




Proposed Alachua County Forever (ACF) Acquisitions

Lochloosa Creek Flatwoods - Weyerhaeuser Acquisition

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Program Manager, Land Conservation & Management

Summary of Proposed Weyerhaeuser Acquisition

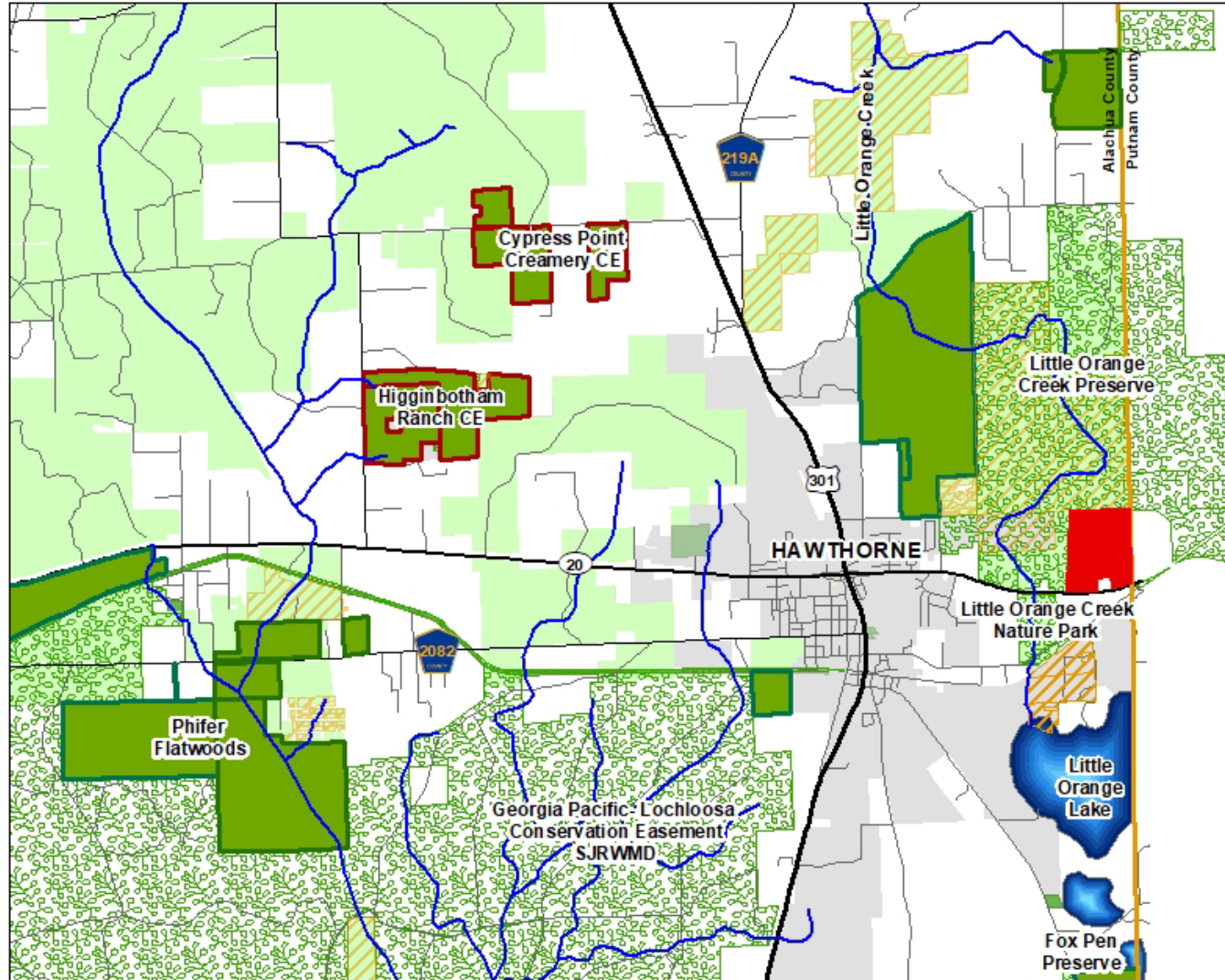
- **Owner:** Weyerhaeuser NR Company
 - **Parcel number:** 19315-000-000
 - **Acreage:** ± 133.99 acres
 - **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture
 - **Matrix project score:** 6.31
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Lochloosa Creek Flatwoods - Weyerhaeuser LOCP Location Map



Legend

- Weyerhaeuser (133.99 ac.)
- ACF Preserve
- Conservation Easement
- ACF Project Areas
- Conservation Lands
- ACF Active Acquisition List
- County Boundary
- Municipal Boundaries
- Alachua County Creeks
- Roads

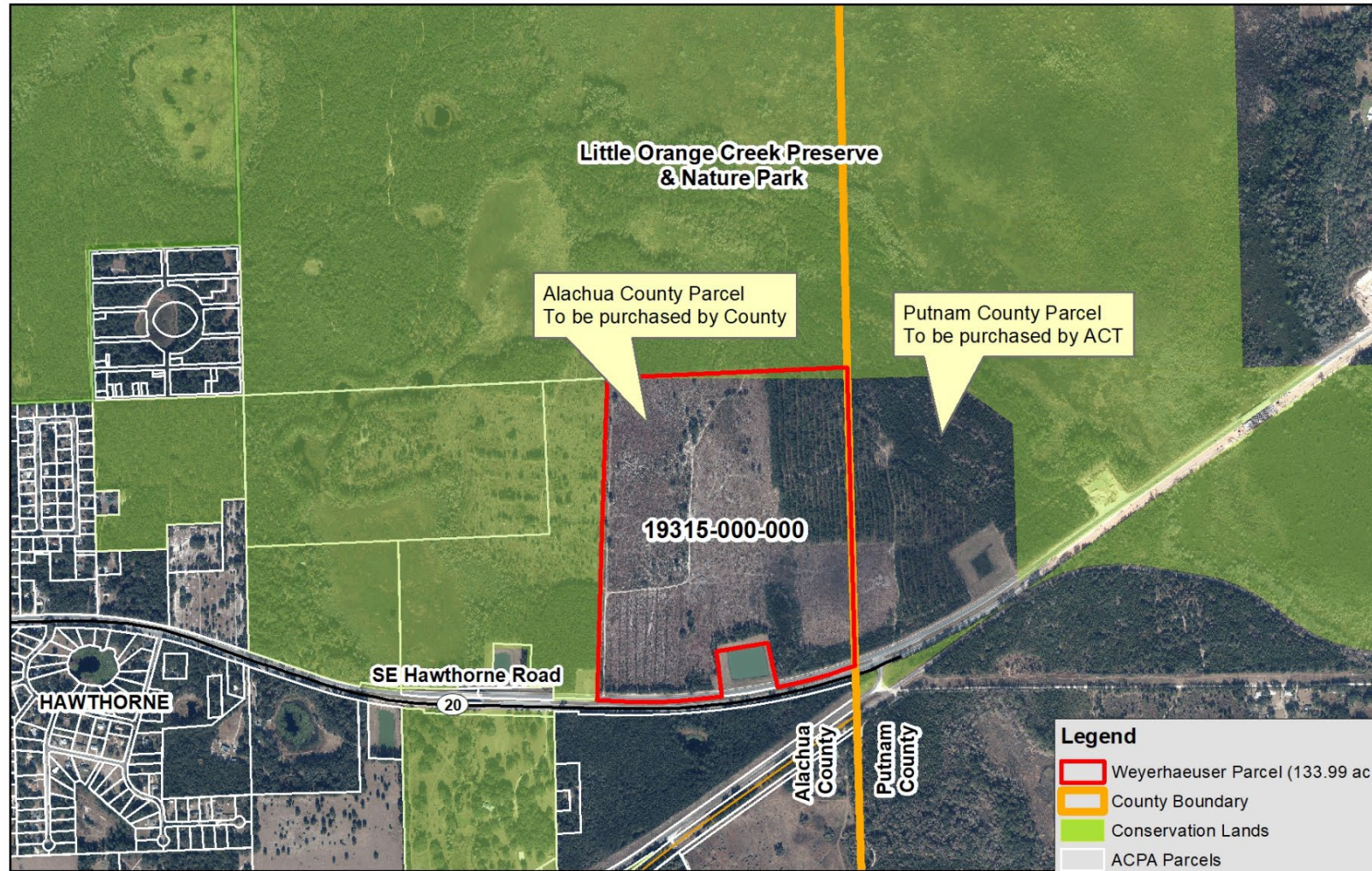


0 0.5 1 2 3 4 Miles

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



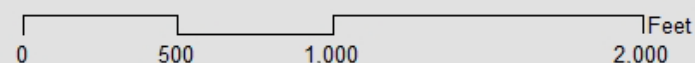
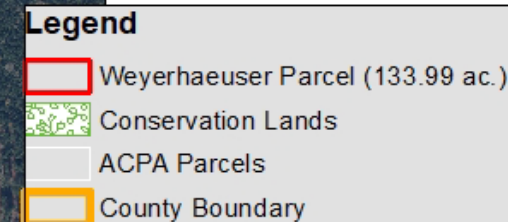
Lochloosa Creek Flatwoods - Weyerhaeuser Little Orange Creek Parcel Map



0 1,150 2,300 4,600 Feet

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Lochloosa Creek Flatwoods - Weyerhaeuser Parcel Map



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Weyerhaeuser Natural Resources and Recreation

- Natural Communities:
 - Upland Pine Forest/Former Sandhill (recently managed as pine plantation)
- Located within:
 - Lochloosa Creek Flatwoods ACF Project Area
 - Little Orange Creek Strategic Ecosystem
 - Little Orange Creek Conservation Area – Florida Forever Project Area
- Recreation:
 - This parcel will be incorporated into the future recreational opportunities of Little Orange Creek Preserve.









Summary of Proposed Weyerhaeuser Acquisition

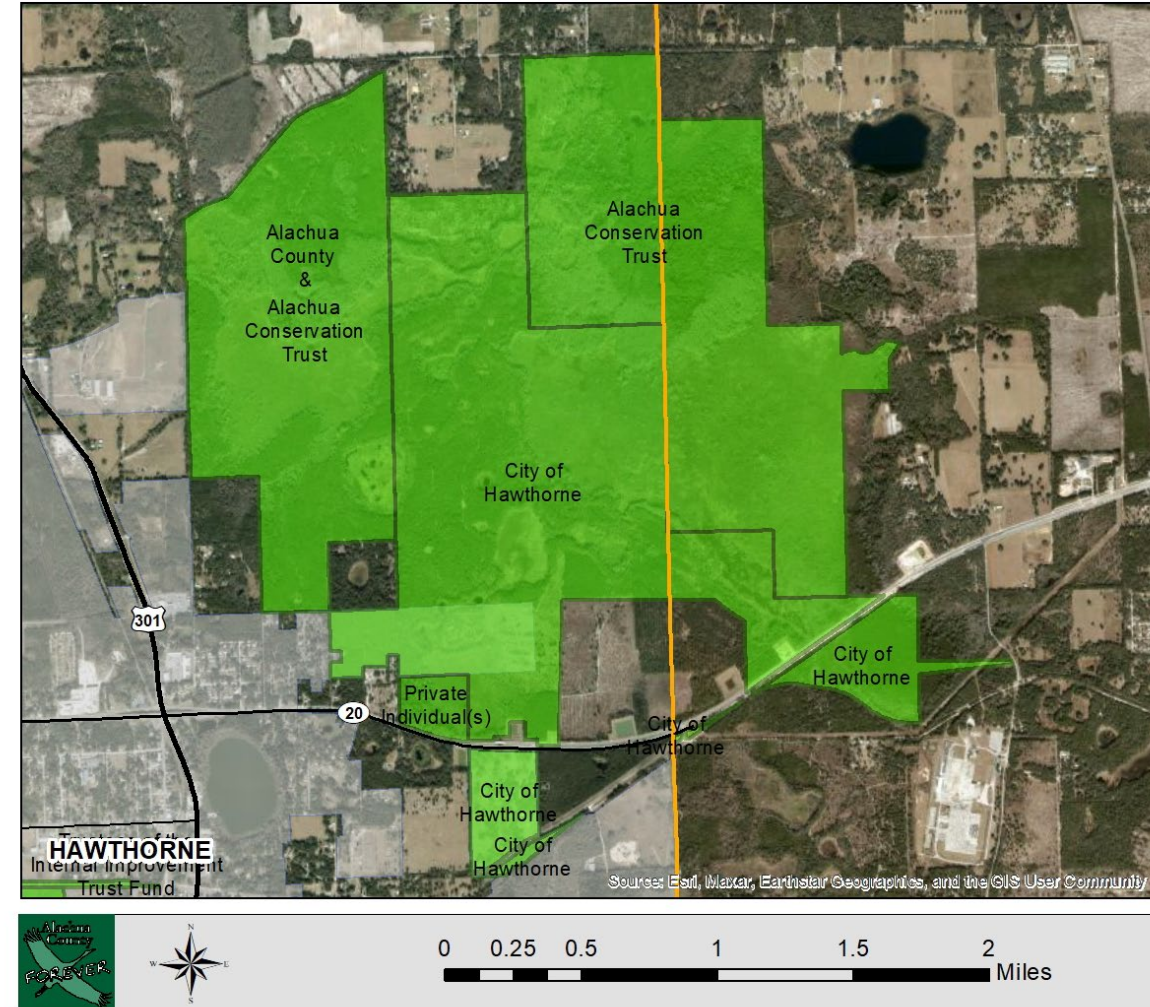
- **Purchase Type:** Fee Simple (Triparty Purchase & Sales Agreement)
 - Alachua County acquiring 1 parcel in Alachua County (\pm 133.99 acres)
 - Alachua Conservation Trust acquiring 1 parcel in Putnam County (\pm 83.26 acres)
- **12-month Timber Harvest License Agreement:**
 - Weyerhaeuser reserves right to harvest timber (on \pm 23 acres)
 - includes one 6-month wet weather extension
- **Land Management:** Alachua Conservation Trust - lead manager
 - Incorporation into Little Orange Creek Preserve through amendment to existing cooperative management agreement (#7810).
- **Closing Date:** ~November 20, 2025 (135 days after July 8th)

Little Orange Creek Preserve and Nature Park Management

- ACT, with partners with the Friends of Little Orange Creek, host the Creekside Environmental Ed for Kids (CrEEK) Program each school year.
- Approximately 1,700 students from underserved schools in Gainesville and Putnam counties learn basics in wetland and wildlife ecology at the park each year.



Little Orange Creek Preserve and Nature Park
Parcel Ownership



Photographs Courtesy of Alachua Conservation Trust

Weyerhaeuser Purchase & Sales Agreement (section 6):

Permitted (standard) Exceptions

- a)** Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the date hereof.
- b)** All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Real Property.
- c)** Any rights of the United States of America, the State of Florida or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Real Property, including, without limitation, riparian rights and navigational servitudes.
- d)** Title to that portion of the Real Property, if any, lying below the mean high-water mark (as such mean high- water mark may change from time to time) of abutting tidal waters.
- e)** Any claim or dispute caused by or arising from the indefinite location of any creek, river, stream, slough, or other body of water within or around the Real Property, or any shifts or changes in the course of any of the same (whether before or after the date hereof), or any changes in the boundaries of the Real Property resulting from accretion or avulsion.

Weyerhaeuser Purchase & Sales Agreement (section 6):

Permitted Exceptions to which the County may issue Notice of Title Objection during Due Diligence


- f)** All easements, rights-of-way, licenses and other encumbrances or matters of record affecting the Real Property.
- g)** All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities.
- h)** All encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Real Property.
- i)** All mining claims and all prior reservations or conveyances of mineral rights or mineral leases of every kind and character.
- j)** All Indian tribal codes and regulations and all Indian treaty and aboriginal rights and claims, including without limitation, easements or equitable servitudes.
- k)** Any loss or claim due to lack of access to any portion of the Real Property.
- l)** Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property.

Summary of Proposed Weyerhaeuser Acquisition

Pre-contract title search:

- Non-standard exceptions the County may permit from Title Search: Schedule B-II Title Exceptions #7, #8 & #9:
 - # 7. Ordinance No. 2006-21 recorded in Book 3401, Page 533.
 - # 8. Ordinance No. 2006-30 recorded in Book 3425, Page 684.
 - #9. Easement as set out in Special Warranty Deed recorded in Book 4034, Page 1471.
- **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Proposed Weyerhaeuser Acquisition

- **Purchase price: \$669,950** total (subject to final survey)
 - **Estimated due diligence cost: \$49,212** for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request: \$791,078** (includes 10% contingency)
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Weyerhaeuser Acquisition Recommendations

1. Approve and authorize the Chair to execute the Lochloosa Creek Flatwoods – Weyerhaeuser Purchase and Sales Agreement to purchase Real Property, including the Exhibit C License to Cut Timber, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions #7, #8, and #9 based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions #7, #8 and #9 based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs; and
6. Authorize the incorporation of Alachua County Parcel # 19315-000-000 into the existing Cooperative Management Agreement for Little Orange Creek Preserve; and
7. Approve and authorize the Chair to execute the amendment to the existing Cooperative Management Agreement for Little Orange Creek for addition of the Weyerhaeuser parcel.