

Edisto Island Open Land Trust
 P.O. Box 1
 Edisto Island, SC 29438

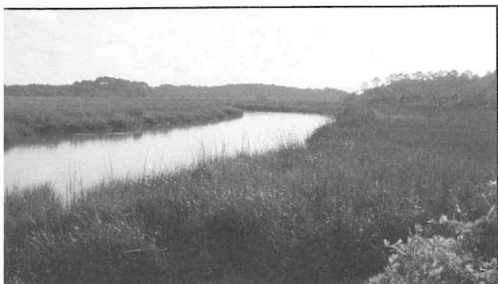


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DONATE TO THE EIOLT REVOLVING ACQUISITION FUND AND SAVE EDISTO . . . A SQUARE FOOT AT A TIME!

contribution to the EIOLT Revolving Acquisition Fund helps preserve open space and scenic views on Edisto.
 you like to save 1,000 square feet? . . . or an entire acre?

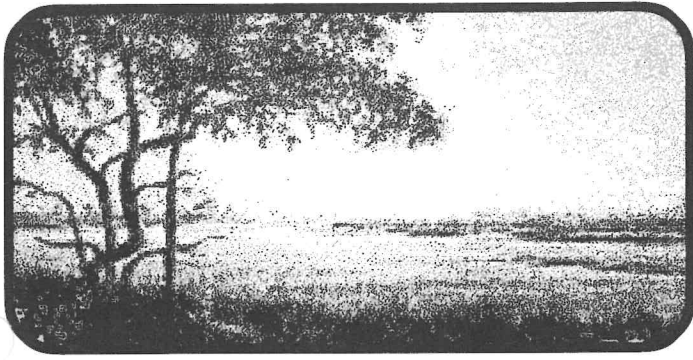
Land to be Preserved	My Contribution or Pledge
One acre (43,560 square feet)	\$20,000 _____
20,000 square feet	\$10,000 _____
10,000 square feet	\$ 5,000 _____
5,000 square feet	\$ 2,500 _____
2,000 square feet	\$ 1,000 _____
1,000 square feet	\$ 500 _____
(With every \$1 contributed, two square feet of land on Edisto can be preserved)	\$ _____



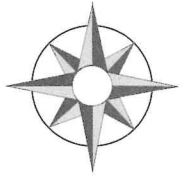
You Can Make a Difference in Edisto's Future

Your contribution to the revolving fund will be used for paying the costs of acquiring conservation easements and land, such as Cedar Hall Farms and the Sand Creek Property. You will see your donation go to work immediately to save scenic property on Edisto.

Time is short – Send your EIOLT Revolving Acquisition Fund contribution.



Tidal Tales



EDISTO ISLAND OPEN LAND TRUST

... TO PRESERVE AND PROTECT THE SCENIC VIEWS AND NATURAL RESOURCES OF EDISTO ISLAND

SUMMER 2005

CONTRACT SIGNED TO PURCHASE CEDAR HALL FARMS



Farmland around the country is disappearing ... in the last five years 3,500,000 acres of farmland have been converted to residential and commercial development. An important aspect of Edisto's rural charm and scenic beauty lies in the open fields and farmland you see as you travel along Highway 174 and the back roads of Edisto.

Recently the Edisto Island Open Land Trust signed a contract to purchase 24 acres of open space along Highway 174 – farmland that was slated to be developed into a mobile home community. At the intersection of Highway 174 and Cedar Hall Road, the “Cedar Hall Farms” property consists of picturesque open fields bordered by ancient oak trees on the highway and clumps of woods on two other sides.

Short-term financing has been provided with a low-interest loan from the Lowcountry Conservation Loan Fund (managed by the Coastal Community Foundation). The Land Trust plans to restrict development on this property so that the scenic view is preserved forever!

Marian Brailsford, EIOLT Executive Director said, *Despite recent successes, we cannot relax our vigilance on Edisto. We have targeted for preservation a number of other properties with conservation value that could be lost without intervention. The Land Trust is introducing a new revolving fund to help pay the costs of acquiring properties such as Cedar Hall Farms and the Sand Creek Property – and we already have our first donation to this fund!*

Katherine Ravenel, Chair of the EIOLT Development Committee, encourages EIOLT members and the entire Lowcountry community to contribute to the Land Trust's Revolving Acquisition Fund, for which they are also seeking support from foundations and other sources. She added, *This revolving fund will enable us to seize opportunities to preserve Edisto's natural landscape that might slip by us otherwise.*

EIOLT Launches Proactive Acquisition Strategy

The purchase of two Highway 174 properties in the last year heralds a new era for the Edisto Island Open Land Trust. Director Brailsford said, *Our land conservation efforts are focused around working with landowners to persuade them to voluntarily preserve family lands through conservation easements or outright donations of land. However, when efforts to gain easements or donations of critical property are not successful, our strategy is to seek to purchase this land by negotiating a bargain sale price that will provide the seller with tax benefits to offset any difference between the negotiated price and the fair market value.*

So what's the rush about preserving land on Edisto? Experts predict that 500,000 people will move to the SC coast in the next 25 years – a lot of the coastal communities around us are already congested. It's likely that Edisto could be overrun with development and the infrastructure that goes with it – pavement, electrical lines, sewage systems and commercial establishments that cater to the increased population. Uncontrolled growth would jeopardize the quality of life for humans, animals, birds, reptiles

to purchase threatened properties and to be able to react quickly when acquisition opportunities come up.

Last year Land Trust supporters contributed to the Scenic Gateway Property Fund, and as a result the balance on the Sand Creek Property loan was significantly reduced. The Revolving Acquisition Fund replaces the previous fund and will be rolled over time and again in order to purchase on short notice such properties as “Cedar Hall Farms” and “Sand Creek Property”. After purchase the Land Trust will seek to resell these properties subject to conservation easements that restrict development on the property. The Revolving Acquisition Fund will make it possible to protect hundreds of acres of land on Edisto.

Proactive Acquisition Strategy at a Glance

When donation of a conservation easement or land is not feasible:

1. Negotiate a bargain sale price to purchase land from landowner
2. Use Revolving Acquisition Fund to purchase land or

EDISTO ISLAND OPEN LAND TRUST

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Katharine Ravenel

Fisher C. Walter, Jr.

STAFF

Marian D. Brailsford,

Executive Director

Maureen Tipton, Office Manager

Mission Statement:

to preserve and protect the scenic
vistas and natural resources of

Edisto Island through:
1) conservation easements, gifts
& purchases of strategic land;
2) stewarding this land into
perpetuity; and
3) elevating community
awareness of our fragile island
environment.

806-B Oyster Park
Post Office Box 1
Edisto Island, SC 29438

Phone: (843) 869-9004
Fax: (843) 869-7820
Email: eiolt@bellsouth.net
Website: www.edisto.org

SPONSOR MEMBER OF THE



FROM THE DIRECTOR

Tax benefits for conservation donations are under threat! Late last year Congress' Joint Committee on Taxation (JCT) made a proposal to the Senate Finance Committee based on their study of charitable donation tax abuses. Their recommendations included restricting tax benefits for landowners who donate conservation easements or land for preservation.

The EIOLT, among many other groups, has actively opposed these recommendations, and the EIOLT Board passed the following resolution on March 28, 2005:

We, the Board of Trustees of the Edisto Island Open Land Trust, are resolute in our opposition to the recommendations of the Joint Committee on Taxation to reduce landowners' tax deductions when land or conservation easements are donated in order to preserve the conservation values of that land.

Specifically we oppose the recommendations that:

- *Do not allow any deductions for a conservation easement on a property used as a personal residence by the landowner*
- *Slash the deductions allowed for donating a conservation easement by 2/3 - from 100% of the value of the easement, to no more than 33% of its value*
- *Limit deductions to the landowner's basis in the land, rather than its market value, for gifts of land or bargain sales*

These recommendations would drastically reduce most donations of conservation easements or land, and critical open space and natural habitat could be lost to development. We support holding such donations and donees to high ethical

standards, and the Edisto Island Open Land Trust adheres to the Land Trust Alliance Standards and Practices guidelines which prohibit the abuses that concern the JCT and every ethical organization involved in the land trust initiative.

The Senate Finance Committee is considering the JCT's recommendations for inclusion in the Omnibus Bill to be introduced to the House and Senate this year. A public hearing in Washington will be held on June 8, 2005, to take testimony on the JCT's proposal. The Land Trust Alliance will be there to present the views of member land trusts, like EIOLT.

If you want to help, write to members of Congress and remind them of the positive contributions being made by land trusts to preserve open space and wildlife habitat. Our SC delegation in Washington includes: In the Senate - Lindsey Graham and Jim DeMint & in the House - Henry E. Brown, Joe Wilson, J. Gresham Barrett, Bob Inglis, John Spratt, and James E. Clyburn. For addresses visit www.myscgov.com.


Marian Brailsford

Edisto Island Open Land Trust Defends Property Title

Over the last couple of years the Edisto Island Open Land Trust has been involved in a lawsuit to defend one of its protected properties. 400 acres of scenic marsh and wetlands on Edisto Island were donated to the Land Trust 11 years ago. As time passed, development on adjacent land created pressure for dock building, and OCRM began issuing dock permits allowing docks which encroached on this protected marsh without proper notification, and notwithstanding EIOLT's title to the marsh.

EIOLT protested issuance of these dock permits. OCRM and several adjoining landowners seemed intent on challenging EIOLT's title to the marsh; therefore, the Land Trust had no option but to defend its title and its stewardship responsibility. In a hearing in Charleston on March 8, 2005, Judge Mikell Scarborough ruled that the EIOLT had overcome the State of South Carolina's presumption of ownership to all but a small portion of this marshland.

This litigation followed a September 10, 2001, precedent-setting case - Low Country Open Land Trust vs. Atkins, which determined that the owner (LOLT) of marsh property with a State Grant in the title chain is not owned by the State and adjoining property owners do not have a right of access to waterways across such marshland without the land trust's permission.

After confirming EIOLT's ownership of the marsh, the Judge allowed those adjoining landowners who were issued dock permits prior to September 10, 2001, and prior to the Court's opinion on the Low Country Open Land Trust vs. Atkins Case, to build their docks so long as they were constructed in compliance with low profile, low impact design specifications laid out by EIOLT.

EIOLT Executive Director Brailsford said, *"The Edisto Island Open Land Trust takes our stewardship responsibilities very seriously. When a landowner donates highland or wetlands, the mission is to maintain*

Oyster Roast Held at Middleton Plantation



On April 3 – the first beautiful day after a long stretch of rainy cold weather – over 200 people attended the EIOLT Annual Meeting and Oyster Roast at Middleton Plantation. Children chased a Boykin Spaniel puppy around the azalea bordered grounds, as guests enjoyed the oysters, polish sausages with all the trimmings and homemade desserts. A gospel singing from the front porch of the plantation was provided by the New First Baptist Church choir. The birds and the crowd joined in, and Curtis (CJ) Morrison, grandson of EIOLT board member Reverend Chick Morrison, performed a special mime interpretation of a hymn.

Marian Brailsford spoke briefly to members to thank them for their support and to announce the Land Trust's proactive plan for Edisto land conservation. Special thanks went out to Caroline and Jack Boineau for hosting the event at the beautiful home on the banks of Store Creek. Enterprise Bank received recognition

for being the Corporate Sponsor for the Land Trust Oyster Roast for the second year in a row. Appreciation was also expressed to members of the New First Baptist Church choir and to board member, Jim Kempson of Coldwell Banker, for donating the beverage.

GREAT AMERICAN CLEANUP DAY ON EDISTO

Saturday, April 16 started as a balmy spring morning, clear and sunny – a perfect day for the beach or kayaking or fishing. For a group of Edistonians, however, it was a day to be good citizens and join the Great American Cleanup campaign here on Edisto. This litter pick-up was sponsored by Edisto Pride, a local chapter of the state-wide Palmetto Pride and the national Keep America Beautiful organizations.

The Edisto Island Community Association, working with Edisto Island Open Land Trust staff, coordinated this volunteer effort picking up litter from the roads off Highway 174. Many of the volunteers were local school children.* Volunteers from the Edisto Beach Property Owners Association joined the island volunteers and worked to clean up the street sides of Edisto Beach. By afternoon approximately 1,100 pound of litter had been bagged and removed from roadsides by these hardy souls. Afterward, everyone enjoyed refreshments and celebrated this communal effort to make our island a better place to live, work and play. Then Charles Brown, President of the Edisto Island Community Association, spoke at the Edisto Beach Property Owners Association's annual meeting and barbeque and solicited volunteers for future beach and island litter projects.

*Earlier this year, Edisto Pride sponsored an educational puppet show, "Litter Trashes Everyone," presented to children from Jane Edwards Elementary and the Edisto Beach Elementary Schools.



Conservation Workshop Held for Edisto Property Owners

The EIOLT held a free workshop for Edisto property owners on February 28 at the Edisto Interpretive Center. *Conservation Options for the Land Owner* featured popular guest speaker, Camilla Herlevich, Director of the NC Coastal Land Trust who has lectured throughout the country on conservation methods for land owners. There was also a panel of experts to answer questions – including Joseph H. Guerry, Appraiser, Edward P. Pritchard, III, Attorney, and E.M. (Bud) Skidmore, who has protected his Steamboat Creek property with the EIOLT via conservation easement.

Twenty-five people attended the workshop and learned about the advantages of preserving family land for the future. Three ways to preserve land are: (1) granting a conservation easement to a land trust, (2) selling land at below market value to a Land Trust and (3) donating land or leaving property in a will to a land trust. With each of these methods there are attractive financial benefits in the form of tax incentives – income tax, property tax and estate tax benefits.

We are grateful to Jeff Atkins, Park Manager of the Edisto Beach State Park and the Edisto Interpretive Center, for allowing us to use the conference center and for giving participants a tour of this beautiful facility.

UPCOMING EVENTS

July 2

Annual Shrimp Bazaar (Saturday)

August 14 - Legacy Live Oak Dedication for Phase 2 & 3 Trees (Sunday)

September 17

Beach Litter Sweep (Saturday)

September 30 - Preview Soiree for Edisto Road

EDISTO ISLAND OPEN LAND TRUST SHRIMP BAZAAR & SALE



SATURDAY, JULY 2

10:00 to 3:00 p.m.

Highway 174, next to the Edistonian

*LARGE Shrimp for the table or the freezer . . .
fresh produce . . . photos . . . T-shirts . . . and more!*

**\$\$\$ SAVINGS \$\$\$ if you Order your
Large Shrimp in Advance**

*Order your Individually Quick Frozen Large Shrimp in advance:
Only \$4.00 per pound in advance!! (in 40 lb. boxes only)
Share a box with friends and SAVE!*

*Or buy your Shrimp at the Bazaar:
Only \$5.50 per pound in ten pound bags*

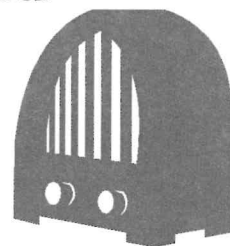
**order call the Edisto Island Open Land Trust
at 843-869-9004.**

advance order deadline: Thursday, June 30

First "Edisto Road Show" to be Held

*Have you always wanted to know
what Great Aunt Ruby's china
might be worth?*

*What about that painting you
bought at a flea market sale or the
lamp you found in the attic?*



The Edisto Island Open Land Trust will host its first annual Edisto Island Road Show, patterned after the popular ETV "Antiques Road Show." The event will be held the first weekend in October, and guests can bring heirlooms or curiosities for assessment by a panel of experts consisting of some of the most knowledgeable appraisers and antiques dealers in South Carolina. Mark your calendars for Friday, September 30, and Saturday, October 1 – two events not to be missed!

Friday night's "Preview Soiree" on September 30,
at the Edisto Island home of Ellen and Bubba Unger

Saturday's "Edisto Road Show" on October 1,
from 10:00 a.m. to 4:00 p.m. at Jane Edwards School

Even if you don't have an item to be appraised, there will be vendors selling unique items and food. So come by and watch and nibble on barbeque, hot dogs and homemade desserts, and who knows – you might find that perfect thing you've been looking for! All proceeds from this weekend event will help the Edisto Island Open Land Trust finance the preservation of scenic views and open spaces on Edisto Island.

SPONSORS FOR EDISTO ROAD SHOW GUARANTEE A SUCCESS

It is pleased to announce that two corporate sponsors have pledged their support to the "Edisto Road Show" fundraising event. The Key Sponsor is Georgia-Pacific's Building Products Group, and the Supporting Sponsor is Carolina Bank and Trust. The Edisto Island Open Land Trust values our partnerships with both corporate sponsors, which will have a positive impact on Edisto's natural landscape for many years to come.

Georgia-Pacific's Building Products Group - The following comments are from an interview with Melodie Ruse, Communications Director for Georgia-Pacific, headquartered in Atlanta. *At Georgia-Pacific, being an environmentally responsible organization is an essential part of who we are. Through our values, we seek to minimize any adverse impacts of our products and processes, promoting continuous improvement and practicing sustainable growth. Georgia-Pacific puts its commitment to the environment into action through its support for organizations such as Keystone Science School, The Nature Conservancy, and the Edisto Island Open Land Trust, among others. The company also has an environmental education program called Education in the Field, a series of curriculum supplements designed to foster learning and environmental awareness.*

With annual sales of approximately \$20 billion, Georgia-Pacific Corporation is one of the world's leading manufacturers and suppliers of tissue, packaging, paper, building products and related materials. Georgia-Pacific's Building Products manufacturing division, our key sponsor for the Edisto Road Show, has long been

South Carolina Bank and Trust - The following comments are from an interview with Lee Petrolawicz, Senior Vice President and Area Executive for South Carolina Bank and Trust.

Families have experienced the natural charm of Edisto Island for many generations. We assist our customers in planning for their retirement so they can relax and enjoy the intrinsic beauty that is unique to the Island. We are proud to be a partner with Edisto Island Open Land Trust to help reserve the natural splendor of Edisto Island for future generations to enjoy. At SCBT, we believe in giving back to the communities we serve through organizations like EIOLT, Clemson Extension and the Youth Leadership Programs, among others.

South Carolina Bank and Trust, the 4th largest bank headquartered in South Carolina, and South Carolina Bank and Trust of the Piedmont are subsidiaries of SCBT Financial Corporation. Serving the needs of South Carolinians for over 70 years, SCBT Financial Corporation operates 36 financial centers in 12 South Carolina

BUSINESSES SHARE OUR COMMITMENT TO PRESERVE EDISTO

CORPORATE ALLIES

Welcome New Corporate Allies:

Atwood Vacations & Re/Max Lowcountry Real Estate

Contact Mark or Gina Steedley at 869-4455

Enterprise Bank of SC – Erhardt & Edisto Island

Contact Walter Mathis at Edisto office 869-3737

First Federal of South Carolina, F.S.B.

Paradise Shrimp Farms

BUSINESS PARTNERS

Coldwell Banker Sea Island Realty

Fairfield Ocean Ridge, Property Owners Association

& Fairfield Architectural Review Board

Walter Construction Company

BUSINESS SPONSORS

Dockside Restaurant

Edisto Marina

H.M. Northcutt Corporation

BUSINESS MEMBERS

Welcome New Business Members:

Charlotte Main, Realtor

Contact Charlotte Main at 869-2516

Barr, Unger & McIntosh, LLC

Cheves Art, LLC

Crab Trap (The)

Edisto Woods & Waters Realty

& Martin Appraisals &
Forestry Inc.

Edisto Sales & Rentals Realty

El-Sue, LLC

Robert Frank & Associates

George & Pink Vegetables

Griffin, Beach & Co., PA

Terry Hoff Construction

Island Mattress

J. Sam Plexico & Associates

Kennerty Surveying, Inc.

Little Britton Tree Farm

King's Market

Steedley Naturescaping, LLC

Sykes & Unger Prudential

Real Estate

Village Mortgage, Inc.

EIOLT WELCOMES NEW "CORPORATE ALLIES"

EIOLT is pleased to welcome two business members that have recently contributed at the new level of Corporate Ally:

Atwood Vacations and Re/Max Lowcountry Real Estate – Atwood Vacations and Re/Max Lowcountry Real Estate will soon be expanding to a second location at 114 Jungle Road in Palmetto Plaza (telephone 843-869-4455), where there will be a Re/Max sales office and an Atwood Vacations information center. The Atwood Vacations location on Highway 174 will focus on the property management operation, but will also feature a Re/Max Lowcountry Real Estate information center. You can visit their website (www.atwoodvacations.com or www.remaxlowcountry.com) or email them at Info@atwoodvacations.com or info@remaxlowcountry.com. The Land Trust would like to thank owners, Mark and Gina Steedley for their long-time support and for making Atwood Vacations and Re/Max Lowcountry Real Estate an ally in EIOLT's mission to protect Edisto's future.

Enterprise Bank of South Carolina – A long-time partner with the Land Trust, Enterprise Bank has sponsored EIOLT's annual Oyster Roast for the past two years. Founded in 1920 Enterprise Bank is now one of the top 20 largest bank companies in South Carolina, with 13 Lowcountry office locations in Bamberg, Denmark, Ridgeville, Cottageville, Walterboro, Edisto Island, Barnwell, Blackville, Salley, Springfield, Williston, and headquarters in Ehrhardt. Mr. William H. Varn has been President of the Bank for more than 50 years, and he says their mission has remained the same – helping people. For more information call the Enterprise Bank Edisto office at 843-869-3737 or the Ehrhardt headquarters at 803-267-3191. The Land Trust values the partnership we have with Enterprise Bank and hope to continue to work together to maintain the unique quality of life we all enjoy on Edisto.

CORPS OF ENGINEERS VISITS EDISTO

On Tuesday, May 11, two top officials from the US Army Corps of Engineers paid a visit to the ACE Basin and Edisto Island. After a tour of the Donnelley and Bear Island Wildlife Management Areas, both of which are within the ACE Basin and managed by the South Carolina Department of Natural Resources, Mr. John Paul Woodley, Assistant Secretary of the Army, and General Don Riley, Director of Civil Works for the US Army Corps of Engineers, arrived by helicopter at Bennetts Point. Guests enjoyed a catered lunch at the McKenzie Field Station and listened to comments from Mike McShane, Chairman of the SCDNR Board, John P. Woodley of the Corps, and Coy Johnston of the ACE Basin Task Force. Mr. Woodley noted that the Corps has a strong commitment to land preservation and supports the conservation work being done in the ACE Basin.



After lunch guests – including staff and members of the Edisto Island Open Land Trust Board and representatives from the

n Finlay, III	Helen M. Hills	William H. Hills, Jr.	Dorothy H. Thomas	Mr. & Mrs. Richard M. Unger, Sr.
1 C. Hagerty	Mr. & Mrs. James O. Kempson, Jr.	Dorothy Gunter Leland	Gina & Mark Steedley	Mr. Robert W. Underwood
Boineau A. Fort	Dan & Adriana Haitiwanger Mr. & Mrs. Calvert W. Huffines Cliff & Bevie Kinder	Jerome & Marie Bost Kizer Mr. & Mrs. Robert E. Lee, Jr. Mr. & Mrs. David L. Lybrand	Steven & Maria Mungo George & Jane Phinney Mr. & Mrs. Edward Pritchard, III	Katharine Ravenel Mr. & Mrs. William F. Thompson, Jr. Mr. Robert W. Underwood
Anderson such M Brailsford, III A. Brown ucker Cecil	Bob & Sara Cook Mr. & Mrs. A. S. Crawford, Sr. Mr. & Mrs. Henry H. Dorn, Jr. David & Kristin Gile	Susie & Clark Gregg Dr. & Mrs. Steven J. Jacobs Dr. Craig Jarvis Mr. H. Anthony Ittleson	Cecil & Debbie Moore Libby & Jim Rush Ms. Prudence S. Scott Cotesworth P. Simons	Mrs. Ann W. Wedaman Henry & Virginia Woodhead Mr. & Mrs. H. Wayne Unger, Jr. Mr. & Mrs. J. Conrad Zimmerman
erson anema aliford K. Brooks hance 'Chen	Mr. & Mrs. Robert G. Currin, Jr. Thomas A. Edens, III Brailsford & Bob Foster Mr. & Mrs. James H. Fowles, Jr. Dallas L. & Richard E. Garbee Richard & Keelie Garbee Dr. Sidney A. Gauthreaux & Carroll Beiser Richard & Belinda Gergel Nela & David Gibbons	Mark & Lisa Greenslitt Murray & Ned Handback Ronald E. Hoover & The Rev. Ina Hoover M. J. Hughes H. Randolph & Martha Hunter Joe & Betty Jelks Farris K. Joyner & D. C. Riggs Haynes & Ariene Kendall Dr. W. Knox Kinlaw, Jr.	R. Bruce Shaw Harry & Ann Sherman Mr. Julian M. Simons Ronnie & Martha Sparks Jim & Denise Spears Bobby & Shana Stockton Jim & Robin Tenyson Virgil & Nancy Thrash Mr. & Mrs. Donald L. Tipton Jammie & Carolyn Tupper	Kirby S. Tupper, III Phil & Lisa Waddell Louise Washer Elizabeth Wherry Shay & Craig Wilkerson Mr. & Mrs. Will Wright, Jr.
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