

 Proposed Easement Boundary (~156 acres)

 Proposed Excluded Area (~4 acres)

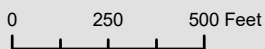
 Railroad

 Taxparcel

 Town boundary



1:6,000



Rider Project Aerial Map

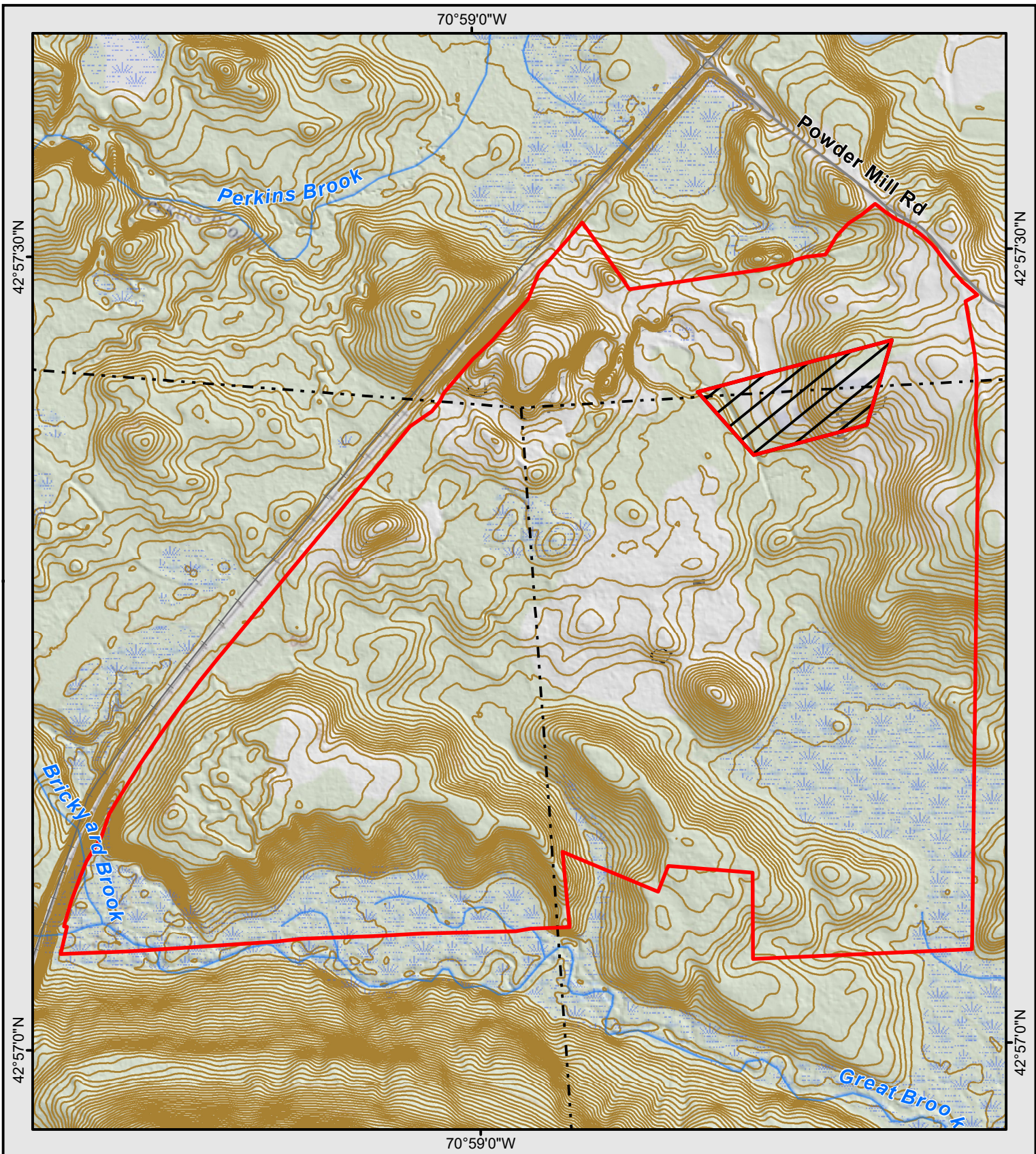
Kensington, East Kingston
& Exeter, NH

Map prepared by
Southeast Land Trust of NH
May, 2023



SELT

Boundary and feature locations are approximate.



Proposed Easement Boundary (~156 acres)

Proposed Excluded Area (~4 acres)

2-ft. Contour

Town boundary



1:6,000



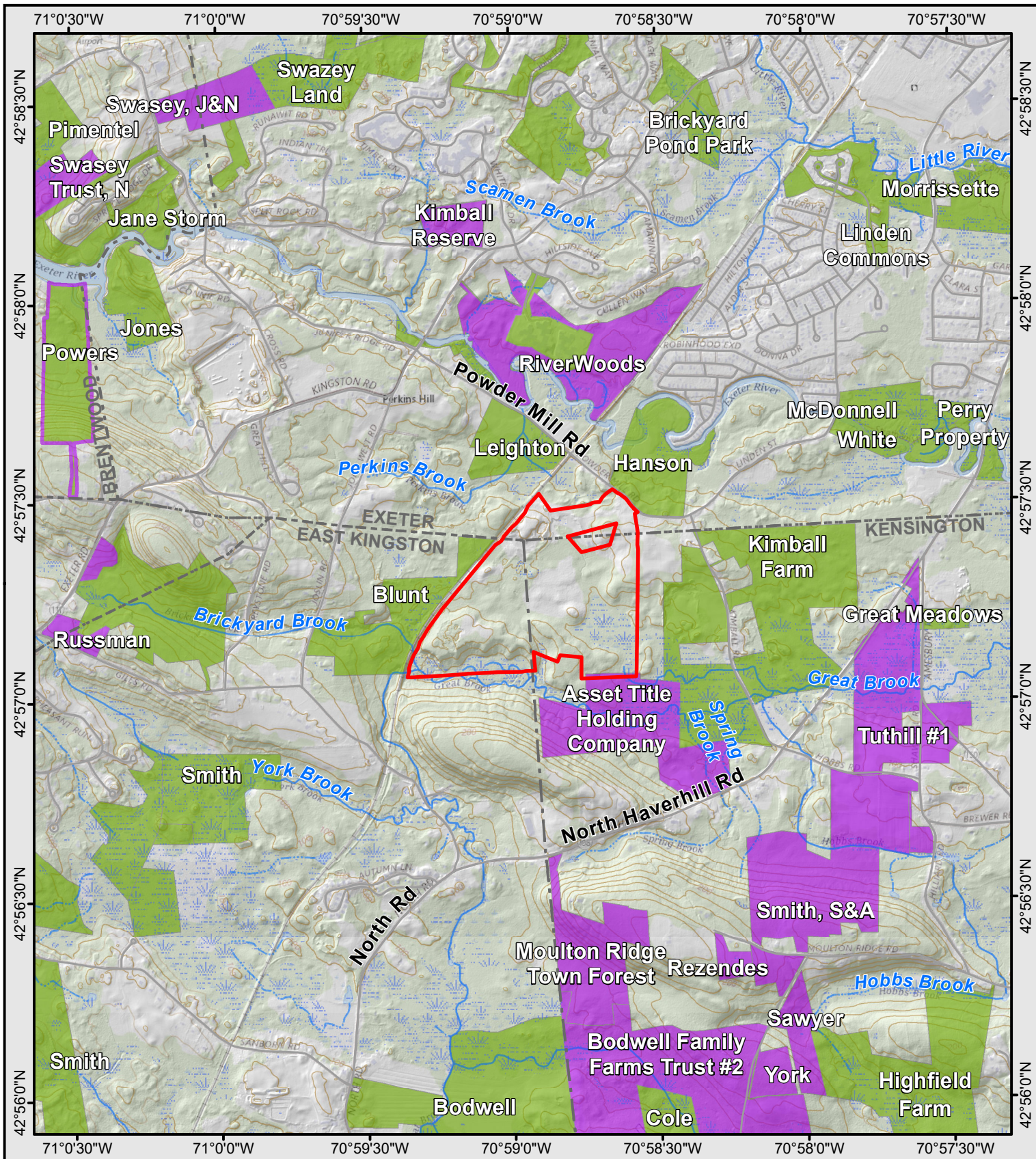
Rider Project Topo Map Kensington, East Kingston & Exeter, NH

Boundary and feature locations are approximate.
Conservation lands from NH GRANIT. USGS topographic base map (published 1970-1998) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.

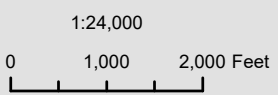
Map prepared by
Southeast Land Trust of NH
May, 2023



SELT



- ▭ Project Boundary
- SELT Conservation Land
- SELT EI
- Conservation & Public Land
- - - Town boundary



Rider Project & Nearby Conservation Lands

Kensington, East Kingston & Exeter, NH

Boundary and feature locations are approximate.
 Conservation lands from NH GRANIT. USGS topographic base map (published 1970-1998) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.

Map prepared by
 Southeast Land Trust of NH
 May, 2023





Rider Conservation Easement Estimated Budget (9/12/2023)

EXPENSES

<u>Transaction Costs</u>	<u>Estimated</u>	<u>Notes</u>
Acquisition Costs		
Easement Purchase Price	\$735,000	<i>Per initial appraisal (\$1,265,000 FMV CE)</i>
Easement Bargain Sale	\$530,000	<i>Pending P&S Agreement</i>
Due Diligence Costs		
Legal	\$8,930	
Attorney Fees	\$5,000	<i>Estimate</i>
Title insurance policy	\$2,930	<i>Estimate</i>
Title examination	\$1,000	<i>Estimate</i>
Survey	\$25,000	<i>Estimate</i>
Hazardous Waste Assessment	\$2,000	<i>Estimate</i>
Appraisal(s)	\$7,800	
Initial Appraisal	\$3,900	<i>Stark & Webster Valuations, LLC (Paid directly by parties)</i>
Second Appraisal	\$3,900	<i>Estimate</i>
Closing Costs		
Recording fees	\$500	<i>Estimate</i>
Project Management Expenses		
SELT Project Management	\$25,000	<i>Flat Fee</i>
Travel	\$500	<i>Flat Fee</i>
Printing & Postage	\$100	<i>Flat Fee</i>
Contingency	\$17,570	<i>Reserve fund for unexpected costs (~1.5%)</i>
Subtotal, Transaction Costs	\$1,352,400	
Stewardship Costs		
	Estimated	Notes
Easement Stewardship Fund	\$18,800	<i>Estimate for Conservation Stewardship Fund</i>
Legal Defense Fund	\$1,800	<i>Flat rate contribution for legal defense of CEs</i>
Subtotal, Stewardship Costs	\$20,600	
TOTAL EXPENSES	\$1,373,000	<i>total Transaction Costs + Long Term Stewardship Costs</i>

REVENUES

<u>Revenue Sources</u>	<u>Estimated</u>	<u>Notes</u>
Government		
East Kingston Conservation Fund	\$100,000	<i>E. Kingston Conservation Commission</i>
Exeter Conservation Fund	\$100,000	<i>Exeter Conservation Commission</i>
Kensington Conservation Fund	\$103,000	<i>Kensington Conservation Commission</i>
NHDES DWGTF	\$500,000	<i>\$500K request</i>
NHDES Local SWP Grant	\$25,000	<i>Apply concurrent with DWGTF</i>
Private Fundraising		
GBRPP	\$15,000	<i>Transactional grant</i>
Landowner Bargain Sale-CE	\$530,000	<i>Pending P&S Agreement</i>
TOTAL REVENUES	\$1,373,000	