

SOME FACTS ABOUT THE DEVELOPMENT AGREEMENT

2013 Amended and Restated Development Agreement
By and Between Kiawah Resort Associates and the Town of Kiawah Island

786

Dev. Parcels Platted /
DUs In Construction

382

Remaining
Dwelling Unit
Entitlements

1,168

Current DUs and
Future Entitlements

1,184

Post-2005 Development
Agreement Cap Effective
10/12/2005

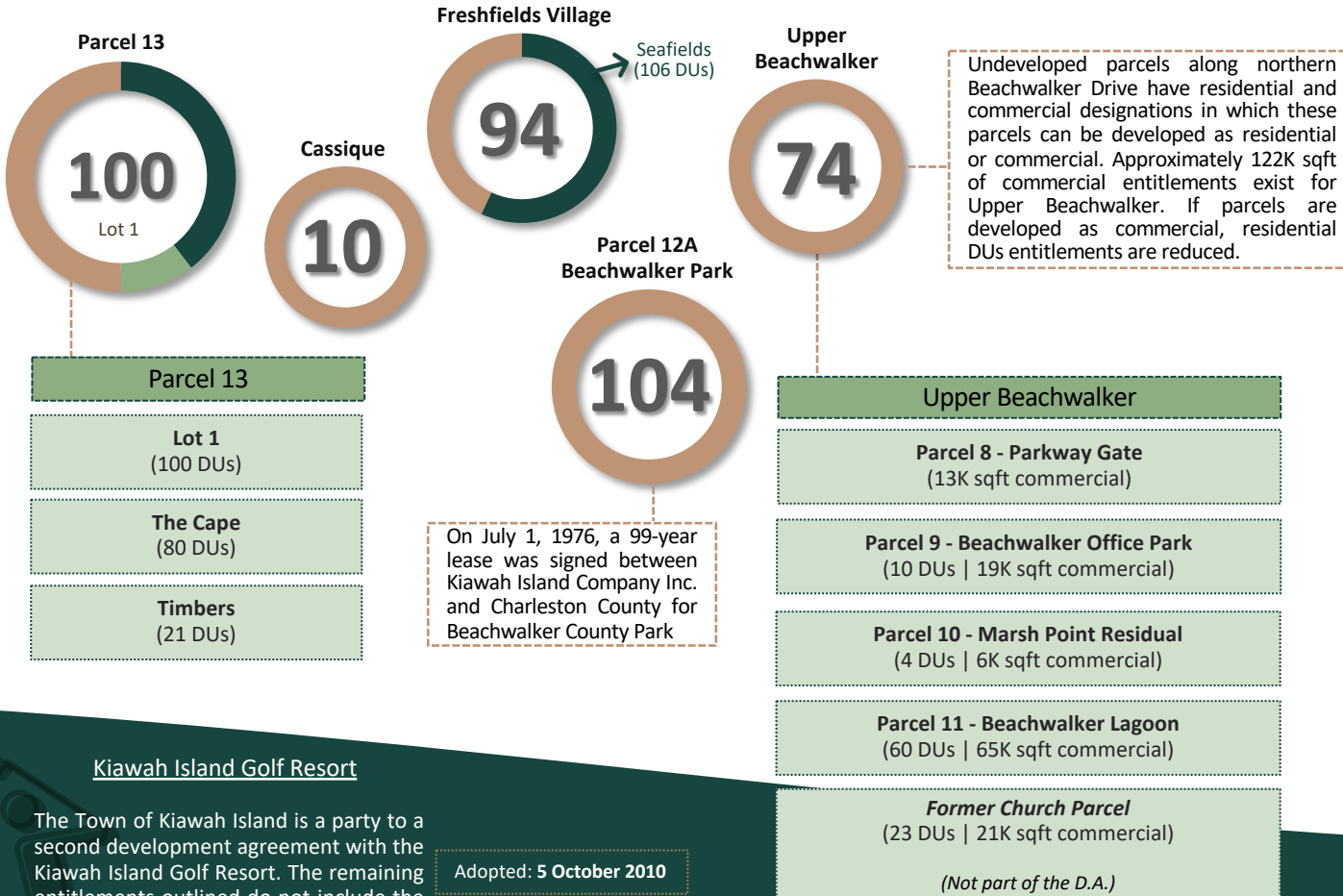
D.A. Timeline

- Adopted
12 October 2005
- Amended & Reinstated
3 December 2013
- Most Recent Amendments
10 June 2019
6 August 2019
3 November 2020
- Expiration Date
1 January 2026

Conveyed / Allocated Dwelling Units & Platted Lots

The Development Agreement (D.A.) identifies a cap on the total number of new single family residential lots and multifamily new dwelling units (DUs) that can be developed after the term of the 2005 Development Agreement. These new single family residential lots and new multifamily DUs shall not exceed 1,184.

Development Agreement Remaining Entitlements



Kiawah Island Golf Resort

The Town of Kiawah Island is a party to a second development agreement with the Kiawah Island Golf Resort. The remaining entitlements outlined do not include the undeveloped parcels within the portfolio of KIGR.

Adopted: 5 October 2010

Expiration Date: 11 July 2027

Data Sources: Charleston County GIS Parcel Data (03/02/2022); 2005 Development Agreement by and between KRA and TOKI, (10.12.2005); 2013 Development Agreement by and between KRA and TOKI, (12.3.2013); Town of Kiawah Island Subdivision Records (2022); Town of Kiawah Island Zoning and Building Permit Records (2022)

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.		
			Developed Parcels Platted / DUs In Construction	Remaining Entitlements	
			1,184 D.U. Cap Effective 10.12.2005		
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	D.A. Cap
				1,168	1,184
			66%	99%	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