THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM HORRY COUNTY
The Honorable B. Alex Hyman, Circuit Court Judge

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SEP 10 2026
SC Court of Appeals

Appellate Case No. 2026-001591

Kenn Zou, Appellant,

v.

Mengjia Xia, Michael S. Cole, and Realty ONE Group Dockside, Respondents.

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

Kenn Zou, Appellant Pro Se
4054 Corn Planters Lane
Myrtle Beach, South Carolina 29579
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blackbearglobal@gmail.com

Pursuant to Rule 209, SCACR, Appellant Kenn Zou respectfully designates the following matter for inclusion in the Record on Appeal. The designated materials were presented to the circuit court and are relevant to the issues raised in this appeal.

1. Plaintiff's Amended Summons and Complaint, filed April 7, 2025, including the Amended Complaint.

2. Defendants' Answer to Plaintiff's Amended Complaint, filed May 7, 2025.

3. Defendants' Motion to Dismiss and Supporting Memorandum of Law, filed December 10, 2025, including the exhibits filed with the motion, including the South Carolina Real Estate Commission license-lookup exhibit.

4. Plaintiff's Response in Opposition to Defendants' Motion to Dismiss, filed December 12, 2025.

5. Plaintiff's Motion for Leave to File Second Amended Complaint, filed February 27, 2026, including the proposed order, the complete proposed Second Amended Complaint, Exhibit A to the proposed Second Amended Complaint, and the Certificate of Service.

6. Transcript of the May 4, 2026 motions hearing before the Honorable B. Alex Hyman, transcribed by Lisa Brown, including the Certificate of Transcriber.

7. May 5, 2026 Form 4 stating that Defendants' Motion to Dismiss, Plaintiff's Motion for Alternative Service and/or Service by Publication, Defendants' Motion to Enlarge Time, and Plaintiff's Motion for Leave to Amend were under advisement.

8. June 16, 2026 Form 4 granting Defendants' Motion to Dismiss, denying Plaintiff's Motion for Leave to Amend, denying Plaintiff's Motion for Alternative Service and/or Service by Publication, declaring Defendants' Motion to Enlarge Time moot, and ending the case.

9. Plaintiff's Rule 59(e) Motion to Alter or Amend Judgment, filed June 17, 2026, including Exhibits A, B, and C attached to that motion insofar as those exhibits reproduce or incorporate materials that were before the circuit court and are relevant to the appeal.

10. Defendants' Memorandum in Opposition to Plaintiff's Motion to Alter or Amend Judgment, filed June 29, 2026.

11. Order Denying Plaintiff's Rule 59(e) Motion to Alter or Amend Judgment, signed July 2, 2026 and electronically filed July 6, 2026.

The undersigned certifies by signature that this Designation contains no matter irrelevant to the appeal.

Respectfully submitted,

/s/ Kenn Zou

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SC Court of Appeals

Date: September 7, 2026

CERTIFICATE OF SERVICE

I certify that on September 8, 2026, I served a true and correct copy of the foregoing upon counsel of record for Respondents by U.S. Mail, postage prepaid, addressed as follows: Donald Jay Davis, Jr., Matthew Oliver Riddle, Stephen Lynwood Brown, and Graydon V. Olive, IV, Clement Rivers, LLP, P.O. Box 993, Charleston, South Carolina 29402.

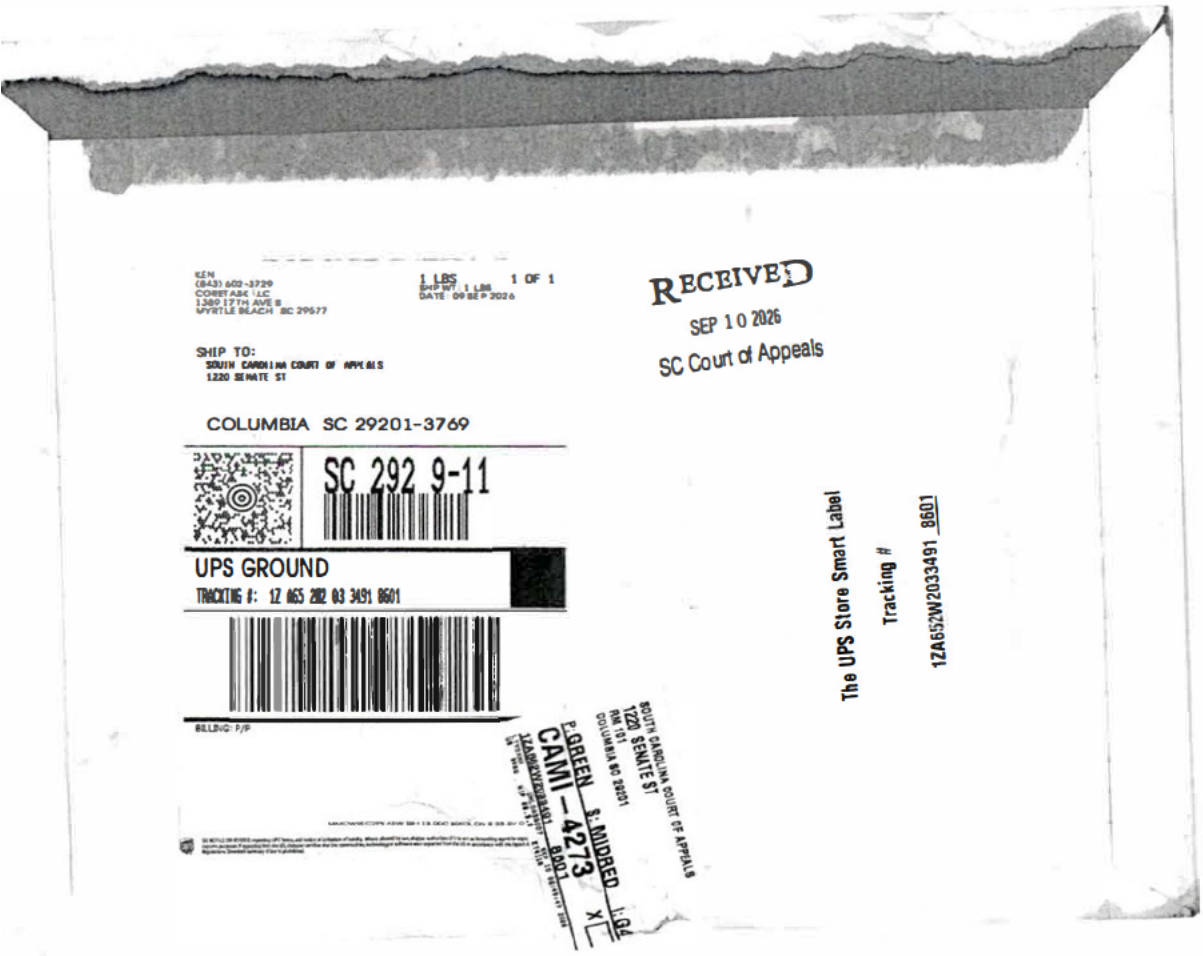
Clement Rivers, LLP

P.O. Box 993

Charleston, South Carolina 29402

/s/ Kenn Zou

Kenn Zou, Appellant Pro Se



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