



Jerry McGee
Chair, Kiawah Island Community Association
23 Beachwalker Drive
Kiawah Island, SC

February 5, 2024

Re: Agreement to Conveyance of Captain Sam's Spit – Conservation Easement

Dear Chairman Jerry McGee,

The Kiawah Conservancy is delighted to hear the Kiawah Island Community Association and KDP II, LLC ("Kiawah Partners") reached an agreement to convey portions of Captain Sam's Spit to be held in common by KICA. This is an important step in the Kiawah Partner's obligations to comply with the terms of the Amended and Restated Development Agreement ("ARDA") following its expiration. We look forward to seeing the transfer of this property to KICA, which will be a pivotal moment for the community.

This conveyance to KICA also provides an opportunity to protect natural habitat that is critical for wildlife on Kiawah Island. It is welcome that KICA intends for this conveyance to serve as a protection of natural habitat in this regard. In recognition of your intent to protect Captain Sam's Spit, we are recommending a perpetual conservation easement to be placed on the property to permanently preserve the significant conservation values it holds. Placing a conservation easement on this property will solidify the desires of the current KICA Board of Directors, and the community members it represents, to keep this land permanently protected. As board members and community sentiment may change, a conservation easement providing permanent protection on this property will ensure that future decisions do not impact your current desires to keep this land as undeveloped natural habitat.

We, the Kiawah Island Natural Habitat Conservancy ("Kiawah Conservancy"), have worked since our inception in 1997 to protect natural habitat for wildlife on Kiawah Island and its environs. To date, we have protected 77 properties which encompass 3,860 acres of natural habitat. This includes 12 conservation easements encompassing over 3,156 acres which permanently protect natural habitat for wildlife on properties owned by KICA. As an accredited, non-profit land trust organization, we are dedicated to ensuring we meet the highest standards and practices of the land trust industry to ensure these protections run into perpetuity. Given our history of protecting natural habitat in the community and our commitment to ensuring they are preserved in perpetuity, we are well equipped and willing to undertake the role of holding a conservation easement on portions of Captain Sam's Spit that will ultimately be conveyed to KICA.

We look forward to continuing the conversation with KICA about placing a conservation easement on these lands and forwarding protections on the remaining highland portions of Captain Sam's Spit.

Sincerely,

Roland Hoffman
Chairman, Board of Trustees
Kiawah Conservancy