

NORTHWOODS LAND TRUST

2013 SAMPLE FUNDING CONTRIBUTION CALCULATION FOR LAND PROTECTION AGREEMENTS

Easement Preparation Costs <i>(normally covered by NWLT)</i>	Hours/ Miles	Rate	Total
Easement Negotiation and Preparation (20 hours)	20	\$25.00	\$500.00
NWLT Legal Expenses	4	\$150.00	\$600.00
Travel Expenses	Varies	\$0.55	Varies
Title Report - # of parcels @ \$200 each	1	\$200.00	\$200.00
Baseline Documentation (40 hours)	40	\$25.00	\$1,000.00
Supplies copies of documents, maps, notebooks, binding, etc.)	1	\$100.00	<u>\$100.00</u>
Total Easement Preparation Costs			\$2,400.00
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Easement Land Stewardship Fund <i>(from the landowner or fundraising)</i>	Hours/ Miles	Rate	Total
<u>Annual Monitoring Costs</u>			
Monitoring visit plus documentation and follow-up	4	\$25.00	\$100.00
Travel time (varies with distance)	1	\$25.00	\$25.00
Annual landowner relations (varies w/ multiple parties)	2	\$25.00	\$50.00
Travel expenses	Varies	\$0.55	Varies
Miscellaneous (supplies, phone, postage)	1	\$30.00	<u>\$30.00</u>
Total Annual Monitoring Costs			\$205.00
Funds needed to produce \$205.00+/- annually at a 5% interest rate			\$4,100.00
 <u>Legal Defense Costs</u>			
One-time contribution to the pooled legal defense fund			\$2,000.00
One-time payment for each future building zone <i>It is estimated that each future building zone will require approximately 15 hours time and will increase the possible need for legal enforcement action.</i>	Varies	\$500.00	Varies
Total Legal Defense Costs			\$2,000.00 \$2,000.00
TOTAL LAND STEWARDSHIP FUNDING (*Based on no subdivision)			<u><u>\$6,100.00</u></u>

*(*If any subdivision rights are retained, similar funding would be required for each subdivided parcel.)*

Note: Other landowner costs could include property and building zone surveys, appraisals and legal and financial assistance.