

EXHIBIT A

STATE OF SOUTH CAROLINA
 COUNTY OF OCONEE
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2009 -CP-37-00652

STONELEDGE AT LAKE KEOWEE OWNERS' ASSOCIATION, INC. ET AL
 BEVERLY H. WHITFIELD
 CLERK OF COURT

IMK DEVELOPMENT CO., LLC, LARRY D. LOLLIS, WILLIAM C. COX, INTEGRYS KEOWEE DEVELOPMENT, LLC; MARICK HOME BUILDERS, LLC, BOSTIC BROTHERS CONSTRUCTION, INC., RICK THONNES

2013 NOV 8 PM 12:48

PLAINTIFF(S)

DEFENDANT(S)

Submitted by:	Attorney for : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or <input type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):** Rule 12(b), SCRPC; Rule 41(a), SCRPC (Vol. Nonsuit); Rule 43(k), SCRPC (Settled); Other
- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRPC; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; Other
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded; Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow) Statement of Judgment by the Court: Jury found for the Plaintiff on the cause of action for negligence as to Defendants Bostic Brothers Construction, Inc., IMK Development Co., LLC, and Marick Home Builders, LLC in the amount of \$3,000,000.00; Jury found for the Plaintiff on the cause of action for breach of warranty of workmanlike service as to Defendants Bostic Brothers Construction, Inc. and Marick Home Builders, LLC in the amount of \$1,000,000.00. Jury found for the Plaintiff on the cause of action for breach of fiduciary duty as to Defendants IMK Development Co., LLC, Integrlys Keowee Development, LLC, Rick Thoennes, William C. Cox and Larry D. Lollis in the amount of \$1,000,000.00 (See Attached Verdit Form and Apportionment Form for more specific details.) All parties have 10 days to submit post-trial motions.

ORDER INFORMATION

This order ends does not end the case.

Additional Information for the Clerk : This trial encompassed Phase 1 of Stoneledge only.

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
Stoneledge at Lake Keowee Owner's Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Isaac, Michael D.	IMK Development Cp., LLC	\$1,150,000.00

Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White		
Stoneledge at Lake Keowee Owners' Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Isaac, Michael D. Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White	Larry D. Lollis	\$ 200,000.00
Stoneledge at Lake Keowee Owners' Assoc., Inc. C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Issac, Michael D. Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White	William C. Cox	\$ 200,000.00
Stoneledge at Lake Keowee Owners' Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Issac, Michael D. Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White	Integrays Keowee Development, LLC	\$ 200,000.00
Stoneledge at Lake Keowee Owners' Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Issac, Michael D. Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White	Marick Home Builders, LLC	\$ 930,000.00
Stoneledge at Lake Keowee Owners' Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Issac, Michael D. Plourde, Mary Lou Plourde, Carol C. Pope, Steven B. Taylor, Bette J. Taylor, Robert White	Bostic Brothers Construction, Inc.	\$2,100,000.00

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2009 CP-37-00652

Stoneledge at Lake Keowee

IMK Development Co., LLC, et al

Owners' Assoc., Inc., et al
PLAINTIFF(S)

DEFENDANT(S)

Attorney for : Plaintiff Defendant
or
 Self-Represented Litigant

Submitted by: _____

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. See Page 2 for additional information.
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- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRPC; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; Other _____
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded; Other _____

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow) Statement of Judgment by the Court: See Page 1

ORDER INFORMATION

This order ends does not end the case.
Additional Information for the Clerk : _____

INFORMATION FOR THE JUDGMENT INDEX		
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
Stoneledge at Lake Keowee Owners' Assoc., Inc., C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport, Michael Furnari, Donna Furnari, Jessy B. Grasso, Robert P. Hayes, Lucy H. Hayes, IV, Kirk Jennifer O. Hix, Paul W. Hunk, III, Ruth E. Isaac, Michael D. Plouffe, Mary Lou Plouffe, Carol C. Pope, Steven H. Taylor, Bette Taylor, Robert White, Nancy E. Grasso	Rick Thoennes	\$ 200,000.00

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. Note: Title abstractors and researchers should refer to the official court order for judgment details.

[Signature]
Circuit Court Judge

2063
Judge Code

11/08/13
Date

2013 NOV 8 PM 12:48

FILED OCONEE, SC
BEVERLY H. WHITFIELD
CLERK OF COURT

STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS)

COUNTY OF OCONEE)

TENTH JUDICIAL CIRCUIT)

Stoneledge at Lake Keowee Owners' Association, Inc.,)
C. Dan Carson, Jeffrey J. Dauler, Joan W. Davenport,)
Michael Furnari, Donna Furnari, Jessy B. Grasso,)
Nancy E. Grasso, Robert P. Hayes, Lucy H. Hayes, Ty)
Hix, Jennifer D. Hix, Paul W. Hund, III, Ruth E. Isaac,)
Michael D. Plourde, Mary Lou Plourde, Carol C. Pope,)
Steven B. Taylor, Bette J. Taylor, and Robert White,)
Individually and on Behalf of All Others Similarly)
Situated)

Civil Action No.: 2009-CP-37-0652

FILED OCONEE, SC
BEVERLY H. WHITFIELD
CLERK OF COURT
2013 NOV 8 AM 9 09

APPORTIONMENT FORM

Plaintiffs,

vs.

IMK Development Co., LLC, Larry D. Lollis, William)
C. Cox, Integrys Keowee Development, LLC, Marick)
Home Builders, LLC, Bostic Brothers Construction,)
Inc., Rick Thoennes,)

Defendants

Using the combined **negligence** that proximately caused the plaintiffs' injuries as one hundred percent (100%), what percentage of that negligence is attributable to each defendant? [The percentage must add up to 100%.]

IMK Development Co., LLC/Marick Home Builders, LLC

40 %

Bostic Brothers Construction, Inc.

60 %

Total

100%

Using the combined breach of **implied warranty of workmanlike service** that proximately caused the plaintiffs' injuries as one hundred percent (100%), what percentage is attributable to each defendant? [The percentage must add up to 100%.]

IMK Development Co., LLC/Marick Home Builders, LLC

70 %

Bostic Brothers Construction, Inc.

30 %

Total

100%

Walhalla, South Carolina
November 7, 2013


MORRIS R. COBB, Foreman

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)
)
 STONELEDGE AT LAKE KEOWEE OWNERS')
 ASSOCIATION, INC., ET AL)
)
 Plaintiffs,)
)
 vs.)
)
 IMK DEVELOPMENT CO., LLC, LARRY D. LOLLIS,)
 WILLIAM C. COX, INTEGRYS KEOWEE)
 DEVELOPMENT, LLC, MARICK HOME BUILDERS, LLC,)
 BOSTIC BROTHERS CONSTRUCTION, INC., RICK)
 THOENNES,)
)
 Defendants,)

IN THE COURT OF COMMON PLEAS
 FOR THE TENTH JUDICIAL CIRCUIT
 CASE NUMBER: 2009-CP-37-0652

VERDICT FORM

FILED OCONEE, SC
 BEVERLY H. WHITFIELD
 CLERK OF COURT
 2013 NOV 8 AM 9 09

1. On the cause of action for negligence as to the Defendant Bostic Brothers Construction, Inc., we, the jury, unanimously find for the:

 / Plaintiff
 Defendant

On the cause of action for negligence as to the Defendants IMK Development Co., LLC, and Marick Homebuilders, LLC, we, the jury, unanimously find for the:

 / Plaintiff
 Defendants

If you find for the Plaintiff on the negligence cause of action as to any of the above Defendants, please set forth the amount of actual damages resulting to the Plaintiff as a result of negligence.

three million dollars (\$ 3,000,000.00)

After you have completed the above, please respond to Number 2, below.

2. On the cause of action for breach of warranty of workmanlike service as to the Defendant Bostic Brothers Construction, Inc., we, the jury, unanimously find for the:

Plaintiff
 Defendant

On the cause of action for breach of warranty of workmanlike service as to the Defendant Marick Homebuilders, LLC, we, the jury, unanimously find for the:

Plaintiff
 Defendant

If you find for the Plaintiff on the breach of warranty of workmanlike service cause of action as to any of the above Defendants, please set forth the amount of actual damages resulting to the Plaintiff as a result of the breach of warranty of workmanlike service.

one million dollars (\$ 1,000,000.00)

After you have completed the above, please respond to Number 3 below.

3. On the cause of action for breach of fiduciary duty as to the following Defendants we, the jury, unanimously find for the:

a. Plaintiff
 Defendant IMK Development Co., LLC

b. Plaintiff
 Defendant Integrys Keowee Development, LLC

c. Plaintiff
 Defendant Rick Thoennes

- d. Plaintiff
_____ Defendant William C. Cox
- e. Plaintiff
_____ Defendant Larry D. Lollis

If you find for the Plaintiff as to any of the of the above Defendants on the breach of fiduciary duty on this cause of action, please set forth the amount of actual damages resulting to the Plaintiff as a result of the breach of fiduciary cause of action.

one million dollars (\$1,000,000.00)

Walhalla, South Carolina
November 7, 2013

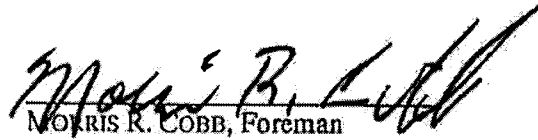

MORRIS R. COBB, Foreman

EXHIBIT B

STATE OF SOUTH CAROLINA
 COUNTY OF Oconee
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2009-CP-37-00652

Stoneledge at Lake Keowee Owners Association
 Inc, et al

IMK Development Co LLC, et al

PLAINTIFF(S)

DEFENDANT(S)

Submitted by:	Attorney for : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or <input type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

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- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRPC; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; Other
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded; Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow) Statement of Judgment by the Court:

ORDER INFORMATION

This order ends does not end the case.
 Additional Information for the Clerk: _____

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
N/A	N/A	\$N/A
		\$
		\$

If applicable, describe the property, including tax map information and address, referenced in the order:

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. Note: Title abstractors and researchers should refer to the official court order for judgment details.

s/Alexander S. Macaulay
 Circuit Court Judge

2063
 Judge Code

01/21/2015
 Date

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

IN THE COURT OF COMMON PLEAS
FOR THE TENTH JUDICIAL CIRCUIT
CASE NUMBER: 2009-CP-37-0652

STONELEDGE AT LAKE KEOWEE OWNERS'
ASSOCIATION, INC., C. DAN CARSON, JEFFREY
J. DAULER, JOAN W. DAVENPORT, MICHAEL
FURNARI, DONNA FURNARI, JESSY B. GRASSO,
NANCY E. GRASSO, ROBERT P. HAYES, LUCY
H. HAYES, TY HIX, JENNIFER D. HIX, PAUL W.
HUND, III, RUTH E. ISAAG, MICHAEL D.
FLOURDE, MARY LOU FLOURDE, CAROL C.
POPE, STEVEN B. TAYLOR, BETTE J. TAYLOR,
AND ROBERT WHITE, INDIVIDUALLY AND ON
BEHALF OF ALL OTHERS SIMILARLY SITUATED

Plaintiffs,


vs.

**ORDER DENYING DEFENDANTS'
POST-TRIAL MOTIONS**

IMK DEVELOPMENT CO., LLC, KEOWEE
TOWNHOUSES, LLC, LUDWIG CORPORATION,
LLC, SDI FUNDING, LLC, MEDALLION AT
KEOWEE, LLC, INTEGRYS KEOWEE
DEVELOPMENT, LLC, MARICK HOME
BUILDERS, LLC, BOSTIC BROTHERS
CONSTRUCTION, INC., MILLER/BLAYNER &
ASSOCIATES, JOHN LUDWIG, CLEAR VIEW
CONSTRUCTION, LLC, MICHAEL FRANZ, MHC
CONTRACTORS, MIGUEL PORRAS CHONCOAS,
BUILDERS FIRST SOURCE SOUTHEAST GROUP,
MIKE GREEN, SOUTHERN CONCRETE
SPECIALTIES, CARL COMPTON D/B/A COMPTON
ENTERPRISE A/K/A COMPTON ENTERPRISES,
GUNTER HEATING & AIR, ALL PRO HEATING,
A/C & REFRIGERATION, LLC, COLEMAN
WATERPROOFING, HEYWARD ELECTRICAL
SERVICES, INC., TINSLEY ELECTRICAL, LLC,
HUTCHINSON CONSTRUCTION, INC., CARL
CATOBY CONSTRUCTION, INC., T.G.
CONSTRUCTION, LLC, DELFINO
CONSTRUCTION, FRANCISCO JAVIER ZARATE
D/B/A ZARATE CONSTRUCTION, ALEJANDRO
AVALOS CRUZ, HERBERTO ACROS
HERNANDEZ, MARTIN HERNANDEZ AVILES,
FRANCISCO VILLALOBOS LOPEZ, AMBROSIO
MARTINEZ-RAMIREZ, ESTER MORAN
MENTADO, SOCORRO CASTILLO MONTELL,

2015 JAN 22 PM 2 02

FILED OCONEE, SC
BEVERLY H. WHITFIELD
CLERK OF COURT

11/2


UPSTATE UTILITIES, INC., MJG CONSTRUCTION)
AND HOMEBUILDERS, INC. D/B/A MJG)
CONSTRUCTION, KMAC INC. D/B/A KMAC)
NORTH CAROLINA, EUFACIO GARCIA,)
EVERADO JARMAMILLO, GARCIA PARRA)
INSULATION, INC., J&J CONSTRUCTION, JOSE)
NINO, JOSE MANUEL GARCIA, EASON)
CONSTRUCTION, INC., AND VINCENT MORALES)
D/B/A MORALES MASONRY,

Defendants;

BOSTIC CONSTRUCTION, INC.,

Third-Party Plaintiff

vs.

SOUTHERN STONE, INC., AND BUCK
SMITH CONSTRUCTION,

Third-Party Defendants.

FILED OCOONEE, SC
BEVERLY H. WHITEFIELD
CLERK OF COURT
2015 JAN 22 PM 2 02

Defendants Marick Home Builders, LLC, Rick Thomas, IMK Development Co., LLC, Integrys Keowee, LLC, William C. Cox, and Larry D. Lollis timely made post-trial motions including motions for JNOV pursuant to Rule 50, Alter/Amend, New Trial, New Trial Absolute, New Trial Nisi Remittitur, Set off, and Election of Remedies.

After careful consideration of the record, along with the and filings and able arguments of Counsel, the Court is unable to discover any material fact or principle of law that either has been overlooked or disregarded and further finds no error of law or fact not appropriately considered. Accordingly, the Defendants' Motions, pursuant to Rules 50 and 59, SCRCP, are hereby DENIED.

AND, IT IS SO ORDERED.


ALEXANDER S. MACAULAY, Judge

Walhalla, South Carolina
January 21, 2015

TRUE COPY
JAN 22 2015
CLERK OF COURT - OCOONEE COUNTY

EXHIBIT C

FORM 4

STATE OF SOUTH CAROLINA
 COUNTY OF Oconee
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2009 CP-37-0652 FILED OCONEE, SC
 BEVERLY H. WHITFIELD
 CLERK OF COURT

Stoneledge at Lake Keowee Owners' Association, Inc., et al.

IMK Development Co., LLC et al.

2015 JAN 30 PM 3 29

PLAINTIFF(S)

DEFENDANT(S)

Submitted by:	Attorney for : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or <input type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

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ORDER INFORMATION

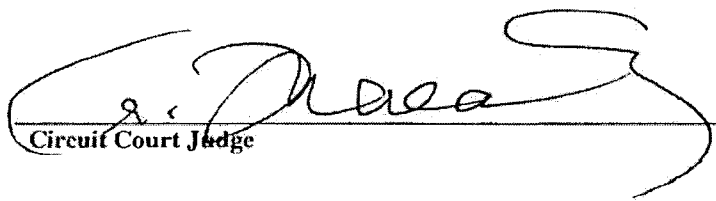
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Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Negligence: Bostic Brothers Construction, Inc.	\$2,144,088.23

Stoneledge at Lake Keowee Owners' Assoc., Inc.	Marick Home Builders, LLC and IMK Development Co.	\$857,635.29
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Breach of Warranty: Bostic Brothers Construction, Inc.	\$643,226.47
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Marick Homebuilders, LLC	\$2,144,088.23
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Breach of Fiduciary Duty: IMK Development Co.	\$2,144,088.23
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Integrays Keowee Development, LLC	\$2,144,088.23
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Rick Thoennes	\$2,144,088.23
Stoneledge at Lake Keowee Owners' Assoc., Inc.	William C. Cox	\$2,144,088.23
Stoneledge at Lake Keowee Owners' Assoc., Inc.	Larry D. Lollis	\$2,144,088.23
If applicable, describe the property, including tax map information and address, referenced in the order:		

FILED OCONEE, SC
 BEVERLY H. WHITFIELD
 CLERK OF COURT
 2015 JAN 30 PM 3 29

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 Circuit Court Judge

2063
 Judge Code

1/21/15
 Date
TRUE COPY
 JAN 30 2015
 Page 2
 CLERK OF COURT - OCONEE COUNTY

