

Cost Estimates For Proposed Acquisition

Santa Fe River - Hitchcock Conservation Easement

Acres:	2,243
Matrix Scores:	8.47 & 7.53
Property Appraisers Just Value:	\$4,683,721

Acquisition Estimates

Table A. Pre-Contract Costs

Pre-Acquisition Costs			Sub-total
Appraisals (2)	Option Payments	Title Report	
\$32,000	\$2,000	\$4,000	\$38,000

Table B. Post-Contract Costs

Due Diligence and Closing Services					GRAND TOTAL
Pre-Acquisition Costs (Sub-total)	Baseline Document	Boundary Survey	Environmental Audit	Closing Costs*	
\$38,000	\$7,700	\$195,000	\$9,500	\$8,200	\$258,400

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
2,276.00	\$0	\$1,000	\$10,000

Note: The Hitchcock property will be protected through a 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.

**Santa Fe River
Hitchcock**

2,243 acres

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Monitoring = \$1,000/year for site inspection and write-up.