

LAKE BARCROFT WOMAN'S CLUB GARDEN OWNERSHIP



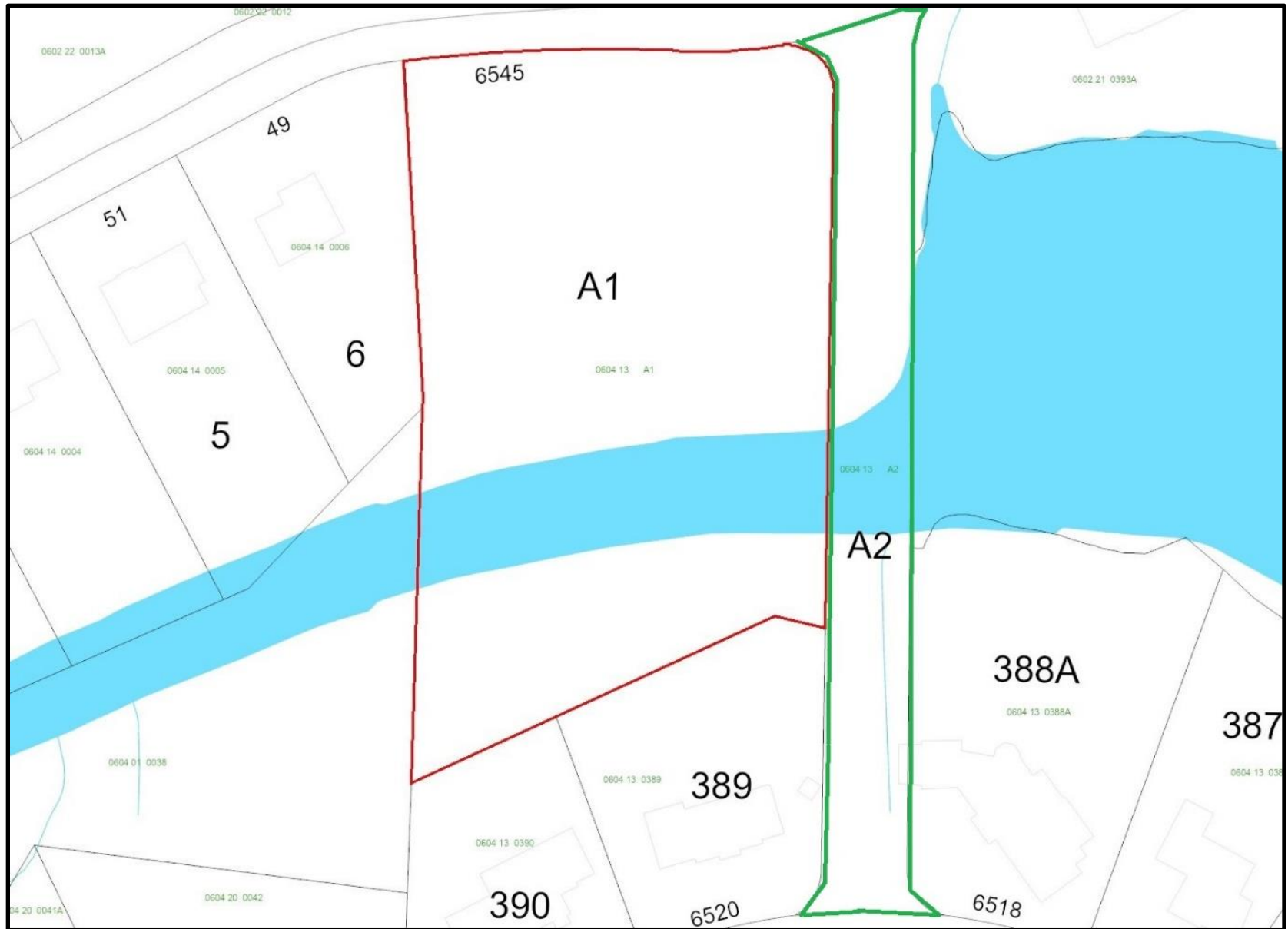
The land that makes up the Lake Barcroft Woman's Club Garden is technically two parcels.

The Lake Barcroft Watershed Improvement District (LBWID) owns the larger of the two parcels, and the Lake Barcroft Association (LBA) owns the smaller of the two parcels (see map on next page):

- **LBWID owns 6545 Dearborn Drive (parcel A1), which is 2.1811 acres.**
- **LBA owns parcel A2, which is 0.6377 acres (27,782 square feet).**

Map of LBWID and LBA adjoining properties at what is now referred to as the Woman's Club Garden.

LBWID currently owns Parcel A1 (outlined in red) and LBA owns Parcel A2 (outlined in green).



Property details for parcel A1 (LBWID)

MAP #: 0604 13 A1

LAKE BARCROFT WATERSHED

6545 DEARBORN DR

Owner

Name	LAKE BARCROFT WATERSHED, IMPROVEMENT DISTRICT
Mailing Address	6234 LAKEVIEW DR FALLS CHURCH VA 22041
Book	06269
Page	0399

Parcel

Property Location	6545 DEARBORN DR FALLS CHURCH VA 22044 1119
Map #	0604 13 A1
Tax District	50101
District Name	MASON DIST. #1A
Land Use Code	Vacant Land
Land Area (acreage)	2.1811
Land Area (SQFT)	
Zoning Description	R-2(Residential 2 DU/AC)

Property details for parcel A2 (LBA)

MAP #: 0604 13 A2

LAKE BARCROFT ASSOCIATION INC

N/A

Owner

Name	LAKE BARCROFT ASSOCIATION INC,
Mailing Address	PO BOX 1085 FALLS CHURCH VA 22041
Book	21079
Page	0704

Parcel

Property Location	
Map #	0604 13 A2
Tax District	50101
District Name	MASON DIST. #1A
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	27,782
Zoning Description	R-2(Residential 2 DU/AC)

Additional facts about parcel A1 (LBWID)

- LBWID acquired parcel A1 on November 11, 1995, by Petition of Condemnation in the Circuit Court of Fairfax County Virginia (At Law No. 69519).
 - Petition filed May 17, 1985
 - The Petition was heard by the Court on June 14, 1985
 - Resulting in order by the judge given on June 28, 1985.
 - Final Order of the judge granting LBWID ownership of the property and for Court to distribute awards to the defendants was given on November 11, 1985.
- The purpose for LBWID to acquire the property was to “construct its facilities on said land to do all things necessary and appropriate for removal of silt from Lake Barcroft and the performance of Petitioner’s other duties.” "The work or improvements described ... are necessary to provide silt dredging facilities for the removal of silt from Lake Barcroft and the storage of silt prior to the transport of such silt to other locations for permanent disposal."

Additional facts about parcel A2 (LBA)

- The Fairfax County Board of Supervisors transferred ownership of parcel A2 to the LBA on October 31, 1989, via Quitclaim Deed. And at the same time provided an easement on the property to the LBWID.
- Parcel A2 was originally given to Fairfax County by the developers of the Lake Barcroft Community for the purpose of establishing/constructing the Lakeview Causeway, which would have connected Lakeview Drive to Dearborn Drive.
- Fairfax County Board of Supervisors determined that the Lakeview Causeway would never be constructed and transferred the land to the LBA for Lake Barcroft Community use.

Why the LBWID no longer necessitates ownership of parcel A1

- LBWID’s methods for dredging and removing silt from Lake Barcroft have changed significantly in the last 25 years.
 - LBWID primarily conducts floating dredging operations now (dredging from barges).
 - When parcel A1 was acquired, LBWID did utilize the land-based approach to dredging, until about the year 2000.
- Floating dredging became more efficient and effective as newer equipment became available and was acquired by LBWID.

- LBWID's floating dredging operations do require support equipment that is positioned on land, however, two locations more centralized to the Lake (at Beaches 3 and 5) have been utilized since 2000.
- LBWID would maintain an easement on parcel A1 that would permit it to conduct dredging operations there during emergency situations, and to continue properly exercising its intended duties to Lake Barcroft, as it does on all LBA common properties.
 - LBWID already has an easement on parcel A2.

Why is LBA the appropriate entity to take ownership of parcel A1?

- The LBA, which represents the residents of Lake Barcroft, owns the adjoining piece of property (parcel A2).
- Parcels A1 and A2 together have evolved into a more park-like setting (now recognized as the "Woman's Club Garden") that the residents of the Lake Barcroft community (and LBWID constituents) utilize primarily for leisure/recreational activities and community events. This land has also been utilized to promote growth of native vegetation and habitat for wildlife.
 - Leisure and recreation in the Lake Barcroft community is not a duty/responsibility of the LBWID.
- Since the LBA is more properly established and better equipped to manage property for leisure and recreational use, and the purpose and functions of the LBWID do not include leisure and recreation, it has been determined by the LBWID Board of Trustees that the ownership of parcel A1 should be transferred to the Lake Barcroft Association.
 - LBWID and LBA serve the exact same constituency.

Will the LBA endure any cost for acquiring parcel A1 from the LBWID?

- LBWID will pay all legal costs for transferring ownership of parcel A1 to the LBA.
- LBWID will continue performing the routine maintenance (mowing, weed eating, and mulching) for parcels A1 and A2 for 3 years after the transfer (2026, 2027, and 2028).
 - After the three years, LBA will be responsible for all maintenance on parcels A1 and A2, as it is for all their properties.
- From the date of transfer, LBA will be responsible for funding and managing all capital improvements to parcels A1 and A2 that the LBA decides to conduct.