

2013 Amended and Restated Development Agreement

By and Between Kiawah Resort Associates and the Town of Kiawah Island | Dwelling Unit Cap Assessment

This exhibit is an assessment of developed lots and residential dwelling units during terms of 2005 & 2013 D.A. and remaining entitlements as it pertains to the 1,184 Dwelling Unit Cap. This assessment assumes higher count based on analysis of Charleston County Parcel Data, and Town of Kiawah Island Subdivision and Permitting data as of March 2, 2022. Included are the original 2005 D.A. Entitlements, labeled 2005 D.A. Base Entitlements, for the undeveloped lands listed as part of the Development Agreement. This number does not account for all Kiawah Island properties developed prior to this agreement but captures the reduction in developed lots or dwelling units since the execution of the 2013 Restated and Amended Development Agreement. (2005 Development Agreement Executed October 12, 2005; 2013 Amended and Restated Development Agreement Executed December 5, 2013)

KP Undeveloped Lands	Pre 2005 D.A.	D.A. Entitlements 2005	Post 2005 D.A.	
			1,184 D.U. Cap Effective 10.12.2005	
	Developed Parcels Platted /DUs Prior to 2005 D.A.	2005 D.A. Base Entitlements	Developed Parcels Platted / DUs In Construction	Remaining Entitlements
Parcel 2 Mingo North	-	12	0	
Parcel 3 Mingo South	-	13	0	
Parcel 4 Little Rabbit	-	18	16	
Parcel 5 Rabbit North	-	19	5	
Parcel 6 Kiawah River Commons	-	55	38	
Parcel 8 Parkway Gate	-		0	
Parcel 9 Beachwalker Office	-	10	0	10
Parcel 10 Marsh Point Residual	-	4	0	4
Parcel 11 Beachwalker Lagoon	-	60	0	60
Parcel 12 A Beachwalker Park ⁽¹⁾	-	104	0	104
Parcel 12 B Captain Sam's	-	50	50	
Parcel 13 A (Lot 1) ⁽²⁾	-	234	0	100
Parcel 13 B Cape ⁽²⁾	-		80	
Parcel 13 C Timbers ⁽²⁾	-		21	
Parcel 16 Settlement	85	869	37	
Parcel 18 Captain Maynard	6	17	0	
Parcel 21 East Beach Lagoon	-	24	24	
Parcel 22 East Beach Interior	-	199	23	
Parcel 23 Governor's Marsh	-	76	31	
Parcel 25 Vanderhorst Mansion	1	28	0	
Parcel 30 Preserve	154	557	14	
Parcel 31 Eagle Point	10	27	0	
Parcel 32 Eagle Point	8	22	0	
Parcel 34 Summer Island	19	31	0	
Parcel 37 Club Cottage	11	33	0	
Parcel 41 Osprey Beach	19	43	5	
Parcel 42 Otter Island	100	109	0	
Parcel 43 Ocean Park	11	360	187	
Parcel 44 Bear Island	-	2	0	
Parcel 50 Freshfields Village	-	200	106	94
Parcel 60 Cassique	98	275	146	10
Oyster Rake ⁽³⁾	23		0	
*Oceanwoods ⁽³⁾			3	
Total			786	382
				1,168
			66%	99%
				D.A. Cap
				1,184
				of total

Please note some parcels may have commercial entitlements based on the zoning designation

⁽¹⁾ Current site of Beachwalker County Park. On July 1, 1976, a 99 year lease was signed between Kiawah Island Company Inc. and Charleston County for Beachwalker County Park.

⁽²⁾ Parcel 13 parent tract has been subdivided into three parcels

⁽³⁾ Properties platted and conveyed not listed within 2013 D.A. Exhibit 13.2