

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Lochloosa Creek Flatwoods - Cobble	106.47	5.60	\$250,256

\*Alachua County Property Appraiser Estimate; true property value will be determined based on appraisals

### Acquisition Estimates

**Table A. Pre-Contract / Pre-Acquisition Costs**

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lochloosa Creek Flatwoods - Cobble	\$7,000	\$1,000	\$1,500	\$16,500
				<b>\$16,500</b>

**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
Lochloosa Creek Flatwoods - Cobble	\$16,500	\$18,000	\$30,000	\$5,500	\$8,500	\$78,500
						<b>\$78,500</b>

\* 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
Lochloosa Creek Flatwoods - Cobble	106.47	\$0	\$550	\$5,500
				<b>\$5,500</b>

**Lochloosa Creek Flatwoods  
Cobble**

**106.47 acres**

The Cobble property will be protected through a conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550/year for site inspection and write-up.