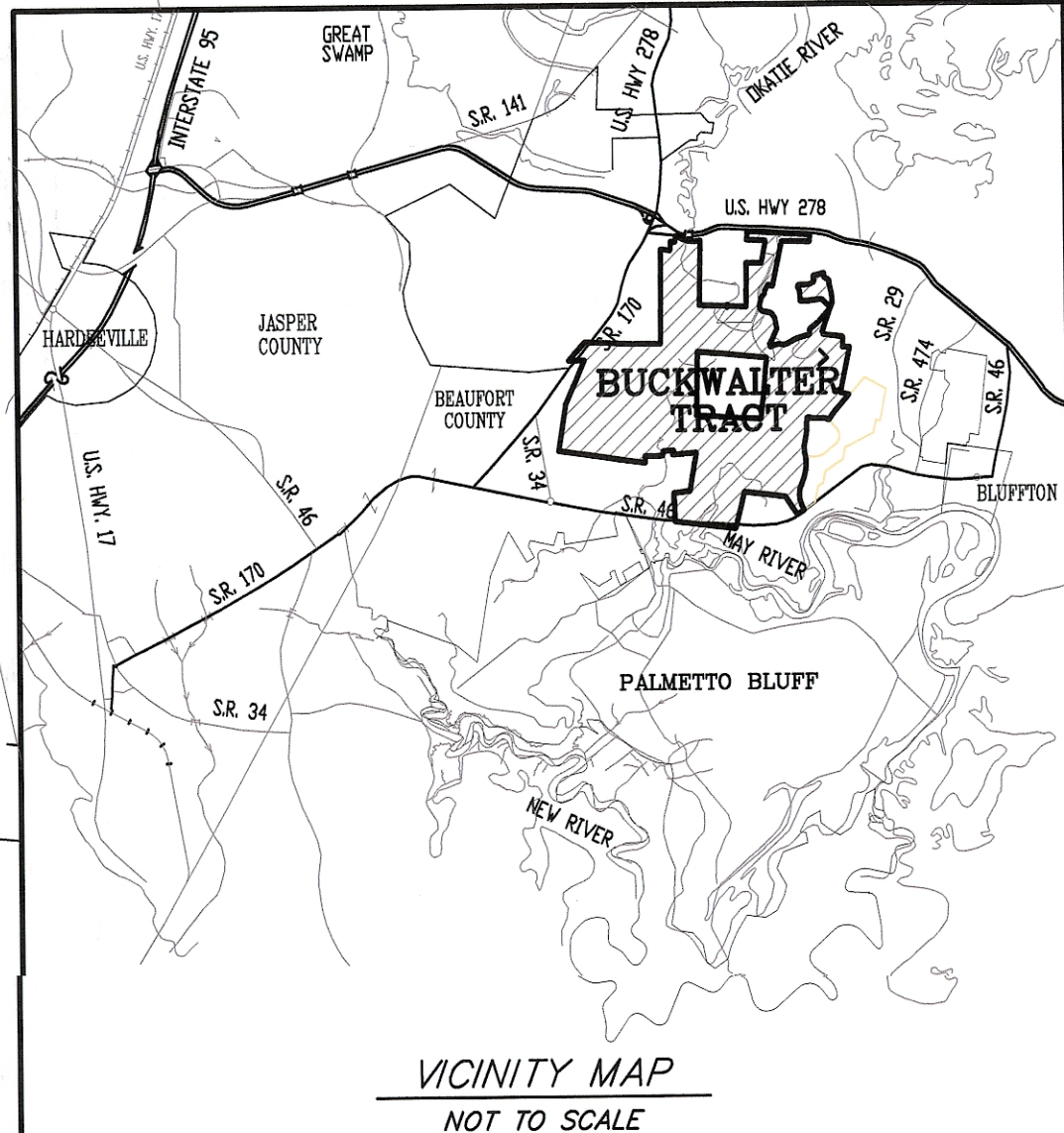
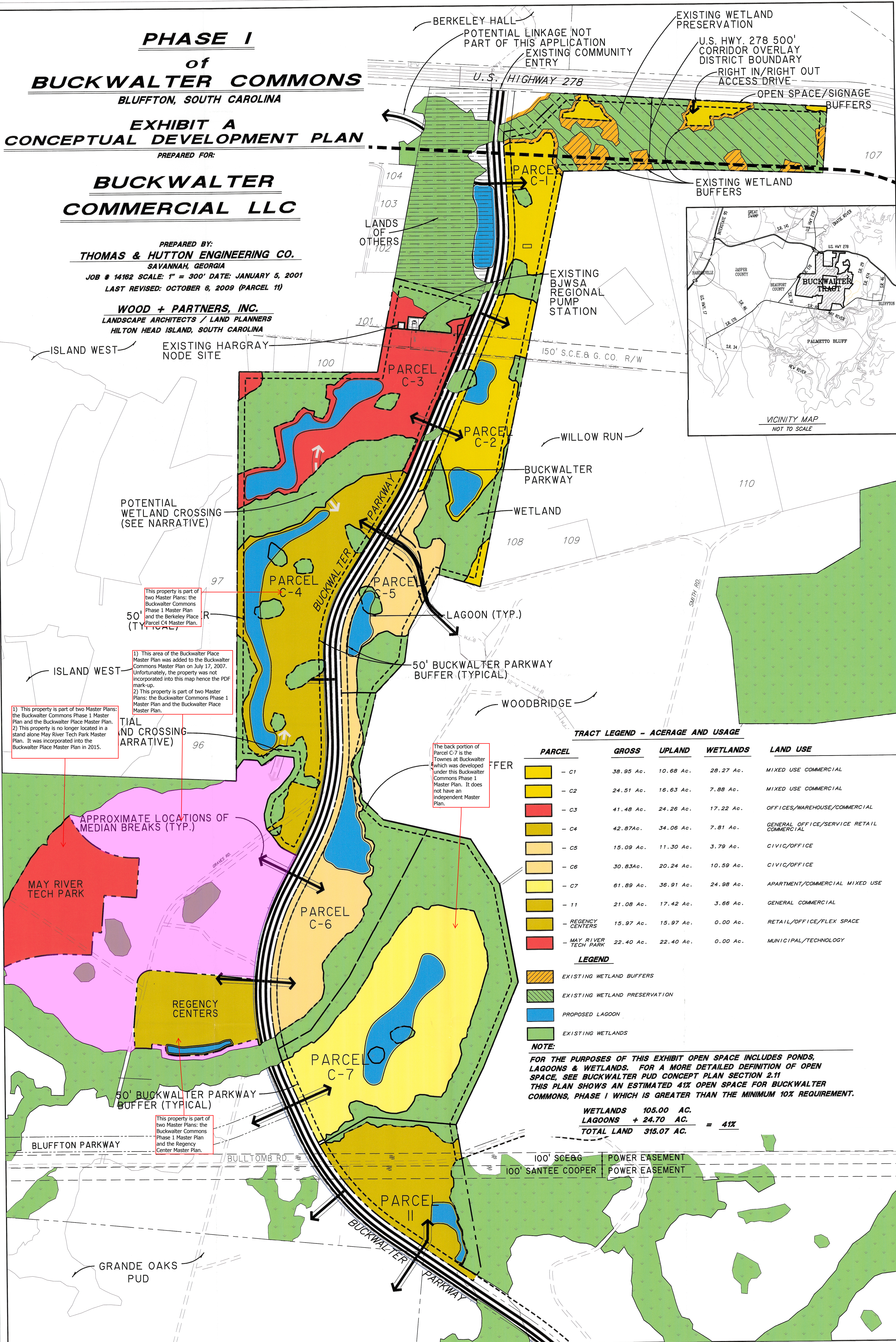


**PHASE I**  
**of**  
**BUCKWALTER COMMONS**  
**BLUFFTON, SOUTH CAROLINA**  
**EXHIBIT A**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**PREPARED FOR:**

**BUCKWALTER**  
**COMMERCIAL LLC**

**PREPARED BY:**  
**THOMAS & HUTTON ENGINEERING CO.**  
**SAYANNAH, GEORGIA**  
**JOB # 14162 SCALE: 1" = 300' DATE: JANUARY 5, 2001**  
**LAST REVISED: OCTOBER 8, 2009 (PARCEL 11)**

**WOOD + PARTNERS, INC.**  
**LANDSCAPE ARCHITECTS / LAND PLANNERS**  
**HILTON HEAD ISLAND, SOUTH CAROLINA**



**TRACT LEGEND - ACERAGE AND USAGE**

| PARCEL                | GROSS     | UPLAND    | WETLANDS  | LAND USE                                 |
|-----------------------|-----------|-----------|-----------|------------------------------------------|
| - C1                  | 38.95 Ac. | 10.68 Ac. | 28.27 Ac. | MIXED USE COMMERCIAL                     |
| - C2                  | 24.51 Ac. | 16.63 Ac. | 7.88 Ac.  | MIXED USE COMMERCIAL                     |
| - C3                  | 41.48 Ac. | 24.26 Ac. | 17.22 Ac. | OFFICES/WAREHOUSE/COMMERCIAL             |
| - C4                  | 42.87Ac.  | 34.06 Ac. | 7.81 Ac.  | GENERAL OFFICE/SERVICE RETAIL COMMERCIAL |
| - C5                  | 15.09 Ac. | 11.30 Ac. | 3.79 Ac.  | CIVIC/OFFICE                             |
| - C6                  | 30.83Ac.  | 20.24 Ac. | 10.59 Ac. | CIVIC/OFFICE                             |
| - C7                  | 61.89 Ac. | 36.91 Ac. | 24.98 Ac. | APARTMENT/COMMERCIAL MIXED USE           |
| - 11                  | 21.08 Ac. | 17.42 Ac. | 3.66 Ac.  | GENERAL COMMERCIAL                       |
| - REGENCY CENTERS     | 15.97 Ac. | 15.97 Ac. | 0.00 Ac.  | RETAIL/OFFICE/FLEX SPACE                 |
| - MAY RIVER TECH PARK | 22.40 Ac. | 22.40 Ac. | 0.00 Ac.  | MUNICIPAL/TECHNOLOGY                     |

**LEGEND**

- EXISTING WETLAND BUFFERS
- EXISTING WETLAND PRESERVATION
- PROPOSED LAGOON
- EXISTING WETLANDS

**NOTE:**

FOR THE PURPOSES OF THIS EXHIBIT OPEN SPACE INCLUDES PONDS, LAGOONS & WETLANDS. FOR A MORE DETAILED DEFINITION OF OPEN SPACE, SEE BUCKWALTER PUD CONCEPT PLAN SECTION 2.11 THIS PLAN SHOWS AN ESTIMATED 41% OPEN SPACE FOR BUCKWALTER COMMONS, PHASE I WHICH IS GREATER THAN THE MINIMUM 10% REQUIREMENT.

|            |                  |
|------------|------------------|
| WETLANDS   | 105.00 AC.       |
| LAGOONS +  | 24.70 AC.        |
| TOTAL LAND | 315.07 AC. = 41% |

This property is part of two Master Plans: the Buckwalter Commons Phase 1 Master Plan and the Berkeley Place Parcel C4 Master Plan.

1) This area of the Buckwalter Place Master Plan was added to the Buckwalter Commons Master Plan on July 17, 2007. Unfortunately, the property was not incorporated into this map hence the PDF mark-up.

2) This property is part of two Master Plans: the Buckwalter Commons Phase 1 Master Plan and the Buckwalter Place Master Plan.

The back portion of Parcel C-7 is the Townes at Buckwalter which was developed under this Buckwalter Commons Phase 1 Master Plan. It does not have an independent Master Plan.

This property is part of two Master Plans: the Buckwalter Commons Phase 1 Master Plan and the Regency Center Master Plan.