

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score**	ACPA Value*
Lake Santa Fe - Truman Timber LLC (Fee Simple)	1,150	6.27	\$3,093,774
Lizzie Robinson - Batey (Cons. Easement)	245	6.17	\$1,591,915

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

**Truman Timber scored based on Environmental Lands Matrix; Batey scored using Agruciltural Lands Matrix

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Lake Santa Fe - Truman Timber LLC (Fee Simple)	\$10,000	\$1,000	\$1,700	\$22,700
Lizzie Robinson - Batey (Cons. Easement)	\$5,000	\$1,000	\$600	\$11,600
				\$34,300

Table B. Post-Contract Costs (Due Diligence and Closing Services)

Project	Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Lake Santa Fe - Truman Timber LLC (Fee Simple)	\$22,700	\$0	\$150,000	\$10,000	\$11,000	\$193,700
Lizzie Robinson - Batey (Cons. Easement)	\$11,600	\$10,000	\$190,000	\$6,500	\$7,000	\$85,100
						\$278,800

* 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
Lake Santa Fe - Truman Timber LLC (Fee Simple)	1,150	\$115,500	\$28,282	\$398,320
Lizzie Robinson - Batey (Cons. Easement)	245	\$0	\$550	\$5,500
				\$403,820

Management Cost Estimates (Fee Simple)

Project Area: Lake Santa Fe

Property Name: Truman Timber LLC

~1,150 acres

Initial Improvements (WSPP)

\$61,500	Trailhead
\$1,600	Gates
\$26,400	Site Perimeter Fencing
\$26,000	Firebreak Construction
\$115,500	Total

Average Annual Mgmt. Costs (General Fund)

\$1,800	Road/Trail/Firebreak Maintenance
\$12,900	Invasive Plant Control
\$11,250	Prescribed Fire
\$2,332	Monitoring
\$28,282	Total

Trailhead

Entrance sign:	\$4,000
Interpretive Kiosk	\$2,000
Regulatory & Trail Signs	\$500
Parking Area	\$55,000
Total Trailhead Costs	\$61,500 (WSPP)

Gates:

Gates: \$1,600 (4 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$26,400 (~5,280 ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Firebreak Construction: \$26,000 (13 mi x \$2,000/mi) **(WSPP)**

Trail Construction \$2,400 (2 mi x \$1,200/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance (Trail mowing)

Year 2-10: \$1,800/year (\$75/mile x 2 miles = \$150 x 12 times/year) **(General Fund)**

Invasive Plant Control

Year 1: \$120,000 (300 acres X \$400/ acre, if contracted)

Year 2-10: \$10,000 each year

10 Year Total & Average: \$129,000 or \$12,900 per year **(General Fund)**

Prescribed Fire

Burning: \$11,250/year (an average of ~ 450 acres every year x \$25/ac)

10 Year Burning Total: \$112,500 **(General Fund)**

Monitoring/ Security

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

10 Year total: \$23,320 or \$2,332/year **(General Fund)**

Management Cost Estimates (Conservation Easement)

Project Area: Lizzie Robinson

Property: Batey

245 acres

The Batey 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.