



Proposed Alachua County Forever (ACF) Acquisitions

Lochloosa Forest Connector – Les-Que Two Acquisition

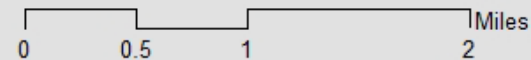
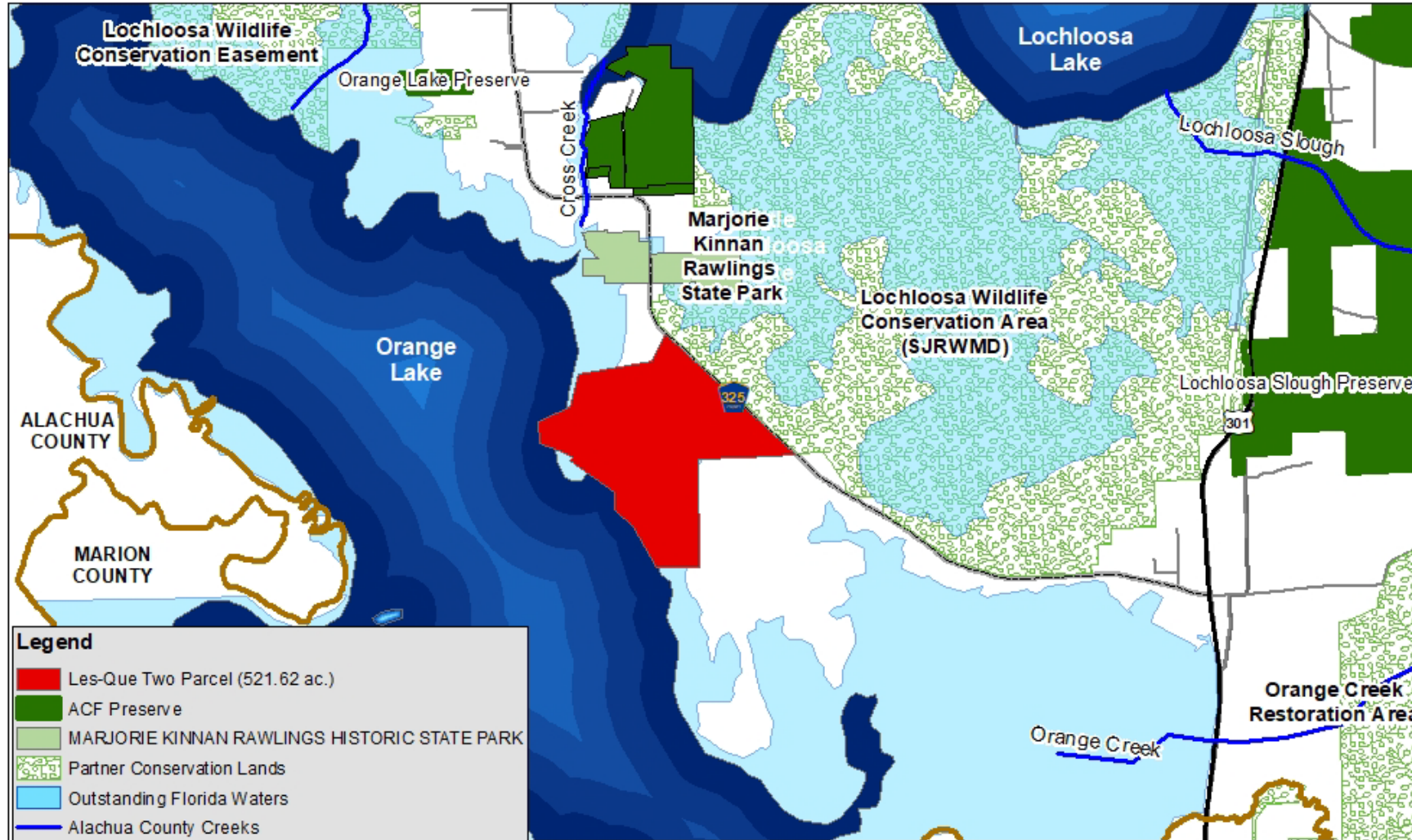
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Les-Que Two Acquisition

- **Owner:** Les-Que Two Inc.
- **Option Contract:** Fee Simple Acquisition
 - **Partial Assignment:** From Alachua County to Alachua Conservation Trust
(Dependent on award of NAWCA grant)
- **Parcel number:** 18354-059-000
- **Acreage:** ± 521.62 acres
- **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture

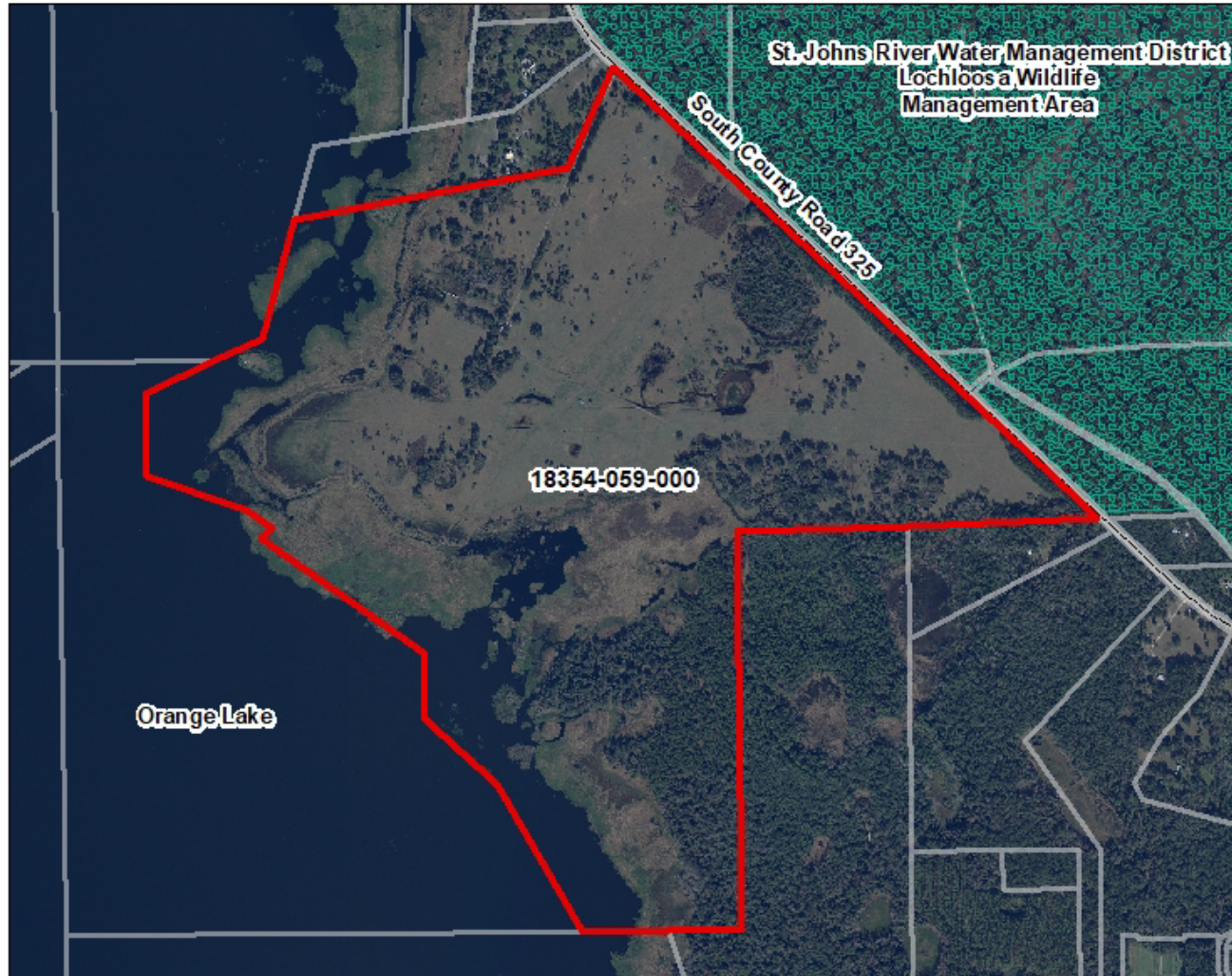


Lochloosa Forest Connector - Les-Que Two Property Location Map



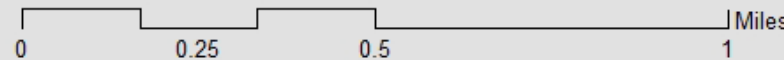
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various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

Lochloosa Forest Connector - Les-Que Two Parcel Map



Legend

- Les-Que Two Parcel (521.62 ac.)
- Conservation Land
- ACPA Parcels



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Les-Que Two Natural Resources and Recreation

- Natural Communities:
 - Basin marsh, upland mixed forest, mesic flatwoods, depression marsh, basin swamp, xeric hammock and improved pasture
- Located within:
 - Lochloosa Forest-Levy Prairie Connector Project Area (REPA score: 8.18 out of 9.44)
 - Florida Wildlife Corridor
 - Orange Creek Basin Surface Water Improvement and Management Plan
 - Cross Creek Special Study Area
 - Area On the eastern shore of Orange Lake (~2 miles of shoreline)
 - Orange Lake is both an Outstanding Florida Water & on the FDEP's list of impaired water bodies
- Recreation:
 - The 521.62-acre property is large enough to provide a wide range of recreational opportunities on-site.
 - The Les-Que Two parcel provides a connection between Orange Lake and the St. John's River Water Management District's Lochloosa Wildlife Conservation Area bridging to Lochloosa Lake.












Summary of Proposed Les-Que Two Acquisition

- **Purchase Type:** Fee Simple (Assignable Option Contract)
 - **Assignment Contract:** From Alachua County to Alachua Conservation Trust (Dependent on NAWCA grant award)
 - **Land Management:** Alachua County - lead manager
 - **Closing:** June 2026 (135 days after January 27th)
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Summary of Proposed Les-Que Two Acquisition

- Les-Que Two Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5 #6 #7, #8 & Other):

#5. All matters contained on the Plat of Hayman's Pasture, as recorded in Plat Book A, Page 138, Public Records of Alachua County, Florida.

#6. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 198, Page 334, Public Records of Alachua County, Florida.


#7. Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #3 is hereby deleted in its entirety.

#8. Any and all adverse consequences relating to or resulting from the airstrip located on the subject property.

Other (Possible #9 to be added): Unrecorded 1947 utility easement, in favor of Clay Electric Cooperative, Inc. The electric line and twenty-foot-wide easement run parallel along the dirt access road, leading to the residential homes on subject parcel, originating from County Road 325.

Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.

Summary of Proposed Les-Que Two Acquisition

- **Purchase price: \$5,395,000** total
 - **Estimated due diligence cost: \$98,114** for, Phase I ESA, recording and attorney's fees, home inspections, title insurance and boundary survey
 - **Total Expenditure Request: \$6,042,425** (includes 10% contingency)
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Les-Que-Two Acquisition Recommendations

1. Approve and authorize the Chair to execute the Lochloosa Connector – Les-Que Two, assignable, Option Contract to purchase Real Property in substantially the form attached (Exhibit 1); and
2. Approve and Authorize Chair to exercise the Lochloosa Connector – Les-Que Two Option Contract to purchase Real Property, 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
3. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6, #7, #8 and Other (#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. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, #7, #8, and Other (#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
5. Approve and authorize the Manager to execute the Assignment to Alachua Conservation Trust for all or a portion of the Lochloosa Connector – Les-Que Two Real Property in substantially the form attached (Exhibit 2); and
6. Authorize staff to execute additional documents as necessary to close the transaction.