

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Rayonier - All Alachua County	~ 13,265	See Exhibit 1	\$18,159,062

*Alachua County Property Appraiser Just(Market) Value; negotiated price will be determined based on appraisals

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment(s)*	Title Report	Sub-total
Rayonier - All Alachua County	\$113,000	\$6,000	\$26,800	\$258,800

*May be acquired through multiple contracts

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
Rayonier - All Alachua County	\$258,800	\$0	\$1,250,000	\$78,500	\$98,000	\$1,685,300

* 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
Rayonier - All Alachua County	~13,265	\$1,126,725	173,600	\$2,862,725

Management Cost Estimates (Fee Simple)

**ACF Project: Northeast Flatwoods, Buck Bay Flatwoods
Lake Santa Fe, Santa Fe River, Austin Cary Flatwoods**

13,265* acres

Property: Rayonier Holdings

**Acres include all Rayonier holdings in Alachua County. Functionally, this acreage would be divided into smaller acquisition units and preserve management units.*

Initial Improvements (WSPP)

\$140,000 7 Trailheads (\$20K each)
\$6,000 Gates
\$396,000 Site Perimeter Fencing
\$4,725 Firebreak Construction
\$100,000 Initial Road Maintenance
\$480,000 Invasive Plant Mgt.

Total: \$1,126,725

Average Annual Mgmt. Costs (Gen Fund)

\$8,400 Road/Trail/Firebreak Maintenance
\$60,000 Invasive Plant Control
\$58,700 Prescribed Fire
\$46,650 Monitoring

Total: \$173,600

DETAILS

Trailhead

Entrance sign: \$3,700
Interpretive Kiosk \$3,000
Regulatory & Trail Signs \$700
Parking Area \$10,000
Wood Fence \$2,600 (\$10/linear foot x 260 linear ft)

Total Trailhead Costs (each) \$20,000 x 7 Potential Locations = \$140,000

Gates:

Gates: \$6,000 (15 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$396,000 (79,200ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Initial Road Improvements: \$100,000 For key low water crossing locations **(WSPP)**

Trail/ Firebreak Construction: \$4,725 (12.5 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$8,400/year (\$75/mile x 56 miles = \$4,200 x 2 times/year) **(WSPP)**

Invasive Plant Control

Year 1-4: \$480,000 total or \$120,000/year **(WSPP)**

Year 5-10: \$360,000 total or \$60,000/year **(Gen Fund)**

Prescribed Fire

Burning: \$58,700/year (average of 2,350 acres every year x \$25/year) **(Largely a salary cost)**

Monitoring/ Security

1,000 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.: \$46,650/year