

# EXHIBIT A

JCB Realty, Inc.  
PLAINTIFF(S)

Brown-Phillips, LLC, et al.  
DEFENDANT(S)

Submitted by: Benjamin H. Culbertson, Presiding Judge

Attorney for :  Plaintiff  Defendant

Self-Represented Party

RECEIVED

DISPOSITION TYPE (CHECK ONE)

AUG 17 2015

- 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.

SC Court of Appeals

ALMA Y. WHITE  
CLERK OF COURT

2015 JUL 24 PM 12: 27

FILED  
GEORGETOWN COUNTY, S.C.

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

See pages 2 and 3.

ORDER INFORMATION

This order  ends  does not end the case.

Additional Information for the Clerk : Judgment is joint and severable among all defedants.

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)
JCB Realty, Inc.	Brown-Phillips, LLC	\$146,393.94
JCB Realty, Inc.	Richard P. Brown	\$146,393.94
JCB Realty, Inc.	James A. Brown, Jr.	\$146,393.94
JCB Realty, Inc.	Clarence E. Phillips, III	\$146,393.94
JCB Realty, Inc.	B.B.P. Beverage, Inc.	\$146,393.94

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.**

*Benjamin H. Culbertson*  
Benjamin H. Culbertson, Circuit Court Judge

2148  
Judge Code

July 23, 2015  
Date

**For Clerk of Court Office Use Only**

This judgment was entered on the 24<sup>th</sup> day of July, 20 15 and a copy mailed first class or placed in the appropriate attorney's box on this 24<sup>th</sup> day of July, 20 15 to attorneys of record or to parties (when appearing pro se) as follows:

Henrietta U. Golding

J. Boone Aiken, III

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)  
*Jennifer Lawrence, Deputy for*  
CLERK OF COURT

Court Reporter: Grace Hurley

**ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.**

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

***This case came for a jury trial on 7/20/2015 – 7/23/2015.***

***At the end of the plaintiff's case, the plaintiff's Motion to Amend Pleadings to include a cause of action for quantum meruit is DENIED.***

***At the end of the plaintiff's case, the defendants' Motion for Directed Verdict as to all causes of action against all defendants is DENIED.***

***At the end of the plaintiff's case, the defendants' Motion for Directed Verdict as to all causes of action against the individual defendants is DENIED.***

***At the end of the plaintiff's case, the defendants' Motion for Directed Verdict as to the plaintiff's cause of action for violation of the S.C. Unfair Trade Practices Act is GRANTED.***

***At the end of the defendants' case, the plaintiff's Motion to Reconsider the court's granting defendants' Motion for Directed Verdict as to plaintiff's cause of action for violation of the S.C. Unfair Trade Practices Act is DENIED.***

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***At the end of the defendants' case, the plaintiff's Motion for Directed Verdict as to the defendants' defense of Statute of Frauds is GRANTED.***

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***At the end of the defendants' case, the plaintiff's Motion for Directed Verdict as to the defendants' defense of Statute of Limitations is GRANTED.***

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***At the end of the defendants' case, the defendants' Motion of Directed Verdict as to the individual defendants is DENIED.***

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***At the end of the defendants' case, the defendants' Motion of Directed Verdict as to all causes of action against all defendants is DENIED.***

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***Jury verdict rendered in favor of the plaintiff against the defendants for \$146,393.94. See attached verdict form.***

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***Defendants' post-trial Motion for JNOV is DENIED.***

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***Defendants' post-trial Motion for New Trial is DENIED.***

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

THE COURT OF COMMON PLEAS  
FIFTEENTH JUDICIAL CIRCUIT  
CASE NUMBER: 2013-CP-22-478

JCB Realty, Inc., )  
 )  
 )  
Plaintiff, )  
 )  
 )  
vs. )  
 )  
Brown-Phillips, LLC; Richard P. Brown; )  
James A. Brown, Jr.; Clarence E. )  
Phillips, III; and B.B.P. Beverage, Inc., )  
 )  
 )  
Defendants. )  
 )

VERDICT

FILED  
GEORGETOWN COUNTY, S.C.  
2015 JUL 24 PM 12:28  
ALMA Y. WHITE  
CLERK OF COURT

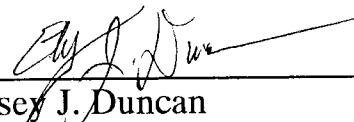
(Check one)

We, the jury, find in favor of the plaintiff, **JCB Realty, Inc.**, and award the plaintiff judgment against the defendants, **Brown-Phillips, LLC, Richard P. Brown, James A. Brown, Jr., Clarence E. Phillips, III** and **B.B.P. Beverage, Inc.** in the amount of:

\$ 146,393.94

We, the jury, find in favor of the defendants.

July 23, 2015

  
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Elsey J. Duncan  
Foreperson