

Biological Resource Compensation/Mitigation Cost Estimate<sup>1</sup>  
 Breakdown  
 for use with the REAT-NFWF Mitigation Account

Table of Estimated Costs<sup>2</sup>  
 July 9, 2010

	<b>Task</b>	<b>Cost</b>
1.	Land Acquisition	\$1000 per acre <sup>3</sup>
2.	Level 1 Environmental Site Assessment	\$3000 per parcel <sup>4</sup>
3.	Appraisal	\$5000 per parcel
4.	Initial site work - clean-up, enhancement , restoration	\$250 per acre <sup>5</sup>
5.	Closing and Escrow Costs – 1 transaction includes landowner to 3 <sup>rd</sup> party and 3 <sup>rd</sup> party to agency	\$5000 per transaction
6.	Biological survey for determining mitigation value of land (habitat based with species specific augmentation)	\$5000 per parcel
7.	3 <sup>rd</sup> party administrative costs - includes staff time to work with agencies and landowners; develop management plan; oversee land transaction; organizational reporting and due diligence; review of acquisition documents; assembling acres to acquire....	10% of land acquisition cost (#1)
8.	Agency costs to review and determine accepting land donation - includes 2 physical inspections; review and approval of the Level 1 ESA assessment; review of all title documents; drafting deed and deed restrictions; issue escrow instructions; mapping the parcels....	15% of land acquisition costs (#1) × 1.17 (17% of the 15% for overhead)
	<b><i>SUBTOTAL - Acquisition &amp; Initial Site Work</i></b>	\$
9.	Long-term Management and Maintenance (LTMM) Fund - includes land management; enforcement and defense of easement or title [short and long term]; monitoring....	\$1450 per acre <sup>6</sup>
	<b>NFWF Fees</b>	
10.	Establish the project specific account	\$12,000
11.	NFWF management fee for acquisition & initial site work	3% of SUBTOTAL
12.	NFWF Management fee for LTMM Fund	1% of LTMM Fund
	<b><i>TOTAL for deposit in REAT-NFWF Project Specific Account</i></b>	\$

<sup>1</sup> All costs are best estimates as of summer 2010. Actual costs will be determined at the time of the transactions and may change the funding needed to implement the required mitigation obligation. Note: regardless of the estimates, the developer is responsible for providing adequate funding to implement the required mitigation.

<sup>2</sup> Companion table to the excel spreadsheet with formulas.

<sup>3</sup> Generalized estimate taking into consideration a likely jump in land costs due to demand, and an 18-24 month window to acquire the land after agency decisions are made. If the agencies, developer, or 3<sup>rd</sup> party has better, credible information on land costs in the specific area where project-specific mitigation lands are likely to be purchased, that data overrides this general estimate. Note: regardless of the estimates, the developer is responsible for providing adequate funding to implement the required mitigation.

<sup>4</sup> For the purposes of determining costs, a parcel is 40 acres (based on input from CDD).

<sup>5</sup> Based on information from CDFG.

<sup>6</sup> Estimate for purposes of calculating general costs. The actual long term management and maintenance costs will be determined using a Property Assessment Report (PAR) tailored to the specific acquisition.