

Cost Estimates For Proposed Acquisition

| Project | Acres | Matrix Score | ACPA Value* |
|---|--------|--------------|-------------|
| Lochloosa Creek Flatwoods - Little Orange Lake Investor | 177.64 | 5.8 | \$1,349,319 |

*Alachua County Property Appraiser Estimate; negotiated acquisition cost will be determined based on appraisals

Acquisition Estimates

| Project | Appraisals (2) | Option Payment | Title Report | Sub-total |
|---|----------------|----------------|--------------|-----------------|
| Lochloosa Creek Flatwoods - Little Orange Lake Investor | \$5,500 | \$1,000 | \$1,800 | \$13,800 |
| | | | | \$13,800 |

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 - Little Orange Lake Investor | \$13,800 | \$0 | \$38,000 | \$6,000 | \$10,000 | \$67,800 |

* Includes attorney's fees and title insurance

\$67,800

Management Estimates

Table C. Stewardship Costs

| Project | Acres | Physical Improvements | Average Annual Recurring | Total Costs for the initial 10 Years |
|---|--------|-----------------------|--------------------------|--------------------------------------|
| Lochloosa Creek Flatwoods - Little Orange Lake Investor | 177.64 | | | \$0 |
| | | | | \$0 |

Management Cost Estimates (Fee Simple)

Lochloosa Creek Flatwoods – Little Orange Lake Investors, LLC

178 acres

Initial Improvements (WSPP)

\$11,030 Trailhead
\$400 Gates
\$0 Site Perimeter Fencing
\$1,500 Firebreak Construction
Total: \$12,930

Average Annual Mgmt. Costs (General Fund)

\$ 1,856.25 Road/Trail/Firebreak Maintenance
\$ 71,200 Invasive Plant Control
\$ 837.5 Prescribed Fire
\$ 1,866 Monitoring
Total: \$79,759.75

Trailhead

Entrance sign: \$2,700
Interpretive Kiosk \$3,000
Regulatory & Trail Signs \$300
Parking Area \$0 (*Utilize existing paved parking. Reassess additional needs in future.*)
Wood Fence \$5,030 (\$10/linear foot x 503 linear ft)
Total Trailhead Costs \$11,030 (WSPP)

Gates:

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

Site Perimeter Fencing

Wire Fencing: \$0 (*None initially anticipated; need may be reassessed in the future.*)
(0ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Firebreak Construction: \$1,500 (0.75 mi x \$2,000/mi) **(WSPP)**
Trail Construction: \$0 *Initial plan to utilize existing trails on site. See maintenance estimate.*
below. (0 mi x \$1,200/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$1,856.25/year (\$75/mile x 2.25 miles = \$168.75 x 11 times/year = \$1,856.25) **(General Fund)**

Invasive Plant Control

Years 1-5: \$489,500 = (178 acres x \$550/ acre = \$97,900 x 5yrs = \$489,500)
Years 6-10: \$222,500 = (178 acres x \$250/ acre = \$44,500 x 5yrs = \$222,500)
10 Year Total & Average: \$712,000 or \$71,200 per year **(General Fund)**

Prescribed Fire

Burning: \$837.5/year (an average of ~ 67 acres every other year x \$25/ac = \$1,675/2 = \$837.5)
10 Year Burning Total: \$8,375 **(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)**