

STATE OF SOUTH CAROLINA  
In the Court of Appeals

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APPEAL FROM CHARLESTON COUNTY  
Court of Common Pleas

The Honorable Bentley D. Price  
Circuit Court Judge

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Appellate Case No. 2023-000029

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James R. Brady,

Respondent,

v.

Hilton Head Homes at Allenwood, LLC,  
Village Square Development Company LLC  
Lancaster Redevelopment Corp., and  
Gary L. Grossman,

Appellants.

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RESPONDENT’S DESIGNATION OF MATTER  
TO INCLUDE IN THE RECORD ON APPEAL

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Pursuant to Rule 209, SCACR, Respondent James R. Brady designates the following material for inclusion in the Record on Appeal. Undersigned counsel certifies, pursuant to Rule 209(c), SCACR, that the designation contains no matter which is irrelevant to this appeal.

**Orders**

1. Form 4 Order Granting Summary Judgment as to Counterclaims, filed September 18, 2019.
2. Order Granting Summary Judgment as to Counterclaims, filed March 1, 2019.

3. Form 4 Order Denying Defendant's Motion for Judgment Notwithstanding the Verdict, filed January 13, 2023.

### **Judgments**

4. Form 4 Judgment and Verdict Form, filed September 1, 2022.

### **Opinions**

5. *Brady v. Hilton Head Homes at Allenwood, LLC. et al.*, S.C. Ct. App. Opinion No. 2022-UP-105, entered March 9, 2022.

### **Pleadings**

6. Original Summons and Complaint in Case No. 2009-CP-08-2690, filed June 5, 2009
7. Summons and Complaint, Filed August 25, 2015
8. Original Answer and Counterclaim in Case No. 2009-CP-08-2690, filed August 24, 2009
9. Answer and Counterclaim, filed September 14, 2014

### **Motions, Memoranda, and Other Filings**

10. Plaintiff's Motion to Dismiss Hilton Homes at Allenwood, LLC; Village Square Development Company, LLC; Village Square Development Company, LLC; and Lancaster Redevelopment Corp., with all exhibits and attachments, submitted on August 29, 2002.
11. Defendant's Motion for Judgment Notwithstanding the Verdict, with all exhibits and attachments, filed on September 7, 2022.
12. Plaintiff's Memorandum in Opposition to Defendant's Motion for JNOV, with all exhibits and attachments, filed October 31, 2022.

### **Transcripts**

13. Trial Transcript of Record, Vols. I and II, August 29 to 30, 2022
14. Transcript of Ginger Griffith *De Bene Esse* Deposition, December 20, 2018
15. Hearing Transcript, November 2, 2022

### **Exhibits**

16. Plaintiff's Exhibit 1 – February 22, 2004 Letter of Agreement

17. Plaintiff's Exhibit 2 – Ginger Griffith Letter of Accounting, dated September 13, 2007
18. Plaintiff's Exhibit 3 – Email from Gary Grossman to James Brady, dated September 15, 2007
19. Plaintiff's Exhibit 4 – Letter from Brower to Brady re: Amounts due, dated December 12, 2007
20. Defendant's Exhibit – Operating Agreement for Hilton Head Homes at Allenwood, LLC
21. Defendant's Exhibit – Operating Agreement for Village Square Development, LLC
22. Defendant's Exhibit – Assignment of Interest for Hilton Head Homes at Allenwood, LLC
23. Defendant's Exhibit – Assignment of Interest for Village Square Development, LLC.

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July 3, 2023