

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

**ACKNOWLEDGMENT OF
RIGHTS ALLOCATED**

THIS ACKNOWLEDGMENT OF RIGHTS ALLOCATED (“Acknowledgment”) to the Conservation Easement (“Conservation Easement”) dated July 25, 2024, by THE NATURE CONSERVANCY (hereinafter referred to as either “TNC” or Grantor); BEAUFORT COUNTY OPEN LAND TRUST (“BCOLT”) and UNITED STATES OF AMERICA, acting by and through the Department of Navy (“Navy”), collectively herein referred to as “Grantee,” is made effective as of this 26th of September, 2024.

WHEREAS, The Nature Conservancy granted the Conservation Easement to BCOLT and Navy by instrument dated July 25, 2024, and recorded in Record Book 1156 at Page 1885 in the Office of the Register of Deeds in Jasper County, South Carolina and which encumbered real property (the “Protected Property”) containing 4,409 acres, more or less, and known as Gregorie Neck, more fully described in Exhibit A to the Conservation Easement and located in Jasper County, South Carolina; and

WHEREAS, associated grant agreements referencing the Conservation Easement dated July 25, 2024, are recorded in Deed Book 1156 at Page 1869 in the Office of the Register of Deeds in Jasper County, South Carolina and Deed Book 1156 at Page 1877 in the Office of the Register of Deeds in Jasper County, South Carolina; and

WHEREAS, by accepting the Conservation Easement, BCOLT and Navy agreed to be a partner in protecting Gregorie Neck *in perpetuity* and accepted perpetual stewardship responsibility to uphold and enforce the terms of the Conservation Easement; and

WHEREAS, the Conservation Easement, in part, limited the division of the Protected Property to a maximum of seven (7) subdivided tracts with no subdivided tract being less than two hundred and fifty acres (250) in size; and,

WHEREAS, the Conservation Easement specifies that the Grantor shall allocate reserved rights among such Subdivided Tracts at the time of each subdivision; and

WHEREAS, the Grantor and Grantee acknowledge that the total **Impervious Surface** on the Property shall not exceed a maximum of **960,280** square feet in the aggregate, and that **124,953** square feet in the aggregate exist as of the date of this acknowledgement,

WHEREAS, Grantor, either prior to or simultaneously herewith, by the filing of various plats as referenced on the property descriptions more fully set forth on Exhibit A herein, has legally subdivided the Protected Property into five separate tracts, a 480.21 acre tract (“Tract 1”), a 625.05 acre tract (“Tract 2”), a 551.05 acre tract (“Tract 3-4A), an 812.00 acre tract (“Tract 5”) and a 2,022.14 acre tract (“Tract 4B-6”), all of which are encumbered by the Conservation Easement; and

WHEREAS, Grantor is required by the Conservation Easement to allocate Reserved Rights among such Subdivided Tracts at the time of each subdivision;

NOW, THEREFORE, in consideration of the above recitals and the covenants, terms and conditions contained herein and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee, for themselves and their respective heirs, successors and assigns, agree as follows:

1. BCOLT and Navy expressly acknowledges Grantor had the right to subdivide the Protected Property into five separate, legally transferrable parcels encumbered by the Conservation Easement.
2. Grantor by the filing of the plats and this instrument has allocated the Reserved Rights to each of each of the five subdivided parcels in the manner more fully described on Exhibits A-1 through A-5 attached to this Allocation of Rights.
3. Grantor and Grantee acknowledge by this instrument that there shall be no further subdivision of Tract 1, Tract 2 or Tract 5. Tract 3-4A and 4B-6 each are allocated one additional subdivision.
4. All of the provisions of the Conservation Easement relating to the Protected Property formerly known as Gregorie Neck shall remain in full force and effect.
5. Nothing herein shall serve to change any provision of the Conservation Easement so as to cause a violation of Section 170(h) of the Internal Revenue Code of 1986, as amended, or applicable Treasury Regulations thereunder.

- REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK -

IN WITNESS WHEREOF, Grantor and Grantees have executed this Acknowledgement of Rights Allocated as of the date referenced above.

WITNESSES:

GRANTOR:

THE NATURE CONSERVANCY

[Signature]
Witness
[Signature]
Witness

[Signature]
By: Dale Threatt-Taylor
Its: Executive Director, SC

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the above-named Grantor, by Dale Threatt-Taylor its Executive Director, SC personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

SWORN to before me this 25th day of September, 2024.

[Signature]
Notary Public for South Carolina
My Commission Expires: 09/10/2025



IN WITNESS WHEREOF, Grantor and Grantees have executed this Acknowledgement of Rights Allocated as of the date referenced above.

WITNESSES:

GRANTEE:

United States of America – Dept. of the Navy

Michael James Jr.
Michael James Jr.

Amanda R. M. Pack
By: Amanda R. M. Pack
Its: Real Estate Contracting Officer

STATE OF Virginia)
City)
COUNTY OF Chesapeake)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the above-named Grantee by United States of America its RECO, Amanda R. M. Pack, personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

SWORN to before me this 26th day of September, 2024.

Heather M. Stadler
Notary Public for City of Chesapeake
My Commission Expires: 8/31/25



EXHIBIT A-1
PROPERTY DESCRIPTION

TRACT 1

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located in the County of Jasper, State of South Carolina, containing 480.21 acres, more or less, shown as Tract 1 on a plat entitled on a plat entitled "A Boundary Survey Tract 1 A Portion of The Nature Conservancy Tract" prepared for The Nature Conservancy by Robert H. Tuck, PLS No. 24484, dated June 2024 and recorded in the office of the Register of Deeds for Jasper County in Plat Book 38 at page 969. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS #087-00-09-022 – portion of

Together with the following specific Reserved Rights associated with the use and enjoyment of Tract 1:

- 1) One Hundred Thousand Four Hundred Thirty (100,430) square feet of impervious surface area;
- 2) Two (2) new residential structures;
- 3) One (1) new dock; and
- 4) Twenty-five (25) acres of new ponds;
- 5) One boat landing intended for personal use

Together with all of the non-specific Reserved Rights associated with the property being conveyed, as set forth in the Conservation Easement.

This being a portion of the property conveyed to The Nature Conservancy by deed of 1415 Gregorie Neck, LLC dated February 14, 2024 and recorded February 14, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1143 at pages 878-885.

EXHIBIT A-2
PROPERTY DESCRIPTION

TRACT 2

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located in the County of Jasper, State of South Carolina, containing 626.05 acres, more or less, shown as Tract 2 on a plat entitled "A Boundary Survey Tract 2 A Portion of The Nature Conservancy Tract" prepared for The Nature Conservancy by Robert H. Tuck, PLS No. 24484, dated June 2024 and recorded in the office of the Register of Deeds for Jasper County in Plat Book 38 at page 970. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS #087-00-09-022 – portion of

Together with the following specific Reserved Rights associated with the use and enjoyment of Tract 2:

- 1) One Hundred Thirty-Seven Thousand Six Hundred Nine (137,609) square feet of impervious surface area;
- 2) Two (2) new residential structures;
- 3) One (1) new dock; and
- 4) Twenty-five (25) acres of new ponds;

Together with all of the non-specific Reserved Rights associated with the property being conveyed, as set forth in the Conservation Easement.

This being a portion of the property conveyed to The Nature Conservancy by deed of 1415 Gregorie Neck, LLC dated February 14, 2024 and recorded February 14, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1143 at pages 878-885.

EXHIBIT A-3
PROPERTY DESCRIPTION

TRACT 3-4A

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located in the County of Jasper, State of South Carolina, containing 551.05 acres, more or less, shown as Tract 3-4A on a plat entitled "A Boundary Survey Tract 3-4A - A Portion of The Nature Conservancy Tract" prepared for The Nature Conservancy by Robert H. Tuck, PLS No. 24484, dated June 2024 and recorded in the office of the Register of Deeds for Jasper County in Plat Book 38 at page 971. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS #087-00-09-025; 087-00-09-023 & 087-00-09-022 – portion of

Together with the following specific Reserved Rights associated with the use and enjoyment of Tract 3-4A:

- 1) One Hundred Seventeen Thousand Nine Hundred Fifty-Two (117,952) square feet of impervious surface area;
- 2) Up to four new (4) residential structures, subject to the limitations of Paragraph 5(b)(iii) of the Conservation Easement;
- 3) Two (2) new docks, limited to one per subdivision;
- 4) Ten (10) acres of new ponds; and
- 5) One (1) additional Subdivision

Together with all of the non-specific Reserved Rights associated with the property being conveyed, as set forth in the Conservation Easement.

This being a portion of the property conveyed to The Nature Conservancy by deed of 1415 Gregorie Neck, LLC dated February 14, 2024 and recorded February 14, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1143 at pages 878-885.

EXHIBIT A-4
PROPERTY DESCRIPTION

TRACT 5

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located in the County of Jasper, State of South Carolina, containing 812.00 acres, more or less, shown as Tract 5 on a plat entitled "A Boundary Survey Tract 5 A Portion of The Nature Conservancy Tract" prepared for The Nature Conservancy by Robert H. Tuck, PLS No. 24484, dated June 2024 and recorded in the office of the Register of Deeds for Jasper County in Plat Book 38 at page 972. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS #087-00-09-031 & 087-00-09-022 – portion of

Together with the following specific Reserved Rights associated with the use and enjoyment of Tract 5:

- 1) One Hundred Seventy-Three Thousand Five Hundred Nine (173,509) square feet of impervious surface area;
- 2) One (1) new residential structure; and
- 3) Ten (10) acres of new ponds;

Together with all of the non-specific Reserved Rights associated with the property being conveyed, as set forth in the Conservation Easement.

This being a portion of the property conveyed to The Nature Conservancy by deed of 1415 Gregorie Neck, LLC dated February 14, 2024 and recorded February 14, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1143 at pages 878-885.

EXHIBIT A-5
PROPERTY DESCRIPTION

TRACT 4B-6

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located in the County of Jasper, State of South Carolina, containing 2,022.14 acres, more or less, shown as Tract 4B-6 on a plat entitled "A Boundary Survey Tract 4B-6 A Portion of The Nature Conservancy Tract" prepared for The Nature Conservancy by Robert H. Tuck, PLS No. 24484, dated June 2024 and recorded in the office of the Register of Deeds for Jasper County in Plat Book 38 at page 976. This plat is incorporated into and made a part of this description by reference. For further description as to courses, distances, metes and bounds, reference is made to the plat.

TMS #087-00-09-022 – portion of

Together with the following specific Reserved Rights associated with the use and enjoyment of Tract 4B-6:

- 1) Four Hundred Thirty Thousand Seven Hundred Eighty (430,780) square feet of impervious surface area;
- 2) Up to Six (6) new residential structures, subject to the limitations of Paragraph 5(b)(iii) of the Conservation Easement;
- 3) Two (2) new docks, limited to one per subdivision;
- 4) Thirty (30) acres of new ponds; and
- 5) One (1) additional Subdivision
- 6) One (1) boat landing intended for personal use

Together with all of the non-specific Reserved Rights associated with the property being conveyed, as set forth in the Conservation Easement.

This being a portion of the property conveyed to The Nature Conservancy by deed of 1415 Gregorie Neck, LLC dated February 14, 2024 and recorded February 14, 2024 in the office of the Register of Deeds for Jasper County in Deed Book 1143 at pages 878-885.