

Exhibit 13.5: Kiawah Island Golf Resort
Parcel-Specific Development Standards
(10.05.2010)

Parcel #	Parcel Description	Zoning District(s) (1)	Approx. Acres (2)	Max. Gross Parcel Density (3)	Total Dwelling Units (4)	Max. Bedrooms/ Guest Rooms Parcels 2 and 6	Max. New Dwelling Units (5)	Max. F.A.R. w/Transfer (6)	Max. Height Stories/Ft. (7) (8)		Parcel Open Space (9)			
									R-2 (DA)	RST-2	R-2 (DA)	RST-2		
1	Mingo Point	R-2, C	11.2	4	46	—	46	0.25	2 ^{1/2} / 40		R-2	C		
2	West Beach Village (10) (11) (17) A. Inn/Reception B. Lagoon Rooms (12) C. Strawmarket D. Dune/field E. Support Buildings (12) F. Club Conference (12) G. Sparrow Pond H. Tennis Center I. Tennis Parking	R-2 (DA), RST-2 R-2 (DA), RST-2 R-2 (DA), RST-2 PR R-2 (DA), RST-2 R-2 (DA), RST-2 PR PR R-2 (DA), RST-2	6.93 3.67 1.19 5.35 1.91 1.7 0.97 5.48 0.71	7 (21 BR) (16) 7 (21 BR) (16) 7 (21 BR) (16) — 7 (21 BR) (16) 7 (21 BR) (16) — — 7 (21 BR) (16)	49 26 8 — 13 12 — — 5	340 — — — — — — — —	49 26 8 — 13 12 — — 5	— — — — — — — — —	R-2 (DA)		RST-2		R-2 (DA)	RST-2
									3 ^{1/2} / 55	4 / 55	40-60	30		
									3 ^{1/2} / 55	4 / 55	40-60	30		
									3 ^{1/2} / 55	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
									3 ^{1/2} / 55	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
									2 / 35	4 / 55	40-60	30		
3	Cougar Point Golf A. Golf Course B. Clubhouse (11) C. Maintenance	PR R-2 (DA), RST-2 RST-2	121.39 1.1 1.5	— 7 (21 BR) (16) —	— 8 —	— — —	— 8 —	— — 0.25	2 / 35	4 / 55	40-60	30		
4	Utility Tract A. Telephone Building B. Laundry/Commissary C. Warehouse	CS CS CS	0.59 3.31 2.09	— — —	— — —	— — —	— — —	— — 0.25	2 ^{1/2} / 40	2 ^{1/2} / 40	4 / 70	40-60	30	
									2 ^{1/2} / 40	2 ^{1/2} / 40	4 / 70	40-60	30	
									2 ^{1/2} / 40	2 ^{1/2} / 40	4 / 70	40-60	30	
5	East Beach Ocean (13)	R-3 (DA), RST-1	3.05	12	37	—	37	—	R-3 (DA)	RST-1	R-3 (DA)	RST-1		
6	East Beach Village (13) (17) A. Town Center B. Tennis Center C. Hotel Residual D. Hotel (255 Guest Rooms) E. Wetland Mitigation	R-2 (DA), RST-1 PR R-2 (DA), RST-1 RST-1 PR	10.51 8.48 24.49 23.7 1.31	7 (21 BR) (16) — — 7 (21 BR) (16) —	74 — — 171 —	670 — — — —	74 — — 171 —	— — — — —	3 ^{1/2} / 55	4 / 70	4 / 70	40-60	30	
									3 ^{1/2} / 55	4 / 70	4 / 70	40-60	30	
									2 / 35	4 / 70	4 / 70	40-60	30	
									3 ^{1/2} / 55	4 / 70	4 / 70	40-60	30	
									2 / 35	4 / 70	4 / 70	40-60	30	
7	Turtle Point Golf	PR	131.89	—	—	—	—	—	2 / 35	—	30	—		
8	Turtle Point Maintenance	PR	2.87	—	—	—	—	—	2 / 35	—	30	—		
9	Osprey Point Golf	PR	132.97	—	—	—	—	—	2 / 35	—	30	—		
10	Ocean Course A. Golf Course B. Residential C. Cougar Island Residual	PR R-1 R-2	324.36 ±20,000 (14) ±4,51(14)	— — —	— 20 (15) 3	— — —	— 20 3	— — —	2 / 35	2 / 35	2 ^{1/2} / 40	50-60 (18)	30	
									2 / 35	2 / 35	2 ^{1/2} / 40	50-60 (18)	30	
									2 / 35	2 / 35	2 ^{1/2} / 40	50-60 (18)	30	
11	Willard Island	R-2	9.14	—	20	—	20	—	2 ^{1/2} / 40	—	50-60 (18)	—		
TOTAL			866.37	—	492	1010	492	—						

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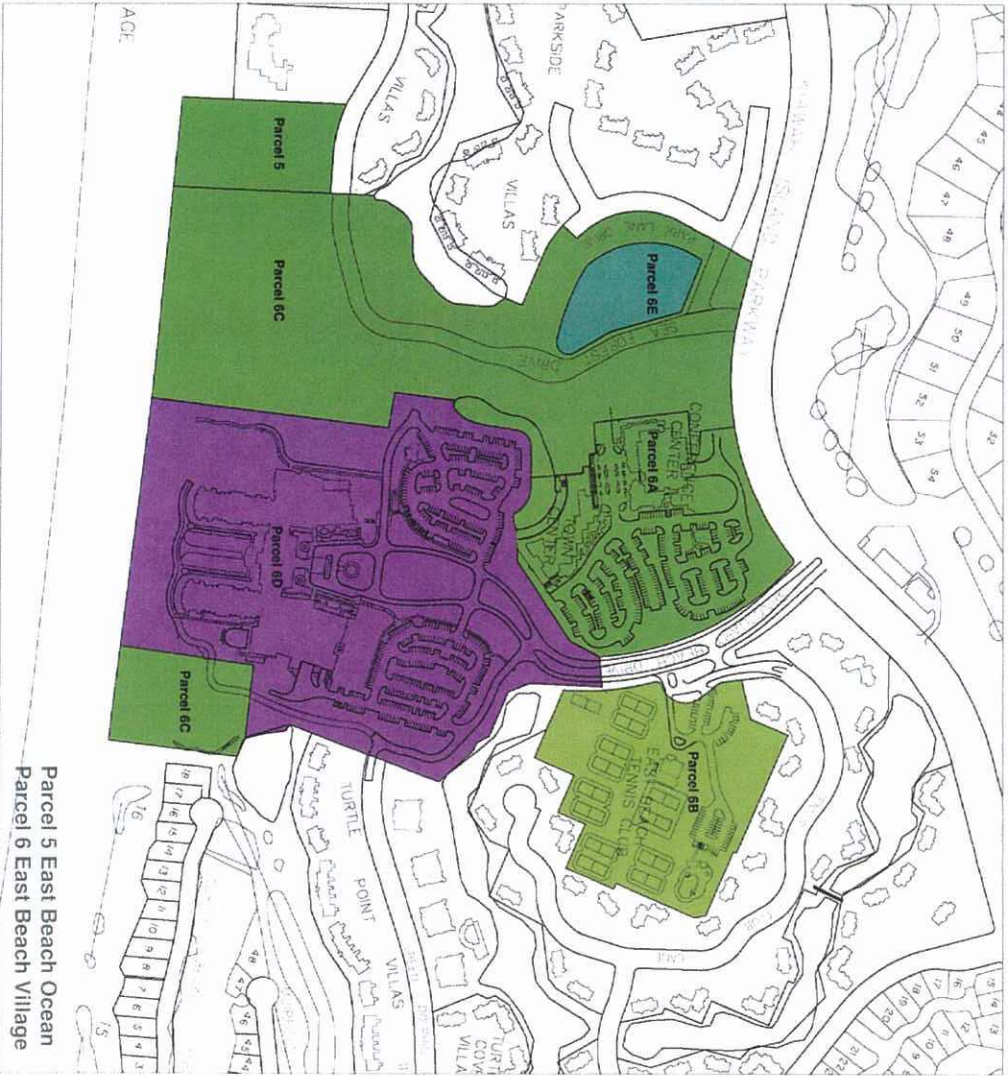
Notes governing Exhibit 13.5: Parcel-Specific Development Standards

- 1 With respect to Parcels subject to dual zoning (i.e., where two districts apply to the Parcel in the above table), the Property Owner shall have the right to develop these Parcels pursuant to either zoning district. All Development on a dual zoned Parcel shall comply with the allowed Uses, Building Development Standards, and other development standards for the designated zoning district. If the Property Owner intends to proceed with Development on the dual zoned Parcel under both zoning districts, the Property Owner must first identify the proposed uses, appropriate zoning district and land area required to meet the development guidelines.
- 2 By way of example, assume a 15 Acre parcel permits RST-2 and/or R-2(DA) zoning districts. If the 15 Acre parcel was developed exclusively as a hotel, the maximum capacity is 9 Bedrooms/Acre or a 135-Room hotel. If the parcel was developed exclusively as residential, the maximum capacity is 21 Bedrooms/Acre (and 7 Dwelling Units/Acre) or 315 Bedrooms (and 105 Dwelling Units). Under no circumstance could development exceed 315 bedrooms. If the hypothetical decision is to have a smaller 50-Room hotel, the acreage required is 5.56 Ac (50 Rooms ÷ 9 Rooms/Acre). This would leave 9.44 Acres remaining available for residential (15 Acres – 5.56 Acres). This would allow for up to 198 Bedrooms/66 DU (9.44 Acres x 21 Bedrooms/Acre and 7DU/Acre). The total Bedroom count for the hypothetical dual zoning would be 248 Bedrooms or substantially less than the maximum 315 Bedrooms.
- 3 Acreage figures are approximate. Acreage for a Parcel may vary depending on a final determination of acreage at the time new Development proceeds on a given Parcel.
- 4 Gross Density equals the number of potential Dwelling Units (existing and future) divided by the gross residential acreage of the Parcel above mean high water, excluding Fresh Water and Salt Water Wetlands. Gross Density limits are not intended to discourage or limit the development of higher density types or clusters or residences within a Parcel; provided, however, that maximum density limits are used to establish an absolute cap on the total number of Dwelling Units on a Parcel (i.e. Property Owner may construct more than 21 bedrooms on a given acre as long as the overall permissible Parcel Density or cap for that Parcel is not exceeded). As each Parcel is platted or sold, the Property Owner shall clearly establish the maximum number of Dwelling Units which may be permitted on a Parcel. In the event that density is limited by physical constraints, a bridge permit or other regulatory constraint beyond the Town's jurisdiction, said limits are not intended to be superseded by this agreement.
- 5 The total number of single family Lots and non-single family Dwelling units permitted in the Parcel at maximum permitted densities.
- 6 The maximum number of Vested Units which may be approved on any one Parcel, subject to the limit of 492 total Vested Units.
- 7 Maximum floor area ratio (FAR) equals the building floor area divided by the non-residential or mixed use acreage above mean high water, excluding Fresh Water and Salt Water Wetlands. This column shows the maximum floor area ratio which may be developed on an individual Parcel. The maximum FAR stated herein shall apply to the Development of the Real Property notwithstanding any more restrictive standard applicable to the underlying zoning district.
- 8 No development shall exceed the maximum number of stories or the maximum height in feet listed in this column.
- 9 Height allowance of 55' (Parcels 2A, 2B, 2C, 2E, 2F, 2I, 5, 6A, and 6C) and 70' (Parcels 5, 6C, and 6D) from Ground Floor level is to allow for alternative forms and configurations of massing to minimize the impact of habitable floors. This would include but not be limited to increased roof pitches, dormers, and innovation in overall massing. Roof slope of the dominant roof on the 4" habitable floor shall not be greater than 8:12 for residential buildings.
- 10 Parcel open space is the minimum percentage requirement of PerVIOUS Coverage for a Parcel.
- 11 An 8' pedestrian access easement shall be located within Parcel 2 to provide pedestrian access to the beach. The easement shall be incorporated in future development plans and shall be shown on appropriate site permit drawings. 20 parking spaces, within the overall parking plan for Parcel 2, will be available for the public.
- 12 There shall be no more than 150 Guest Rooms constructed on Parcels 2A, 2B, 2C, 2E, 2F, 2I and 3B. The total combined number of new Guest Rooms and Bedrooms on Parcel 2 shall not exceed 340.
- 13 Parking requirements for Cougar Point Golf will be located within Parcels 2A, 2E and 2F in addition to uses permitted in RST-2 category.
- 14 There shall be no more than an additional 175 Guest Rooms constructed on Parcels 5, 6C, and 6D. The total combined number of new Guest Rooms and Bedrooms on Parcel 6 shall not exceed 670. Guest Room density for expansion of The Sanctuary will be established at 40 Guest Rooms/acre including required parking. The Guest Room density for a free standing hotel shall conform with the RST-1 standard of 8 Guest Rooms/Acre.
- 15 Parcels or subparcels shall have a duly recorded survey or plat establishing boundaries prior to issuance of any development permits.
- 16 Up to 20 Dwelling Units may be permitted in the area indicated as Parcel 10B in Exhibit 13.6.
- 17 The 21 Bedroom per acre equivalent limit is intended for overall Parcel density calculations and not intended to limit the number of Bedrooms per Dwelling Unit, Bedrooms per Lot, or Bedrooms per a given acre.
- 18 The Property Owner will remove and relocate its villa check-in operations in Parcel 6 East Beach Village to either Parcel 1 Mingo Point, Parcel 2 West Beach Village, or off-island at the time of the redevelopment of East Beach Village. Redevelopment shall be deemed to occur when Property Owner has obtained the necessary permits and approvals for the redevelopment.
- 19 This standard will be met if Open Space is 50% or greater for the entire Parcel.

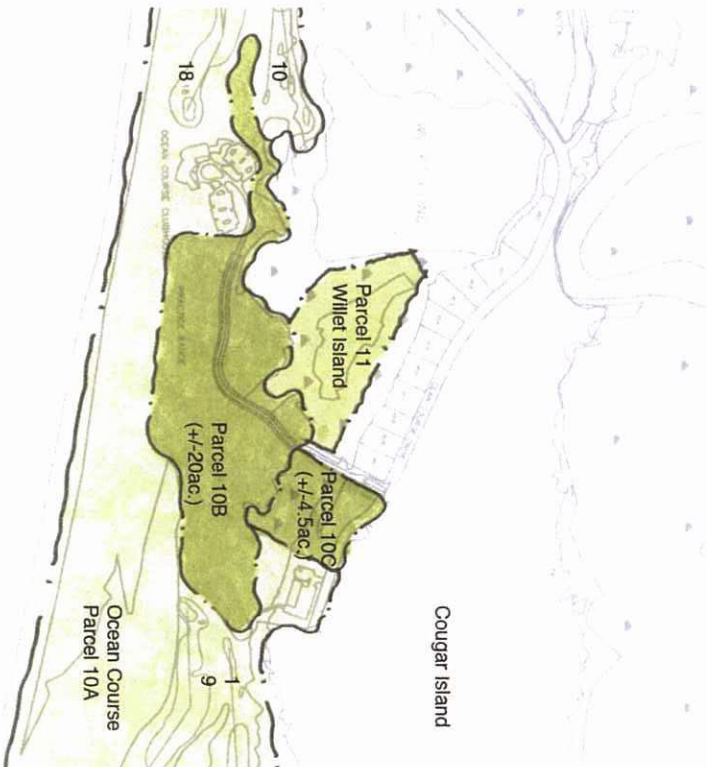
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Location Maps



**Parcel 5 East Beach Ocean
Parcel 6 East Beach Village**



**Parcel 10 Ocean Course
Parcel 11 Willet Island**