regulatory & Trail Signs | \$300 |
| Parking Area | \$10,000 |
| Wood Fence | \$2,600 (\$10/linear foot x 260 linear ft) |
| Total Trailhead Costs | \$18,600 (WSPP) |

Gates:

Gates: \$800 (2 gates x \$400/gate) (WSPP)

Site Perimeter Fencing

Wire Fencing: \$9,000 (~1800ft x \$5/linear foot) (WSPP)

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$147 (0.7 mi x \$210/mi) (WSPP)

Road/Trail/Firebreak Maintenance

Year 2-10: \$450 /year (\$75/mile x 1 mile = \$75 x 6 times/year) (General Fund)

Exotic Plant Control

Year 1: \$500
Year 2-10: \$100 each year
10 Year Total & Average: \$1400 or \$140 per year (General Fund)

Prescribed Fire

Burning: \$400/year (an average of ~ 16 acres every other year x \$25/ac)
10 Year Burning Total: \$2,000 or \$200 per year. (General Fund)

Monitoring/ Security

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.
10 Year total: \$18,660 or \$1,866/year (General Fund)