

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Lochloosa Creek Flatwoods - Frog Song Organics (Agricultural Conservation Easement)	65.90	7.43	\$311,600

*Aachua County Property Appraiser (ACPA) Estimate of land without improvements; negotiated acquisition cost 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 - Frog Song Organics (Agricultural Conservation Easement)	\$7,800	\$1,000	\$500	\$17,100
				\$17,100

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 - Frog Song Organics (Agricultural Conservation Easement)	\$17,100	\$12,000	\$30,000	\$4,000	\$9,000	\$72,100
						\$72,100

* 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 - Frog Song Organics (Agricultural Conservation Easement)	65.90	\$0	\$550	\$5,500
				\$5,500

Management Cost Estimates

Project Area: Lochloosa Creek

Flatwoods* **Property:** Frog Song Organics

65.9 acres

The Frog Song Organics property will be protected through an agricultural 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.

** The Frog Song Organics property is geographically closest to the Lochloosa Creek Flatwoods Alachua County Forever Project Area, but it is not within the original project area boundary.*