

PARK AUTHORITY PROPOSAL FOR SILVER FOR DISCUSSION

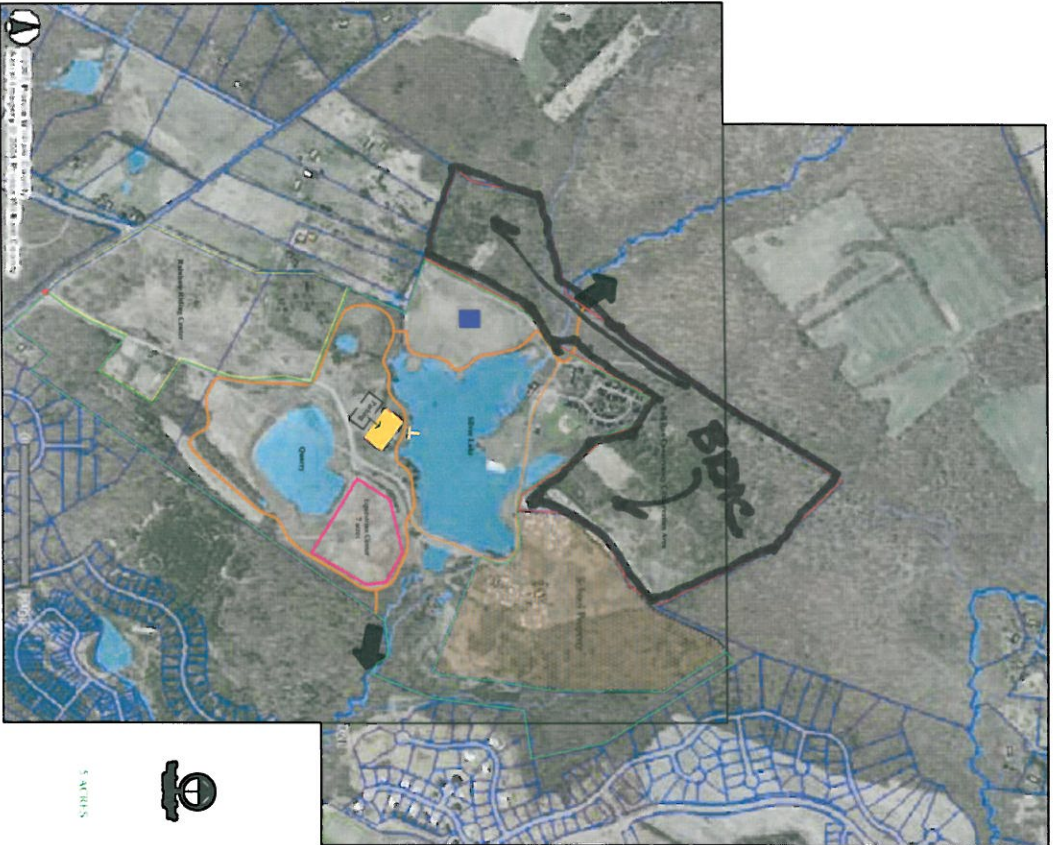
Counter Proposal to June 2008 Compromise Proposal

- Transfer of 162 acres (? Final acreage to be determined) of Silver Lake Parcel from Prince William County to the Prince William County Park Authority (PWCPA)
- Fee simple title conveyed from the Board of County Supervisors to BRMC for 75 of the 233 acres (?final acreage to be determined) subject to a reverter clause to the Prince William County Park Authority, as well as use, public access and “no-re-conveyance” restrictions. BRMC is not conveyed fee simple absolute title. It is conveyed fee simple determinable subject to the possibility of reversion to the Prince William Park Authority.
- Specific limitations and affirmative obligations shall also be established through the conveyance by BRMC to the BCS (or the PWCPA) of a perpetual Open Space Easement pursuant to the Open Space Act which covers all of the acreage conveyed to BRMC from the County.
- Fee simple title conveyed from Antioch LLC to BRMC for the additional adjacent 268 acres. The same specific limitations and affirmative obligations established on the 75 acres shall be established on the 268 acres through the conveyance of a perpetual Open Space Easement to the BCS or PWCPA.
- All 500 acres of the park will be open to the general public from sunrise to sunset every day (exception; overnight camping).
- Programming will occur throughout the entire 500 acre parcel by BRMC or the PWCPA with each of the agencies retaining the revenue earned by the programs they provide. Program scheduled will be coordinated on a quarterly basis between the BRMC and the PWCPA.
- Bank fishing will be provided around the entire lake except in areas restricted by agreement between the BRMC and the PWCPA.
- The Park Authority will utilize a portion of the Dominion Valley Proffer money to partner with the Rainbow Riding Center in constructing a security residence for the Silver Lake site as well as the Rainbow site (this could be a 3 way partnership with BRMC contributing to the cost for construction and upkeep of the security residence). This residence will be located on the portion of land being leased to Rainbow Riding, along the entrance road towards the Rainbow/PA property line.
- The Park Authority will utilize a portion of the Dominion Valley Proffer money to demo the two houses located at the south side of the lake and to construct a programmable space including public restrooms (program space will be constructed if funds allow, restrooms will be constructed).
- Dominion Valley Proffer money will also be utilized to construct a dock for boating operations (on the south side of the lake), a park entrance sign and trails within the Park Authority portion of the park and parking.
- The entrance road, entrance gate and dam maintenance/improvements will be a shared cost, borne by the PWCPA and BRMC.
- BRMC will construct trails throughout the 361 acres they own. These trails will become part of a larger trail system throughout the entire site (connecting to the community) that will be available during all operating hours for use by hikers, bikers (non-motorized) as well as equestrians. The trails on the Park Authority owned property will be maintained by the Park Authority and those on the BRMC property by BRMC. All trails will be maintained to a standard that is jointly established and agreed upon.

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- The primitive camping on the north side of the lake will be operated by BRMC and on the west side by the PWCPA. Access to the camping on the west side of the lake will be provided through the BRMC portion of Silver Lake. The campground areas will be scheduled through a single location (either PA or BRM, tbd) and the revenue distributed between the two agencies according to where the camping occurred. Park Authority camping will be open to groups as well as individuals for overnight tent camping. No long term camping will be permitted.
- A Security resident will provide 24/7 security for the Park Authority and Rainbow property (and BRMC if they contribute to construction and upkeep costs). Park Authority Rangers will provide additional security coverage on Park Authority owned land.
- The Park Authority will operate a boating operation from the south side of the lake. The boaters will enjoy the use of the entire lake unless an area is restricted for a specific purpose mutually agreed upon between the Park Authority and the BRMC. All boating revenues will remain with the Park Authority.
- When funding becomes available, equestrian facilities (outdoor ring with parking) will be constructed on the Park Authority portion of the park.
- The Park Authority will assume all liability for that portion of the park that is owned by the Park Authority. BRMC will assume liability for that portion of the park that is owned by BRMC.
- Maintenance of both portions of the Silver Lake Parcel (owned by the PA or BRMC) will meet a previously agreed upon standard. These maintenance standards will include items such as the frequency of trash pick up, areas and frequency of mowing, trail maintenance, restroom maintenance, etc.

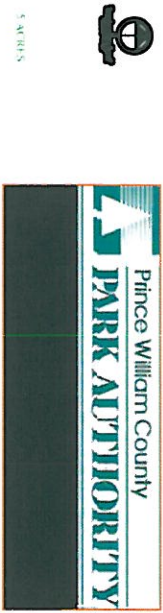
Attachment: Map – Schematic Plan G



- Legend**
- Parking
 - Multi-User Trails
 - Multi-User Trails Connection
 - Trailhead and Staging Area
 - Park Entry Point
 - Road Launch Area
 - Park Headquarters and Program Buildings
 - Historic Cemetery
 - Rainbow Riding Property Boundary (approximate)
 - Park Authority Property Boundary (proposed)
 - Bull Run Conservancy Property Boundary (proposed)

NOTE: All property line and conservation easement boundaries shown are approximations only. Recordation has not been done for these.

Park Area is approximately 162 acres with boundaries as shown.
 Bull Run Conservancy property is approximately 75 acres with boundaries shown.



Silver Lake w/Bull Run Conservancy - Schematic Plan G

Revised - July 11, 2008