

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

Karl A. Folkens, Special Referee
Fifteenth Judicial Circuit

Case Nos. 2015-CP-26-1084 / 2013-CP-26-5530 (combined)
Appellate Case No. 2026-000090

Jericho State Capital Corp. of Florida,.....Appellant,

v.

Chicago Title Insurance Company,.....Respondent,

AND

Lynx Jericho Partners, LLC,.....Appellant,

v.

Chicago Title Insurance Company,.....Respondent.

**RESPONDENT'S DESIGNATION OF MATTER
TO BE INCLUDED IN THE RECORD ON APPEAL**

Respondent hereby designates the following matters to be included in the Record on Appeal:

Orders

1. 12/15/2025 Order Denying Appellants' Motion for Reconsideration and to Alter or Amend Order
2. 7/14/2025 Order Considering Defendant's Second Motion of Summary Judgment and Appellants' Motion for Summary Judgment
3. 7/10/2017 Order Addressing Motions for Summary Judgment of Special Referee

Pleadings, memoranda, briefs, affidavits, etc.

4. 9/18/2025 Chicago Title's Response in Opposition to Appellants' Motions for Reconsideration and to Alter or Amend the Order (w/ all exhibits)
5. 7/17/2025 Appellants' Motion for Reconsideration and to Alter or Amend Order
6. 1/23/2024 Chicago Title's Second Motion for Summary Judgment (w/ all exhibits)
7. 4/2/2024 Appellants' Motion for Summary Judgment and Response to Defendant's Motion for Summary Judgment
8. 5/1/2024 Chicago Title's Response in Opposition to Appellants' Motion for Summary Judgment and Reply in Support of its Second Motion for Summary Judgment (w/ all exhibits)
9. 5/14/2024 Appellants' Reply in Support of its Motion for Summary Judgment
10. 8/23/2016 Chicago Title's Memorandum in Support of its Motion for Summary Judgment (w/o exhibits)
11. 7/11/2016 Chicago Title's Memorandum Opposing Appellants' Motion for Summary Judgment (w/o exhibits)
12. 5/19/2016 Appellants' Memorandum in Support of Appellants' Motion for Summary Judgment (w/o exhibits)
13. 7/29/2011 Complaint of Appellant Jericho State Capital
14. 2/16/2012 Answer of Chicago Title to Jericho State Complaint
15. 2/12/2015 Complaint of Appellant Lynx Jericho
16. 5/13/2015 Answer of Chicago Title to Lynx Jericho Complaint

Hearing Transcripts

17. 8/28/2024 Transcript of Hearing
18. 1/26/2017 Transcript of Hearing (partial – pp. 1, 2, 3, 70–75)

Other

19. 2002 Horry County Ordinance No. 88-202
20. 7/25/2006 Deed From McClamb to Peachtree Properties
21. 7/25/2006 First Mortgage to R.E. Loans, LLC

22. 7/25/2006 Second Mortgage to Jericho State Capital
23. 7/25/2006 Loan Title Policy to R.E. Loans LLC (First Mortgage)
24. 7/25/2006 Loan Title Policy to Jericho State Capital (Second Mortgage)
25. 11/7/2007 Order of Foreclosure (C/A: 2007-CP-26-3579)
26. 2/26/2008 Deed of Master in Equity to Jericho State Capital
27. 2009 Condemnation Notice (C/A: 2009-CP-26-11956)
28. 2011 Amended Condemnation Notice (C/A: 2009-CP-26-11956)
29. 4/3/2013 Bankruptcy Court Order (*In Re Mortgage Fund '08 LLC*, Case No. 11-49803 RLE (N.D. Cal. Bankr. Apr. 3, 2013))
30. 5/22/2013 Assignment of Mortgage to Lynx Jericho
31. 11/19/2014 Condemnation Judgment (C/A: 2009-CP-26-11956)
32. 7/17/2020 Deed from Jericho State to Lennar (Western Remainder)
33. 9/18/2020 Deed from Jericho State to Lynx Jericho Peachtree Phase III, LLC
34. 9/18/2020 Deed from Jericho State to Lynx Jericho Peachtree Phase II, LLC
35. 3/14/2022 Deed from Lynx Jericho Peachtree Phase III, LLC to Lennar (Eastern Remainder)
36. 8/25/2023 Deed from Lynx Jericho Peachtree Phase II, LLC to Beverly Homes (Southern Remainder)
37. 8/8/2022 Lynx Jericho Mortgage Release (Western and Eastern Remainder)
38. 12/28/2023 Lynx Jericho Mortgage Release (Southern Remainder Release)
39. 5/12/2023 Jericho State's Response to Defendant's First Requests for Admission
40. 2/26/2009 Claim Letter of Jericho State
41. 12/3/2009 Response of Chicago Title to Jericho State's Claim Letter
42. 6/21/2013 Claim Letter and 11/14/2014 Supplemental Claim Letter of Lynx Jericho
43. 1/30/2015 Response letter of Chicago Title to Lynx Jericho's Claim

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Rule 209 (c), SCACR Certification

I certify the foregoing Designation of Matters to be included in the Record on Appeal contains no matter which is irrelevant to this appeal.

s/ Demetri K. Koutrakos

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**ATTORNEYS FOR RESPONDENT
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June 15, 2026