

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Lake Forest Creek - Quaker 22 LLC	5.69	N/A	\$371,785

### Acquisition Estimates

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

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lake Forest Creek - Quaker 22 LLC	\$5,000	\$1,000	\$1,200	\$12,200
				<b>\$12,200</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
Lake Forest Creek - Quaker 22 LLC	\$12,200	\$0	\$9,000	\$2,500	\$3,000	\$26,700

\* Includes attorney's fees and title insurance

**\$26,700**

### Management Estimates

**Table C. Stewardship Costs**

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Lake Forest Creek - Quaker 22 LLC	5.69	\$4,763	\$1,738	\$22,143
				<b>\$22,143</b>

## Management Cost Estimates (Fee Simple)

Lake Forest Creek

Quaker 22 LLC

5.68 acres

### Initial Improvements (WSPP)

\$300 Regulatory Signs  
\$400 Gates  
\$4,000 Site Perimeter Fencing  
\$63 Trail/ Firebreak Construction

**Total: \$4,763**

### Average Annual Mgmt. Costs (General Fund)

\$135 Road/Trail/Firebreak Maintenance  
\$140 Exotic Plant Control  
\$63 Prescribed Fire  
\$1,400 Monitoring

**Total: \$1,738**

### 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: \$63 (0.3 mi x \$210/mi) (WSPP)

### Road/Trail/Firebreak Maintenance

Year 2-10: \$135 /year (\$75/mile x 0.3 mile = \$22.5 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: \$63/year (an average of ~ 5 acres every other year x \$25/ac)  
10 Year Burning Total: \$630 or \$63 per year. (General Fund)

### Monitoring/ Security

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

10 Year total: \$14,000 or \$1,400/year (\$46.65/hour) (General Fund)