

**Exhibit #5. Cost Estimates**

**Acquisition Estimates**

**Table A. Pre-Contract Costs**

Project	Acres	Land Cost	Pre-Acquisition Services			
			Appraisals	Boundary Sketch	Title Report	sub-total
Lochloosa Connector - River Styx	1,375	\$ 2,301,800	\$ 8,913	\$ -	\$ 75	\$ 8,988

**Table B. Post-Contract Costs**

Project	Due Diligence and Closing Services					GRAND TOTAL
	Title Insurance	Surveys	Environmental Audit	Closing	sub-total	
Lochloosa Connector - River Styx	\$ 4,165	\$ 38,853	\$ 4,638	\$ 500	\$ 48,156	\$ 2,358,943

**Stewardship Estimates**

Project	Acres	Physical Improvements (BOND)	Average Annual Recurring (General Fund)	Average Annual Recurring/Acre	Total Costs for initial 10 years
Lochloosa Connector - River Styx	1,375	\$ -	\$ 500	\$ 0.36	\$ 5,000

\*Note: These estimates are taken from the attached draft project stewardship reports, adjusted for inflation (3%/yr), and averaged.

**Lochloosa Connector**  
**Rayonier – River Styx Tract**

**1,375 acres**

If the St. Johns River Water Management District (SJRWMD) is the lead manager on the property, the County's costs will be limited to \$500/year for coordinating with the SJRWMD on the management of the property. This will save the County an estimated \$18,343 per year in general fund management costs and an estimated \$55,250 in non-recurring bond expenses.