

Claude E. McLeod, Jr.
Post Office Box 22
Seabrook, S.C. 29940

September 18, 2006

Dr. Phillip McDaniel
Superintendent,
Beaufort County School District
1300 King Street
Beaufort, S.C. 29902

Dear Superintendent McDaniel:

On behalf of the McLeod Family, I am writing to follow-up on your meeting last week with our attorney and real estate broker relative the Beaufort County's School District's interest in purchasing 70 acres from our family to site the long awaited North Area High School.

After consulting with our land planner, who has been working with us for over twenty years to determine the best future use for our family farm, with City Officials with whom we have been working to develop a master plan of our property and with some of the adjacent land owners, we have determined that the proposed high school can be woven into our plans to make the Seabrook area a better place for existing and new residents to live.

Accordingly, the McLeod Family is prepared to enter into a purchase and sale agreement for the property. Furthermore, we have incorporated plans for the school into our development agreement with the City of Beaufort in a way that we believe we can further help with the development of the school.

Our revised master plan proposes the 70 acre site west of Detour Road with the school building serving as the terminus of Martin Lane, with athletic fields adjacent on Detour Road and parking and practice fields on either side of the school and to the rear ensuring ingress and egress to the site from up to four different access points to highway 21.

Our overall plan anticipates the development of work force housing nestled around the school site which we will hope will minimize the traffic impact of teachers, students and other school personnel who may have an interest in working and living in our community. Based on our residential concept we also anticipate much needed housing for law enforcement officers, firefighters and health care workers whose housing needs are not currently being served in Beaufort County.

To offset the School District's land acquisition and infrastructure expense, each new residential unit will be assessed a fee equal to \$1,000 which will be provided to the City of Beaufort and allocated exclusively to absorbing costs of the new school. Furthermore, we will work to form alliances between any developers working in the area to master plan infrastructure so that costs can be coordinated and shared when possible.

In short, we accept the concept of the North Area High School being included into our master plan and are ready to enter into an agreement.

Attached is a draft agreement that outlines our proposal to most efficiently provide needed services and opportunities to the northern area of Beaufort County.

We look forward to hearing from you so that we can move to the next step in this worthwhile endeavor.

Sincerely,

Claude E. McLeod, Jr.