

Donation Agreement:

- At the time of closing the College transfers property to Grace
Grace acquires easement from FLLT.
Grace transfers property to Village of Aurora
- The use of this property will be a public park.
- The Village will accept the donation of lake shore property and adopt whatever resolutions necessary for that purpose including funding as needed to maintain the property going forward.
- The Village will establish a permanent Village Park Fund, which will receive donations and grants for the development of the lakeshore park.
- The Village will establish a permanent Village Park Committee to manage and assist in financing the development of the park.
- this conveyance would be made subject to a perpetual conservation easement that shall be held by the FLLT;
- the easement shall provide for 3 land use zones:

The Active Use Zone is intended to be the receiving area for the concentration of public use allowing for broad discretion by the owner for the improvements and uses in this area. The easement specifically allows for a parking area, storage sheds, playground, splash pad, gazebo, pavilion, restroom and changing facilities, non-motorized boat launch, lakeshore dock, electricity, (?) signage(?), and elevated pathways. Improvements outside of this scope would need prior approval of the land trust

The Scenic Conservation Zone is established to protect the views of the lake that the public values, allowing both management of vegetation to maintain the view and recreational activities that do not impede the view, such as the establishment of a trail, picnic tables, grills benches and similar improvements.

Within the **Environmental Protection Zone**, use is more restricted to protect the wildlife habitat, including migratory birds and eagles nesting on the adjacent property. Allowed improvements would include a trail for non- motorized recreation, a bridge over the stream, benches, birdhouses and similar improvements, and the selective cutting of dead or diseased trees.

The proposed boundaries for these zones are shown on the attached map and will be surveyed in conjunction with the conservation easement. Survey markers will be placed on the property to delineate the boundaries between these zones.